

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, November 18, 2024, 6:30 pm

PRESENT: Commissioners Brooks, McConnell, Romback, Chair Shrewsbury, Vice Chair Snyder, Commissioner Blumer and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the November 18, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:32 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present.

3. PUBLIC REMARKS

None.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Scales moved to approve the November 18, 2024, Regular Planning Commission meeting agenda. Seconded by Vice-Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner Romback moved to approve Minutes of the October 28, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Blumer. Motion passed unanimously.

6. COMMUNICATIONS

Neal Galehouse, Ingham County Road Department, re: SUP #24025 (Email)

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. SUP #24025 – Panda Express Drive-through

Principal Planner Shorkey updated the Commissioners on the discussion that has occurred to date and updated them on additional information provided through the Ingham County Road Department. The Road Department agrees with the right-hand taper and are concerned that traffic may back onto Marsh Road, acknowledging the access drives are out of their jurisdiction. Principal Planner Shorkey said that any changes the applicant makes will be brought to the December 9th meeting and a new public hearing does not need to be held unless the site plan changes during site plan review.

Commissioner Brooks asked who has jurisdiction of the access road and the effects of changing the plan if it were to modify only the access road. Principal Planner Shorkey stated that the access road is on private property and the applicant could modify the plan as such, dependent upon any access agreements that may exist.

Commissioner Brooks asked for more details about how the access road is to be modified under the current plan. Lannie Cowden with Heights Venture Architects, representing the applicant, explained that the northern and western access will be left as is, a pedestrian access point will be added from the sidewalk on Marsh Road, at existing access drives there are easements in place.

Chair Shrewsbury clarified that the discussion is the impact of an additional drive through on that site, despite the current traffic situation. Chair Shrewsbury added that the Road Department's concern seems to be the potential for back up onto Marsh Road, and that it seems like, with the proposed drive-thru traffic pattern, there would need to be a large number of cars before there would be a backup.

Commissioners Brooks and McConnell asked if the Road Department's concern could be alleviated if the exit drive at the north of the property were to be left open, versus closed as expressed in the current plan; modifying the drive thru to exit north instead of west as shown in the current plan. Commissioner Scales asked Ms. Cowden if her client might be open to that change. Ms. Cowden stated that it had been suggested to them and they likely would not be open to the change.

Commissioner Scales suggested making the exit onto Marsh Road right-turn only. Principal Planner Shorkey indicated that he could ask that question of the Road Department.

9. OTHER BUSINESS

A. Off-street Parking Discussion

Principal Planner Shorkey introduced Intern Meera Kanade who outlined the work staff has completed to date. After discussion, the Planning Commission asked Planning Staff to summarize other municipalities' off-street parking ordinance updates and to write a case study for a project, comparing the existing off-street parking regulations to the proposed ones.

B. 2025 Planning Commission Schedule

Principal Planner introduced the resolution for the 2025 Planning Commission schedule.

Chair Shrewsbury asked to strike the May 26 meeting because it is Memorial Day.

Commissioner McConnell moved to approve Resolution for the Planning Commission's 2025 Meeting Schedule as amended. Seconded by Commissioner Brooks. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey noted that the SUP for Okemos Gateway LLC was still in process with the Board, and the December 3rd Board meeting will address the Village of Nemoka text amendment.

B. Liaison Reports

Commissioners noted that meetings were cancelled through November, so no reports regarding those board and commissions

11. PROJECT UPDATES

None.

12. PUBLIC REMARKS

None.

13. COMMISSIONER COMMENTS

Commissioner Brooks noted that the intersection where the parking lot next to FedEx exits onto Marsh Road is problematic. Commissioner Brooks wanted to know if the Road Department could address the issue. Commissioner McConnell noted that the data for that area is available online, and also suggested speaking with the Police Department to find out their assessment of crashes in that area.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:21 pm

Commissioner Scales moved to adjourn the November 18, 2024, regular meeting of the Planning Commission. Seconded by Commissioner McConnell. Motion passed unanimously.