

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, April 14, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Brooks, McConnell, McCurtis, and Romback.

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the April 14, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Commissioner Romback.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the April 14, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Romback arrived at 6:33.

Chair Shrewsbury asked for approval of the minutes. Commissioner McConnell noted two corrections to be made. Commissioner Brooks noted one correction to be made.

Commissioner Romback moved to approve Minutes of the March 24, 2025 meeting with minor amendments. Seconded by Commissioner Brooks. Motion passed unanimously.

6. COMMUNICATIONS

- A. Angela Wilson Re: SUP #25007 (Email)
- B. Mary Ann Martin Re: SUP #25007 (Email)
- C. Eryn McDonald Re: SUP #25007 (Email)

- D. Cheryl So Re: SUP #25007 (Email)
- E. Albert Maywood Re: SUP #25007 (Email)
- F. Elizabeth McKeon Re: SUP #25007 (Email)
- G. Roger Zverina Re: SUP #25007 (Email)
- H. Candy Parker Re: SUP #25007 (Email)

7. PUBLIC HEARINGS

A. SUP #25007 – Mister Car Wash Major SUP Amendment

Principal Planner Shorkey gave an overview of the Special Use Permit process and briefed the Commission on the application.

Chair Shrewsbury opened public hearing at 6:37pm.

Commissioners asked for information about the parcels, proposed layout, timeline for work to occur, modifications from the previous SUP. Principal Planner Shorkey provided clarification, deferring to the applicant for specific questions.

Representatives for the applicant explained the proposed layout, traffic flow, modifications from the previous SUP, and timeline for work. They also addressed concerns posed in the communications section of the packet and clarified Commissioner questions about the chemicals used in the carwash.

Chair Shrewsbury closed public hearing at 7:30 pm.

Commissioners indicated via straw poll that they would likely support the permit.

8. UNFINISHED BUSINESS

A. SUP #25006 – Precious Sprouts Group Child Care

Principal Planner Shorkey gave an overview of the process that has occurred to date.

Commissioner McConnell moved to adopt the resolution approving Special Use Permit #25006 to establish a group child care home for up to fourteen children at 2137 Butternut Drive. Supported by Vice Chair Snyder. Motion passed unanimously.

B. ZA #25002 – Sec. 6-755 – Schedule of Requirements for Parking Space

Principal Planner Shorkey gave an overview of the process that has occurred to date.

Vice Chair Snyder moved to adopt the resolution recommending approval of Zoning Amendment #25002 in accordance with the revised draft ordinance language. Supported by Commissioner McConnell. Motion passed unanimously.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated that the Board approved REZ 2025-03 at the previous Board meeting, will be considering the appointment of a new Commissioner to the Planning commission, and will be reviewing SUP #25-03 at the upcoming Board meeting.

B. Liaison Reports

Commissioner McConnell attended the Environmental Commission meeting.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioners discussed the guidance Township ordinances provide for considering environmental impacts of projects in context of the standard that the project will not adversely affect or be hazardous to existing neighboring uses. The Planning Commission also discussed development pressures and how to incentivize specific types of developments.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:17 pm

Commissioner McConnell moved to adjourn the April 14, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.