

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, February 23, 2026, 6:30 pm

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Snyder, Brooks, McConnell, and Nahum; Commissioner Shrewsbury arrived late

ABSENT: None

STAFF: Director Timothy Schmitt and Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the February 23, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Commissioner Brooks moved to approve the February 23, 2026, Regular Planning Commission meeting agenda. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Snyder moved to approve Minutes of the February 9, 2026 meeting as written. Seconded by Commissioner McConnell. Motion passed unanimously.

Commissioner Shrewsbury arrived at 6:38.

6. COMMUNICATIONS

No additional communications.

7. PUBLIC HEARINGS

A. REZ #26004 – Capstone

Director Schmitt opened the discussion and summarized the application and the conditions of approval.

Chair Romback asked about the approval process for the application and asked about the jurisdiction of the property. Director Schmitt confirmed that the property is in Meridian Township. Chair Romback asked if the condition of the lack of connection to the neighborhood would be included in the PUD if the rezoning is approved. Vice-Chair McCurtis asked what the neighborhood is named and asked if there was enough access for the property without the connection. Vice-Chair McCurtis asked if there was enough access for fire safety.

Commissioner Brooks asked how units are defined versus beds and how the 270 units are converted and if the number of beds were used for the traffic study. Commissioner Brooks asked if any policies for the existing Hannah developments transfer to this property. Director Schmitt said no, and it requires a rezoning and a new PUD. Commissioner Brooks asked how the conditions are attached to the rezoning.

Commissioner McConnell discussed the application and asked what would happen if the rezoning was approved but the PUD did not go forward. Director Schmitt said that the state rules had a reverter clause.

Mark Clause, representing the Eyde Company, discussed the public input process leading up to the application. Mr. Clause brought up the future land use map and pointed out that the development is being directed away from the neighborhood and toward Hagadorn Road.

John Atkin, Capstone, showed a presentation about the company and the proposed plan for the site. Commissioner McConnell asked about bus service availability. Mr. Atkin said that they were planning on providing bus service. Vice-Chair McCurtis asked about potential rental rates. Mr. Atkins described the potential rental rates. Commissioner Shrewsbury asked who the cottages were expected to be marketed to. Mr. Atkins said that the cottages were rented on a per bed basis and usually rented to students. Commissioner Shrewsbury asked about the furnishings of the cottages.

Chair Romback asked about the pre-application meetings and asked if RD is compatible with the zoning of the existing development. Chair Romback asked about the meaning of 'rent growth'. Mr. Atkins said that it is the yearly rate of increase in rents. Commissioner McConnell asked if the applicants were planning any tree plantings in the natural area. Mr. Atkins said that they planned on leaving it natural but were open to suggestions from the neighbors.

Commissioner Brooks asked about bed and bath ratios in the units and asked if the traffic calculations were based on units or beds. Mr. Atkins said that he would have to get that information. Commissioner Brooks asked the intention of telling about the rent growth information. Commissioner Brooks asked about the timeframe of the potential PUD application and asked what would happen if the property sold between the rezoning and the PUD. Director Schmitt said that the state rules had a reverter clause. Mr. Clause said that the applicant could apply for the PUD within the next two to six months and ensured the Planning Commission that the PUD would happen. Commissioner McConnell discussed the future process of the PUD. Chair Romback asked about rental rates and asked if they applicant had ever seen them come down. Commissioner Snyder discussed students' desire to leave dorms and live off campus.

Chair Romback called a recess at 7:45.

Chair Romback called the meeting to order at 7:51 and opened the public hearing.

Ms. Linda Stober Humbert spoke against the application.
Ms. Fran Jozefowicz spoke about the application.
Dr. Ben Jozefowicz asked questions about the application.
Ms. Carol Chapman spoke about the application.
Mr. David Skole spoke about the application.
Mr. Joe Pavona, speaking on behalf of the Indian Lakes Homeowner Association, spoke in favor of the application.
Ms. Andrea Shoka spoke against the application.

Chair Romback closed the public hearing at 8:15.

Mr. Atkins addressed some of the questions from the public comments. Mr. McConnell asked Director Schmitt to discuss the approval process and describe when the Drain Commission's office gets involved. Vice-Chair McCurtis discussed the flooding concerns brought up by the public. Commissioner Nahum asked about the site plan approval process. Commissioner Snyder asked if another traffic study was required for the PUD and how bussing might affect the data. Director Schmitt said that he would follow up. Commissioner Snyder asked that the study be based on beds instead of units.

Commissioner McConnell asked if the ITE Manual has a category for student housing. Director Schmitt said that he would follow up. Commissioner Brooks asked about the possibility of connecting the sidewalk to the Red Cedar Trail. Commissioner Brooks asked about the ownership of the Lodges and if the applicant still owned them. Vice-Chair McCurtis asked if one had to be a student to live in one of the units. Director Schmitt said no and that fair housing law prohibited such a restriction.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Nahum discussed the Zoning Board of Appeals and said that the ZBA suggested reviewing the sign ordinance.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks discussed his idea of making a new library as an anchor for an Okemos Village project.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the February 23, 2026 regular meeting of the Planning Commission. Seconded by Vice-Chair McCurtis. Motion passed unanimously at 8:37.