

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

APPROVED

January 8, 2017

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, Richards

ABSENT: None

STAFF: Principal Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:01 P.M.

2. Public Remarks-NONE

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Scott-Craig

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. December 11, 2017 Regular Minutes

Commissioner Richards moved to approve the minutes as amended.

Seconded by Commissioner Lane

VOICE VOTE: Motion approved unanimously.

5. Communications

Senior Planner Menser said a communication from Charter Township of Lansing was received with details about their parks plan.

6. Public hearings-NONE

7. Unfinished Business-NONE

8. Other Business

A. Commercial Planned Unit Development (C-PUD) Concept Plan – 2080 Grand River Avenue

Senior Planner Menser gave a brief summary of the project.

Jeff Kyes, KEBS, 2116 Haslett Road, spoke on behalf of the applicant. Mr. Kyes stated the current configuration of the property does not meet any of the Township Ordinances.

Commissioner Richards asked where the proposed plan fits in with the future plans for the Grand River Avenue Corridor and if the applicant had considered moving the building forward on the lot. Mr. Kyes responded the applicant was unable to move toward the road because of the frontage road requirements.

Commissioner Richards asked if the applicant could tie into the drive on the west side of the existing parking lot. Mr. Kyes replied there was not currently any easement to allow for that option.

Commissioner Cordill asked what amenities the applicant would be offering. Mr. Kyes responded Wi-Fi would be the major amenity offered.

Vice Chair Scott-Craig commented he did not think the property could support a drive-through window because there is only one means of egress onto Grand River and the one exit is very close to the intersection.

Chair Ianni commented the applicant should keep in mind that one of the Township goals is to create a more walkable community.

Vice-Chair Scott-Craig commented the property cannot support a drive through window without another means of egress onto Grand River.

B. 2018 Planning Commission goals

Principal Planner Menser outlined the goals provided in the staff report

Vice-Chair Scott-Craig moved to adopt the goals as written in the staff report.

Seconded by Commissioner Lane.

VOICE VOTE: motion approved unanimously.

C. Election of 2018 Officers

Commissioner Richards moved to appoint Chair Ianni as the Chairperson, Vice-Chair

Scott-Craig as the vice chair, and Commissioner Premoe as the Secretary.

Seconded by Vice-Chair Scott-Craig.

ROLL CALL VOTE: YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Cordill and Ianni

NAYS: None

Motion approved unanimously.

D. Zoning Board of Appeals and Commission Liaison assignments

The Planning Commission decided all commissioners would continue in their current assignments until the new commissioners are appointed.

E. Accessory Dwelling Units

Principal Planner Menser spoke briefly about the items the Planning Commission will have to take into consideration when drafting any ordinances regarding accessory dwelling structures. He stated the Master Plan calls for some areas to include multi dwelling lots.

Vice-Chair Scott-Craig commented there are a lot of considerations to be made when drafting any ordinances including the definition and scope of what will be allowed so a lot of research will be required.

Commissioner Cordill asked if rental properties will be allowed. Principal Planner Menser said he did not think they would be allowed.

F. Resolution of Appreciation for Dr. Christine Tenaglia

Vice-Chair Scott-Craig read a resolution of appreciation for Dr. Christine Tenaglia into the record.

Seconded by Commissioner Cordill.

ROLL CALL VOTE: YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Cordill and Ianni

NAYS: None

Motion approved unanimously.

G. Resolution of Appreciation for Samantha Baruah

Commissioner Cordill read a resolution of appreciation for Samantha Baruah into the Record.

Seconded by Vice-Chair Scott-Craig

ROLL CALL VOTE: YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Cordill and Ianni

NAYS: None

Motion approved unanimously.

H. Boards and Commission meeting on January 16, 2018

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

A. Adopted Master Plan

A copy of the recently adopted Master Plan was provided to each commissioner.

Vice-Chair Scott-Craig recommended any other commissioners interested should attend the next Michigan Association of Planners event.

Principal Planner Menser introduced new Assistant Planner Justin Quagliata.

10. PROJECT UPDATES

A. New Applications

1. Special Use Permit #17061 and #17071 (LaFontaine), establish automotive sales and service center greater than 25,000 square feet in size at 1622 Grand River Avenue.

B. Site Plans Received – None

C. Site Plans Approved - None

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Chair Ianni adjourned the regular meeting at 8:09 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary