

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, November 17, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Rombach, Brooks, McCurtis, and McConnell

ABSENT: None

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 27, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

- 1. Yidi Du spoke against APP #25022
- 2. Paulette Grace spoke against APP #25022
- 3. Milton Scales spoke against APP #25022
- 4. Jade Shi spoke against APP #25022
- 5. Ramen S spoke against APP #25022
- 6. Vincent Tomonica spoke against APP #25022

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McCurtis moved to approve the November 17, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner Brooks moved to approve Minutes of the October 27, 2025 meeting as corrected. Seconded by Commissioner McConnell. Motion passed unanimously.**

6. COMMUNICATIONS

In addition to the communications in the packet, three emails from other residents were handed out.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal

Director Schmitt spoke to the application and reviewed the application and his memo. Director Schmitt said that the applicants had added additional conditions if the application is approved, reducing the total number of buildings by one and increasing the setback from Central Park Estates.

Commissioner McConnell brought up the Master Plan and asked Director Schmitt to remind the Commission about that conversation. Director Schmitt said that this section of the Master Plan has not been looked at since the consent judgement was put in place. Commissioner McConnell asked if this proposal would have appealed to them if presented when the Master Plan was updated and would have the Planning Commission have stuck to so much commercial on the Future Land Use map.

Commissioner McConnell asked if the Planning Commission should address dumpsters and if the applicant had considered any commercial component for the development. Director Schmitt said that the Commission was within their rights to address dumpsters. Commissioner Rombach discussed the Board's charge and that he finds clash with the Master Plan. Commissioner Rombach said that the property should be rezoned but did not know what it should be rezoned to.

Mr. Stephen Dorn, Continental Properties, gave a presentation and updated the Planning Commission on their updated proposal. Mr. Dorn said that Continental is a residential development company and does not do commercial development. Commissioner McConnell said that he liked the location of the trash receptacle. Snyder asked about Building 4 and said it looked like it was previously located over a wetland and asked if there are any other buildings in wetlands. Mr. Dorn pointed out that that the corner of Building 5 touches a wetland and that they are looking at if they can move the building. Mr. Rombach asked about the percentage of wetland protection with the removal of Building 4. Mr. Dorn said it was over 99%. Commissioner Rombach asked if Mr. Dorn would accept a condition of 96% preservation due to stormwater impacts. Mr. Dorn said that condition would be acceptable.

Commissioner Brooks asked about the access of the northern residents to the amenities on the south side of the development. Mr. Dorn discussed this. Commissioner Brooks asked about other developments where residents were divided. Mr. Dorn discussed other developments on ring roads. Brooks asked if there is any interest in paths through the natural areas and connected to Central Park Estates. Mr. Dorn mentioned liability of trails because they would be private. Commissioner Brooks asked for the impetus behind the extra 10-foot residential setback. Mr. Dorn discussed. Commissioner Brooks asked if there is any negative impact making that buffer 110 feet on the future design of the development. Mr. Dorn said that 110 feet would be the commitment and that they would be comfortable with that. Commissioner Brooks confirmed that the only encroachment issue is the corner of Building 5. Mr. Dorn agreed. Commissioner

Romback asked about the reduction in units and if that was from the removal of Building 4. Mr. Dorn confirmed that.

Vice-Chair Snyder asked what the process is, since there are two resolutions in front of them and noted the Board charge. Chair Shrewsbury said that Staff has presented them with suggested language and rationale and described the process. Discussion about the process.

Commissioner Brooks said that he could go both ways and could also see RD zoning as an option. Commissioner Brooks said he keeps hearing about wetland protection and traffic safety and feels like the current proposal remediates a lot of the stuff about the wetlands. Commissioner Brooks asked Director Schmitt about potential improvements and upgrades for Central Park Drive. Director Schmitt said that there would have to be a lot of traffic to reach the threshold for improvements to Central Park Drive.

Commissioner Romback discussed the Board's charge and the proposal from the applicant and noted that there are other options. Commissioner Romback discussed the Master Plan residential goals and how this proposal addresses them and noted the clash in the analysis.

Chair Shrewsbury discussed the property and what would happen with commercial development and the potential impacts to the residential development. Chair Shrewsbury said that she sees the proposal as a decent compromise. Vice-Chair Snyder said that looking at the current zoning, she believes that it is near impossible to build on the current RD zoning and does not think multiple-family development would come in and does not see the proposal as the best possible outcome for everybody.

Commissioner Brooks asked Commissioner Romback to clarify on his comment about how this is a big leap. Commissioner Romback said that he was concerned about the jump to imparting their judgement on the decision and the question about should the property be rezoned to what it should be rezoned to. Snyder said that looking at the current zoning, Master plan would have been a discussion about what zoning to change to and taking the development out of the question. Commissioner Snyder said that most of the questions revolve around the orderly development of the land and does not support the resolution of approval and that it would be better done as RD or commercial.

Chair Shrewsbury discussed options for the Planning Commission. Commissioner McCurtis said that he is leaning toward denial due to traffic issues and clunky design. Commissioner McCurtis said that the proposal was not in the design of the Master Plan and said that he did not know if putting that many apartments there created the right kind of mix.

Commissioner Romback said that the property does need to be rezoned and discussed potential outcomes from the Board. Discussion about the process.

**Commissioner McConnell moved to approve the resolution recommending approval as written and amended. Second by Commissioner Brooks.**

Commissioner Brooks asked about the special use permit prohibition in the conditions. Director Schmitt said that they need to discuss this with the attorneys and discussed the history of other areas of the settlement agreement. Commissioner Brooks said that he is unwilling to vote yes if

they have to give up the SUP and asked for the removal of the SUP process to not be part of their recommendation. Vice-Chair Snyder said the statement in the resolution about price point should be removed. Commissioner McConnell and Commissioner Brooks agreed with those comments as friendly amendments to the motion. Commissioner Romback asked for a condition that 96% or more wetlands be preserved. Commissioner McConnell and Commissioner Brooks agreed. Commissioner Brooks asked Staff to prepare an FAQ for the proposal in the Board packet. Commissioner McConnell said that he understands reservations and hopes that they give the Board they need.

**Motion to accept the amended resolution recommended approval failed with a tie vote (Vice-Chair Snyder, Commissioner Romback, and Commissioner McCurtis)**

Director Schmitt said that Staff would take the split vote forward and prepare the FAQ.

**Commissioner Romback made a motion to recommend that the property should be rezoned to a new classification, seconded by Commissioner McConnell.**

Commissioner McCurtis asked why it should be rezoned and why not keep it as it is as supported by the Master Plan. Commissioner Romback said that the Master Plan notes that inflexible and obsolete zoning ordinances should be eliminated. Commissioner Brooks asked what they are saying what it should be rezoned to. Discussion about zoning issues on the property.

Chair Shrewsbury asked if there are any more comments. Commissioner Brooks said that conversations have almost gotten to the RD level. Commissioner Brooks said that this feels like a good compromise and that a zoning change needs to happen. Vice-Chair said that they could proceed and recommend RD zoning on the CS property and discussed the RD data in Director Schmitt's memo and pointed out that there is no RC zoning anywhere near the site and that RD is the appropriate zoning designation. Shrewsbury called the vote.

**Motion to recommend rezoning the property passed unanimously.**

Chair Shrewsbury asked if it was a simple fix to replace RC with RD in the resolution. Director Schmitt said no and suggested a simple motion to recommend that the property be rezoned to RD.

**Vice-Chair Snyder moved that the property zoned CS should be rezoned to RD, second by Commissioner McConnell.**

Commissioner McCurtis said that he is concerned that they would remove the CS zoning and that RD would lead to more buildings. Vice-Chair Snyder said that her understanding was that the total number of units would be 235. Director Schmitt said that was over the CS zoning. Commissioner McCurtis asked where the 235 came from. Director Schmitt said that was the number of units if the entire property was zoned RD. Commissioner McCurtis asked if this would lower the units from 288 to 235. Director Schmitt agreed. Commissioner Romback asked if they should open the floor back up to the applicant. Director Schmitt recommended not to. Commissioner Romback said he would vote no. Commissioner Brooks also said that he would vote no and that they could have made that recommendation at the beginning. Chair Shrewsbury said that she would not vote for it and discussed resident concerns. Commissioner McCurtis said

that he would vote no as well. Commissioner Romback agreed that properties have been rezoned to RD before but the specific zoning was not up to the Planning Commission.

**Motion to recommend rezoning the property to RD failed 4 to 2 (Commissioner Romback, Commissioner McCurtis, Commissioner Shrewsbury, Commissioner Brooks).**

9. OTHER BUSINESS

A. 2026 Planning Commission Schedule

**Commissioner Brooks moved to approve Resolution for the Planning Commission's 2026 Meeting Schedule as written. Seconded by Commissioner McCurtis. Motion passed unanimously.**

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity. Board approved the St. Martha SUP and the Dobie Road SUP. Director Schmitt said that they Planning Commission may be seeing an amendment to the rooster ordinance in January.

b. Liaison Reports

Commissioner Brooks said that the Brownfield Redevelopment Authority had met and that they had recommended that the Board withdraw the Brownfield Plan for the Okemos Village project.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

1. Ramen S spoke about APP #25022
2. Yidi Du spoke about APP #25022
3. Milton Scales spoke about APP #25022

13. COMMISSIONER COMMENTS

Commissioner McConnell spoke about some of the language about apartment residents during the public comment and called it problematic and unacceptable and hard to understand.

Commissioner Romback said that Mr. Rossetti and Mr. Dorn had done a great job with their presentations and thanked them for answering their questions.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:35 pm

**Vice-Chair Snyder moved to adjourn the November 17, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously at 8:35.**