

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

APPROVED

May 13, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Cordill, Premoe, and Shrewsbury

ABSENT: Commissioner Richards

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Economic Development Director Chris Buck.

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. James Spanos, 4648 Nakoma Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- B. Barbara White, 2252 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- C. Kadri Wichman, 2236 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- D. Indrek Wichman, 2236 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- E. Tim Potter, 4632 Van Atta Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- F. Wei Li, 2565 Sophiea Parkway, spoke in opposition to the Zoning Ordinance #19030.
- G. Lynne Page, 3912 Raleigh Drive, expressed appreciation to Planning Commission efforts regarding Zoning Ordinance #19030 and expressed disappointment in the Township Board decision.
- H. Marna Wilson, 4545 Chippewa Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- I. Jeanne Hendry, 4674 Nakoma Drive, spoke in concern regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- J. Cindy Liu, 1575 Maiden Lane, spoke in opposition to the Zoning Ordinance #19030.
- K. Gene Turnwald, 5586 White Ash, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- L. Elliot Welch, 2223 Hamilton, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. April 22, 2019 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.
Seconded by Commissioner Hendrickson.
VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted approximately forty-five communications had been received.

6. Public Hearings

- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.
- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Chair Scott-Craig opened the public hearing at 7:47P.M.

Principal Planner Menser provided a summary of the combined requests.

Will Randle, 4409 Dobie Road, True North Developer provided an overview of the proposal and introduced some of the consultants working on the project who were in attendance for the meeting.

Greg Presley, Lead Architect with Presley Architecture of Northville, provided an overview of the proposed development.

Haley Wolfe with MKSK Studios provided an overview of the landscape plans.

The traffic engineer with Hubbell, Roth & Clark Inc, provided an overview of the traffic impact studies to support the development and intersection improvements.

Public Comments:

Ann Alchin, 5972 Cypress, spoke in opposition to regarding Mixed Use Planned Unit Development #19024 and spoke about the Downtown Development Authority.

Vance Poquette, 2226 Kent, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

Jeanne Hendry, 4674 Nakoma Drive, expressed concern over the height and magnitude of the proposed structures.

Kadri Wichman, 2236 Hamilton Road, asked if a scale model could be made for residents to view. She also expressed concern over the height of the building and stated five stories are too high.

Hella Wichman, 2236 Hamilton Road, asked if walkability only related to the residents of the proposed development.

Barbara White, 252 Hamilton Road, asked who the target market would be for the proposed development. Ms. White asked about the future bus route for CATA. She also commented on the increase of traffic and noise over the years.

Planning Commission Discussion included the following:

- The developers were complimented for their creative and thought out plans.
- The community was thanked for attending the meeting and sharing feedback.
- Mr. Randal was asked if the Capital Area Transportation Authority would operate on Hamilton Road and was told it would only run on Okemos Road.
- They asked for clarification regarding what road improvements would be made during the initial proposed development.
- The proposed project would create many jobs and would have many economic advantages to Meridian Township. The residents of Meridian Township are reminded to voice their opinions through various forms of communication available because the Planning Commission does review before making decisions.
- The developer was asked to talk about the environmental benefits that will happen as a result of the project and Eric Helzer with A.R.S. Consultants provided an overview of the redevelopment clean-up. The total estimated cost for the cleanup activities would be \$7.1 million.
- The developer was asked if they could provide 3D graphics for the next meeting so it would be easier to visualize the project as it is being discussed. Mr. Randal mentioned they plan to provide a scale model of the proposal for the Township Board meeting but would be happy to provide graphics for the next Planning Commission meeting on May 20, 2019. He also noted if the Planning Commissioners have specific questions for the consultant team it would be helpful if they could be sent to him in writing so they could be answered in detail.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:18 P.M.

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100. Okemos Road.

Chair Scott-Craig opened the public hearing at 9:28 P.M.

Principal Planner Menser provided a summary of the request.

Andrew Parin, Landscape Architect, with Grissim, Metz, & Andriese, provided an overview of the project and said he was available to answer questions.

Public Comments: None

A straw poll indicated the Planning Commission would be in favor of recommending approval of Special Use Permit #19081.

Chair Scott-Craig closed the public hearing at 9:39 P.M.

- D. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop shopping center with drive-through window at 2085 Grand River Avenue.
- E. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.

Chair Scott-Craig opened the public hearing at 9:40 P.M.

Principal Planner Menser provided a summary of the request.

Gabe Schutnam and Heather Henika from AIRIG USA provided an overview of the proposed project. They noted the prior project they worked on in the Township was done ten years ago and is located on the Northwest Corner of Grand River and Okemos Road (Pet Supply Plus complex).

David Pierson, on behalf of the applicant, Okemos Retail Management L.L.C., discussed the proposal and said he was available to answer questions.

Jeff Kyes, KEBS, INC., discussed the floodplain proposed plans and reviewed the non-motorized access plans.

Public Comments: None

Planning Commission Discussion included the following:

- Mr. Kyes was asked about the cut needed for the floodplain or basin and if there might be a safety concern for pedestrians if accessed and he noted the access will not interfere with the detention area. The area will be mow able and maintained basin will be surrounded by appropriate vegetation.
- Pedestrian safety concerns were mentioned and Mr. Kyes was asked if someone were to cut through the area and if fencing should be considered. Mr. Kyes said a natural barrier such as tall grasses or hedges would look better and be a more natural buffer. There would also be a 10-12 feet between the sidewalk and the floodplain area.
- Traffic concerns were discussed for the area and how the proposed project might further impact the situation. .
- The number of business drive-thru windows in the immediate area is causing increased safety issues and traffic congestion.
- A traffic engineer was suggested to be invited to attend the May 20, 2019 meeting for further discussion

Chair Scott-Craig closed the public hearing at 10:21 P.M.

7. Unfinished Business - None

8. Other Business

A. Haslett Feasibility Study

Chris Buck, Economic Development Director, spoke about commercial redevelopment in the Haslett area. As a result of the Redevelopment Ready Committee Certification, funds were made available to conduct a study (up to \$25,000) to collect pre-development data the Township would own to learn what businesses would be best suited for the Haslett area. Director Buck noted the study results should be available in September.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports

Commissioner Hendrickson provided an update from attending the April 24, 2019 Corridor Improvement Authority meeting.

Commissioner Premoe provided an update from attending the Environmental Commission meeting on May 1, 2019.

Chair Scott-Craig provided an update from attending the May 2, 2019 Economic Development Committee meeting and also reminded everyone the ground breaking for the new farmer's market (Marketplace on the Green) will be May 22, 2019 and encouraged the Planning Commissioners to attend.

10. Project Updates

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved
 1. Site Plan Review #18-95-14 (Lansing Mart Associates LLC), parking lot reconfiguration at 2020 Grand River Avenue.
 2. Site Plan Review #19-05 (Fedewa Holdings), construct 13 unit townhouse complex comprised of two buildings totaling 18,955 square feet at 1730 Chief Okemos Circle.

11. Public Remarks - None

12. Adjournment

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 10:28 P.M.

Respectfully Submitted,
Debbie Budzynski
Recording Secretary