

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

APPROVED

June 14, 2021

**Meeting held virtually using the Zoom web conferencing application
7:00 P.M.**

**PRESENT: Chairman Hendrickson, Commissioners McConnell, Premoe, Shrewsbury,
Richards, Blumer, Snyder**
ABSENT: Commissioners Cordill and Trezise
**STAFF: Director of Community Planning & Development Timothy Schmitt, Assistant
Planner Keith Chapman, Neighborhoods and Economic Development Director
Amber Clark, Information Technology Director Stephen Gebes, Multimedia
Producer Samantha Diehl**

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 P.M.

2. PUBLIC REMARKS

NONE

3. APPROVAL OF AGENDA

**Commissioner Blumer moved to approve the agenda.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. May 10, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.
Seconded by Commissioner Richards.

Commissioner Snyder mentioned one spelling correction on page 4 section 9B second paragraph, second sentence. "Discussed two railroad quite zones." The correction being quite zones, to quiet zones.

Commissioner Premoe accepted the friendly amendment.

Director of Community Planning & Development Tim Schmitt thanked Michelle Prinz for taking over minutes during staff changes.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

NONE

6. PUBLIC HEARINGS

- A. Special Use Permit #21041 (Guthrie), landscape and grading improvements located in the floodplain at 4681 Nakoma Drive.

Chair Hendrickson opened the public hearing at 7:04 p.m.

Assistant Planner Chapman provided an overview of the Special Use Permit (SUP). The subject site is located at 4681 Nakoma Drive, is approximately 0.4 acre and resides in a RAA zoning district. A 2,007 square foot house is located on the property, which was constructed in 1959. The owner wishes to place 9.44 cubic yards of fill in the floodplain to elevate the proposed house above the floodplain. A compensating cut of 10.78 cubic yards is proposed to mitigate the fill in the floodplain. The Future Land Use Map designates the property as R-2 Residential 0.5-3.5 du/acre.

The subject property is located within the 100 year floodplain of the Red Cedar River. The elevation of the floodplain at the site is 843.1 feet above mean sea level. After the fill is placed the house will be located above the floodplain. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) issued a permit for the proposed work in the floodplain on April 30, 2021. The Township's Chief Engineer submitted a letter dated June 10, 2021 approving the project.

The Applicant has requested the Planning Commission make a decision on the SUP the same night as the hearing to allow work on the site to take place as soon as possible. For this to happen Bylaw 6.4a must be suspended by a motion.

Stacy Guthrie 4681 Nakoma Drive stated that a part of the house was originally part of the 500 year floodplain. She had several surveys done and FEMA changed the section to the 100 year floodplain and the project has been approved by the state.

Public Comments: NONE

Planning Commission Discussion:

- Commissioner Premoe asked what the consequences of not approving the SUP tonight would be. Stacy Guthrie replied that a township staff member asked her to submit the application in a way that would allow it to be voted on, on the same day.
- Commissioner Blumer stated that he has no objection to the project.
- Commissioner Premoe stated that he has no objection with the project, but is hesitant to set a precedent allowing anyone to apply for SUP and same day approval.
- Commissioner Richards has no objection to the project or approving the project today.
- Commissioner McConnell asked the applicant clarifying questions about the nature of the project.
- Commissioner Hendrickson stated that the resolution to approve the SUP was missing from the packet. Assistant Planner Keith shared the resolution with Commissioner Hendrickson.
- Commissioner Shrewsbury stated that this project is small enough that she has no objection to approving the project tonight.

- Commissioner Richards stated that the Planning Committee has done same day approval in the past.
- Commissioner Blumer stated that he did not object to approving the project tonight.

Commissioner Richards moved to suspend the Planning Commission Bylaw 6.4a to consider Special Use Permit #21041 the same night as the public hearing. Seconded By Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

Commissioner Richards moved to approve Special Use Permit #21041 (Guthrie), landscape and grading improvements. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:26 p.m.

7. UNFINISHED BUSINESS

- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Assistant Planner Chapman outlined Rezoning #21030 with amendments.

Planning Commission Discussion:

- Commissioner Richards stated that he wasn't sure about the proposition.
- Chairman Hendrickson spoke in support of the proposition.
- Director Schmitt clarified the definition of what split zoning is.
- Commissioner Blumer asked a clarifying question about the conditions of the rezoning. Director Schmitt answered that if the applicant hasn't applied to rezone the northern portion of the property that it would rezone back to its prior state.

Chairman Hendrickson passed the gavel to Commissioner Richards.

Chairman Hendrickson moved to adopt resolution Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive. Seconded by Commissioner Snyder.

ROLL CALL VOTE: YEAS: Commissioners Shrewsbury, Snyder, Chairman Hendrickson

NAYS: Commissioners McConnell, Richards, Blumer

ABSTAIN due to not being properly informed Commissioner Premoe

Motion fails: 3-3-1

B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Director Schmitt outlined Rezoning #21050.

Commission McConnell moved to adopt Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

C. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Director Schmitt outlined Zoning Amendment #21020.

Commissioner Richards move to approve Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

8. OTHER BUSINESS

None

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt stated the Rezoning for Martin investment properties at Jolly and Kansas road is up for final adoption, and further discussion for a request to rezone former Lafontaine site on Grand River at Powell road is coming. He also said the Downtown Development Authority will be asking for loan forgiveness from the Township Board on June 15th, and that the Township is getting ready to send out a citizen survey.

B. Liaison reports.

Commissioner Blumer attended the latest DDA meeting and noted the requested loan forgiveness will be asked for June 15th. He also stated that commercial interest in the Village of Okemos project has plummeted, but that residential interest remains and has caused changes in the project.

Commissioner Shrewsbury stated the Village of Okemos project is a big investment and hopes it doesn't change too much.

Commissioner Snyder shared information about growing communities, and asked how Meridian Township could grow its young professional populace.

10. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

11. PUBLIC REMARKS - None

12. ADJOURNMENT

**Commissioner McConnell Moved to Adjourn.
Seconded by Commissioner Blumer.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 8:08 p.m.

Submitted,
Zachary Lemaster