

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

APPROVED

**March 14, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Hendrickson, Richards, Premoe, Shrewsbury, McConnell, Cordill

ABSENT: Commissioner Snyder

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioner Snyder.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

Commissioner McConnell moved to approve the agenda. Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 28, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of February 28, 2022 Planning Commission Regular Meeting as presented. Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS

A. Text Amendment 2022-02 – Zoning Board of Appeals standards of review

Chair Blumer opened the Public Hearing at 7:03 PM.

Director Schmitt outlined Text Amendment 2022-02 for discussion.

Vice-Chair Trezise asked what is being eliminated as criteria.

Commissioner Hendrickson stated multiple criteria have been consolidated into a single criteria so the Zoning Board of Appeals may meet multiple criteria at once.

Commissioner Premoe asked which criteria contained the term “justice”.

Director Schmitt replied criteria three.

Commissioner Premoe stated he does not like the term “justice” as it can be interpreted many different ways, and that it should be removed. The Commission discussed various options to remove the term from the ordinance, including “relief” or “balancing competing interests.”

Commissioner Hendrickson stated the operating clause they act on is “minimum action necessary”, so that when an applicant seeks a variance sometimes the Zoning Board of Appeals will lower the applicants ask in an effort to provide some “Justice”, “Relief” or “balance” through a minimum action.

Chair Blumer called for a straw poll to see which Commissioners would like to send the text amendment to the Township Board in its current form.

STRAW POLL YEAS: Vice-Chair Trezise, Commissioner Hendrickson

NAYS: Chair Blumer, Commissioners McConnell, Richards, Premoe,
Shrewsbury, Cordill

~~ABSTAIN: Commissioner Shrewsbury~~

RESULTS: 2-6~~5~~-1

Chair Blumer closed the Public hearing at 7:23 PM.

B. Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage

Chair Blumer opened the Public Hearing at 7:23 PM.

Director Schmitt outlined Text Amendment 2022-03 Lake Lansing Residential Overlay District – Lot Coverage, for discussion.

Commissioner Premoe stated he has received multiple phone calls from residents that are upset about hearing that “seven million dollars” is being given to the developers of Village of Okemos Project. He further stated this number is incorrect and the township should be doing a better job of communicating information to citizens.

Director Schmitt replied the correct information is on the township website.

Commissioner Premoe stated he believes we should use all possible vehicles to communicate with citizens.

Commissioner Cordill stated people aren’t reading local papers like they used to.

Commissioner Hendrickson stated the seven million figure may have come from the two requests made by developers, one to the Meridian Economic Development Corporation for 3.2 million dollars and one to the Brownfield Redevelopment Authority for 4.3 million dollars. He noted that just because the developers have requested the money does not mean they will receive it.

Commissioner Premoe noted that most of the funding for this project is coming from the state and the township itself is only providing a small percentage of funding which is going towards infrastructure.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported no major actions from the board since the last Planning Commission meeting. The Board will meet tomorrow March, 15th to take action on the Meridian Company Building Special Use Permit, the fire hose connection Ordinance and the final preliminary plat for Sanctuary III.

B. Liaison reports.

Commissioner Cordill

- The Corridor Improvement Authority meeting scheduled for Wednesday, March 16th has been cancelled

Commissioner Premoe

- The Brownfield Redevelopment Authority is meeting Thursday March 17th where an appointed group will bring recommendations for the officers and the Village of Okemos request will be reviewed.

Commissioner Hendrickson

- The Zoning Board of Appeals will meet Wednesday, March 16th to consider a case of requested variances for signage at the new Sparrow Emergency Room on Jolly Rd.

Vice-Chair Trezise

- The Economic Development Corporation met a week ago and recommended to the township to approve \$1.25 million for infrastructure improvements around the Village of Okemos project consisting mainly of roads, drainage and retention ponds

- The Economic Development Corporation also saw a proposal from a development group on the Haslett Square where a request was made for \$800,000 for demolition, they are hoping to build over 300 housing units in the area with around 25-30,000 sq. ft. of commercial space as well

Chair Blumer

- Economic Development Director Clark wrote an overview letter giving the current status of the Downtown Development Authority

11. PROJECT UPDATES

A. New Applications

1. 2745 Mount Hope – Montessori Radmoor building addition

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:55 PM.

NONE

Chair Blumer closed Public Remarks at 7:55 PM.

13. ADJOURNMENT

**Commissioner Hendrickson moved to Adjourn.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:55 p.m.