

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

APPROVED

Monday, June 22, 2020

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners Premoe, Trezise, Cordill, Richards, Shrewsbury, Clark, McConnell, Hendrickson

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Ken Lane, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl, Principal Planner Peter Menser

1. Call meeting to order

Chair Hendrickson called the regular meeting to order at 7:05 P.M.

2. Public Remarks

- A. Mike Samuels. Attorney for Andev Development Group thanked the Planning Commission and public for comments provided at the June 8, 2020 meeting regarding Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Samuels noted the Andev Group understands and accepts the requests for the berm and easement connection on the property to the north when finalizing the plans but they do not agree there is a need for a sidewalk on the west side of the Hannah Boulevard extension because there will be no development built on the west side. Mr. Samuels noted he would be available to answer questions and his engineer Jeff Kyes from Kees Inc. would also be available to answer water and drainage questions.
- B. Jane Cissell, 4777 Mohican Lane, shared concerns regarding Special Use Permit #20011 and Special Use Permit #20021 (Andev Group, LLC).
- C. Kevin Roragen, Loomis Law Firm, 124 W. Allegan Street, Suite 700, Lansing, introduced himself as the representative for the Indian Lakes Homeowners Association and shared concerns regarding Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Roragen reiterate the importance of the developer to share specifics regarding the storm water management plans with the neighborhood because water management in this proposed area is a critical concern. Mr. Roragen requested to have an additional condition added to the Special Use Permit stating the applicant would provide Storm Water Management Plan data at or before the site plan review.
- D. Joe Zimmerman, 4715 Mohican Lane, shared concerns regarding Special Use Permit #20011 and #20021 (Andev Group, LLC) at the June 8, 2020 meeting. Mr. Zimmerman expressed further concerns regarding past water levels not being recorded accurately and offered recorded drone footage of the area for consideration.
- E. Joe Pavona, 4726 Arapaho Trail, introduced himself as President of the Indian Lakes Homeowners Association spoke about Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Pavona noted the serious impact surface water could have on the surrounding community and although they suggested a berm to border the property, plantings or trees may offer a better solution.

- F. Athena McLean, 4738 Arapaho Trail, spoke in opposition to Special Use Permit #20011 and #20021 (Andev Group, LLC).
- G. Kate McPherson, 4715 Mohican Lane, spoke in opposition to Special Use Permit #20011 and #20021 (Andev Group, LLC).

3. Approval of Agenda

Commissioner Shrewsbury moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. June 8, 2020 Regular Meeting

Commissioner Trezise asked to have the meeting notes amended to correct the spelling of Mark Clouse and Jeff Kyes on page 2 as mentioned earlier in Public Remarks by Mark Samuels. Planning staff noted the changes would be made.

Commissioner Cordill moved to approve the amended meeting minutes.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Hendrickson announced that nine communications were submitted in the June 22, 2020 meeting packet and one item, a revised letter from David Skole, was received after the packet was posted but emailed out to members of the Planning Commission prior to the meeting.

6. Public Hearings

- A. Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.).

Chair Hendrickson opened the public hearing at 7:39 p.m.

Principal Planner Menser provided an overview of the proposed special use permit request for the property and noted he would be available to answer questions.

The applicant, Kevin McCreary, 1477 Haslett Road, owner of McCreary's Healthy Homes and Cars introduced himself and made the following comments:

- All vehicles will be kept inside
- The Haslett Road garage door entrance is rarely used
- Most appointments will take place before or after business hours-minimal traffic
- The new services will be offered in addition to services already being offered
- The vehicles will be kept inside the building

Public Comment: None

Planning Commission Discussion:

- The proposed car detailing will be a good addition to services offered
- Conditions outlined by Principal Planner Menser are reasonable
- There will be no fumes and all products are water based and environmentally safe
- Servicing of vehicles will take place with the doors closed
- All products are applied with pads or towels, no spraying will be used
- No exhaust system is needed and the only personal protection items used are gloves
- The traffic is minimal and will not impact local school traffic
- Parking spots for drop off/pick up clients is available on Haslett Road in front of business
- A honking policy is in place for staff if they need to exit the garage door to Haslett Road near the sidewalk and it was suggested to offer a light also to alert both visual and hearing impaired and to make the community safer.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit with the five conditions listed in the staff report. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 8:12 p.m.

- B. Special Use Permit #19191 (Green Peak Innovations, LLC), construct new 2,700 square foot commercial medical marihuana provisioning center on an unaddressed parcel on the east side of Northwind Drive identified as Parcel #20-127-003.

Chair Hendrickson opened the public hearing at 8:13 p.m.

Principal Planner Menser provided a preamble and overview of the proposed special use permit request for the Property and noted he would be available to answer questions.

The applicant, Joe Neller, one of the co-founders of Green Peak Innovations, LLC, 10070 Harvest Park, Dimondale provided an overview of the business.

- Joe is one of four owners and they are all from the Lansing area
- Green Peak grows and manufacturers their own products
- Green Peak is involved with Medical and Adult Use Marijuana
- SkyMint is the retail product and they sell to wholesalers also
- They have a manufacturing/cultivating building in Dimondale and a cultivating building in Lansing
- All 9 provisioning centers have a consistent look and feel
- All centers are highly secure and safe and have video cameras, some have security guards also
- All products are prepackaged in jars or bags and vacuum sealed with tamper evident seals
- No odors on site but locations have carbon filtration as an extra level of protection

Public Comment:

Scott Comer, 7295 Cutler Road, Bath and the owner of Protégé Beauty School at 4960 Northwind. Mr. Comer expressed concern of the perception of students (clients) and parents visiting the beauty school. Currently Students are 18 years old and up but many minors are visiting the site with their parents to register. Concerns were also raised about the limited parking in the area. In addition, Scott Comer noted the proposed high school program that is being offered would not be allowed with a provisioning center next door. Principal Planner Menser asked Scott to contact him so they could discuss further.

Planning Commission Discussion:

- Commissioner Premoe noted The Journey House at 1628 East Grand River is a church group. The resident house is supported by a church and this may be within the 1000 feet of the proposed provisioning center. Principal Planner Menser will talk to the Township Attorney and follow up with the Planning Commission.
- Green Peak Innovations owns and operates the provisioning center located at 2508 S. Cedar Street in Lansing and at 3315 Coolidge Street in East Lansing. Commissioner McConnell noted the Cedar Street location improves the character of the neighborhood, while the Coolidge location is in keeping with the character of the area.
- The zoning is currently C-2 and there will be no change in the zoning district as it was an error made by staff.
- Economic Development Director, Ken Lane, noted the distance a provisioning center needs to be from a church is 500 feet and not 1000 feet as mentioned in the discussion.
- The empty lot formally known as the community garden would be a unwelcome loss to the area.
- The Planning Commission appreciated the applicant explaining concerns with safety and odors relating to the proposed business.
- Concern was expressed regarding the SUP Request Standards in the Township Code of Ordinances, Section 86-126, item number (5) states "The project will not be detrimental to the economic welfare of surrounding properties or the community."

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 8:57 p.m.

- C. Rezoning #20040 (Michigan Baptist Convention). Rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

Chair Hendrickson opened the public hearing at 8:59 p.m.

Principal Planner Menser provided an overview of the rezoning request for the property and noted the resolution was omitted from the packet in error but was emailed to the Planning Commission members. The applicant has requested to decide on the rezoning the same night as the public hearing and before acting on the applicant's request, the Planning Commission must first suspend Bylaw 6.4a. should they approve the request. Principal Planner Menser noted he would be available to answer questions.

The applicant's representative, Ed Ritzler, 4606 Hagadorn Road, introduced himself and explained the reason for the rezoning request. Mr. Ritzler noted he would be available to answer questions.

Public Comments:

- A. Dave Rogers, 2924 Briarcliff Drive, spoke in opposition to Rezoning #20040 (Michigan Baptist Convention) and requested the extra time by not suspending Bylaw 6.4a.
- B. Kelly Rogers, 2924 Briarcliff Drive, spoke in opposition to Rezoning #20040 (Michigan Baptist Convention). Ms. Rogers noted three specific reasons for her decision, and they included PO Zoning could allow for a Mixed Use Planned Unit Development opportunity. The Ordinance 86-440 does not place many restrictions and the rezoning is not consistent with the Master Plan.
- C. Chris Buck, 2642 Loon Lane, with Martin Commercial Properties expressed support for Rezoning #20040. Mr. Buck previously served as Economic Development Director for Meridian Township and noted the Michigan Baptist Convention has been vacant and if rezoned would help to market the property quickly noting the area is desirable in this district.

Planning Commission Discussion:

- Several months passed with no Planning Commission meetings conducted due to the pandemic and instead of delaying the decision any longer the Planning Commission should act on the proposal for approval. The next step for the applicant would be to go to the Township Board for review and approval.
- The current zoning is not appropriate and does not meet the Master Plan.
- The applicant could request conditions to rezoning such as a single office use.
- The property is adjacent to a single-family district.
- Suspending Bylaw 6.4a should be reserved for actions of an urgent nature.
- The zoning request should not be denied because of a proposal that may be presented in the future.
- A Mixed Use Planned Unit Development would not be allowed in RP zoning.
- RP and PO are the best districts for the area if a Business Technology Use is considered.

Commissioner Clark moved to suspend Planning Commission Bylaw 6.4a to consider Rezoning #20040 the same night as the public hearing.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioner Richards and Chair Hendrickson

NAYS: Commissioner McConnell, Premoe, Cordill, Shrewsbury, Clark and Trezise

MOTION FAILED: 2-6

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed rezoning request. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 9:37 p.m.

The Planning Commission took a brief recess from 9:38 p.m. until 9:43 p.m.

7. UNFINISHED BUSINESS

- A. Special Use Permit #20011 (Andev Group, LLC), establish an approximately 268,263 square foot senior living community comprised of 230 units on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.

Commissioner Clark moved to adopt the resolution.
Supported by Commissioner Shrewsbury.

Principal Planner Menser reminded the Planning Commission there are 21 conditions listed and he hopes everyone has had time to review them. He noted at the previous meeting the applicant's opposition to having the sidewalk along both sides of the extended Hannah Boulevard and cul-de-sac to connect to existing sidewalks along Hannah Boulevard which is item #8 and a request by a resident to add a condition to share the data relating to the water management plan so it could be discussed.

Chair Hendrickson noted a difference in the square footage numbers for Special Use Permit #20011. The Agenda states 268,263 square feet and the resolution states 267,543 square feet and wanted to confirm the correct number. Principal Planner Menser confirmed 267,543 square feet noted in the resolution is correct and apologized for the error.

Planning Commission Discussion:

- Athena McLean submitted documentation to the Planning Commission, and it was appreciated by the commission.
- The criteria listed for a special use permit notes no adverse impact on environment and taking green space and building the development on it will have an adverse impact.
- Flooding and storm water issues will be evaluated by the Ingham County Drain Commissioner.
- The project is located outside the flood plain and is not located in the wetland area.
- The Climate Sustainability Plan calls for re-evaluating the use of the traditional 100-year flood plain as a criterion.
- In 2013 a level spreader was retooled because there was erosion into the detention pond and a future concern of instead of water flowing north to the Red Cedar River it might flow south towards the Herron Drain.
- The public transit system is a long distance away for employees who may need to use the service and the area doesn't seem like it will be adequately served the public.
- The Nature Features Survey submitted was taken from years past and during a season that does not capture the true abundance of wildlife and vegetation in the area.
- Indian Hills has water problems and we cannot require the new applicant to address problems from past projects.
- Residents who have drain issues should contact the Ingham County Drain Commissioner in order to address their concerns.
- When the plans are submitted the specifications come from the Ingham County Drain Commissioner.

A proposed amendment was made to the motion to share data with the Indian Lake Estates Homeowners Association about the storm water management plan and that the applicant demonstrate that the project is adequately served by storm water drainage.

Commissioner McConnell moved to adopt the revised amendment.
Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Richards

NAYS: Commissioner Premoe, Cordill, Shrewsbury, Clark, Trezise, and Chair Hendrickson

MOTION FAILED: 2-6

Motion to have all documentation and supporting studies submitted to the Drain Commissioner as part of the storm water treatment plan, be shared with the Indian Lakes Estates Homeowners Association at the time they are submitted to the Drain Commissioner.

Motion by Commissioner Trezise to adopt the revised amendment to share the data.
Seconded by Commissioner McConnell

Ken Lane, Economic Development Director, advocates development and supports the proposed project and wanted to remind the Planning Commission that they determine land use and should rely on the expertise of others involved in the proposal such as the Drain Commissioner.

Jeff Kyes, Engineer with Kebs, Inc. stated the reports submitted to the drain office and all calculations are available to the public and provided to the Meridian Township Engineering Department.

Mike Samuels noted he agreed with Jeff Kyes and the final engineering calculations will be shared with the Indian Lakes Estates Homeowners Association.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, McConnell, Premoe, Cordill, Shrewsbury, Richards, Clark and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

Chair Hendrickson asked if there was any discussion regarding the applicant's opposition to condition #8. The Planning Commission agreed the condition will remain stating a sidewalk will be constructed on both sides of the extended Hannah Boulevard and cul-de-sac to connect to the existing sidewalks along Hannah Boulevard.

Commissioner McConnell moved to add an additional condition to have the applicant submit a more complete updated Natural Features Inventory.
Seconded by Commissioner Richards.

The project would be on hold until the Natural Features Study came back if we proceed with this request.

Commissioner Premoe requested to move the previous question on all matters pending and vote.
Seconded by Commissioner Trezise

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Trezise, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

Motion to adopt the resolution as amended approving Special Use Permit #20011.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Trezise, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

- B. Special Use Permit #20021 (Andev Group, LLC), construct building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.

Commissioner Trezise moved to adopt the resolution.

Seconded by Commissioner Premoe.

Planning Commission Discussion: None

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

- C. Rezoning #20010 (Ho Cho), rezone approximately 4.67 acres located at 5654 Okemos Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser noted no further information was received since the last meeting. The proposal will go to the Township Board after the Planning Commission recommendation.

Commissioner Clark moved to adopt the resolution.

Seconded by Commissioner Premoe.

Planning Commission Discussion:

- The applicant did not provide sufficient evidence to prove why the current zoning is incorrect or why the new rezoning would be a better fit for the property.

ROLL CALL VOTE:

YEAS: Commissioner Clark, Premoe, McConnell, Cordill, Shrewsbury, Richards, Trezise, and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

- D. Rezoning #20030 (Planning Commission), rezone approximately 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential)

Principal Planner Menser noted there was nothing new to add to this request. This will move to the Township Board for consideration after the Planning Commission recommendation.

Motion by Commissioner Cordill
Seconded by Commissioner McConnell

ROLL CALL VOTE:

YEAS: Commissioner Cordill, McConnell, Premoe, Shrewsbury, Richards, Clark, Trezise, and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

8. OTHER BUSINESS - None

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Principal Planner Menser provided a summary of the June 16, 2020 Zoom Township Board meeting.

There is no update on the filling of the final seat on the Planning Commission currently.

- B. Liaison reports.

Chair Hendrickson attended the Zoning Board of Appeals meeting on June 10, 2020 and provided an update.

Commissioner Richards and Commissioner McConnell attended the Transportation Commission meeting on June 18, 2020 and provided an update. They also noted there was interest with the Corridor Improvement Authority to schedule a joint meeting with the Planning Commission possibly in August.

10. PROJECT UPDATES

- A. New Applications - None
B. Site Plans Received - None
C. Site Plans Approved - None

11. PUBLIC REMARKS

- A. Joe Zimmerman, 4715 Mohican Lane, spoke with concerns regarding Rezoning #20040 and Special Use Permit #20011. He also noted the Drain Commissioner is not serving the interests of residents and their concerns with water problems.

- B. Joe Pavona, 4726 Arapaho Trail, spoke with concerns regarding the frustrations dealing with the Drain Commissioner. They have reached out repeatedly by phone and sent pictures of the recent heavy rain. He stated the Drain Commissioner has failed the residents and that residents depend on the Planning Commission to address the concerns. Principal Planner Menser asked Mr. Pavona to contact the Township to assist with the issues.

12. ADJOURNMENT

Commissioner Cordill moved to adjourn the meeting.

Supported by All.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 10:51 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary