

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

APPROVED

**November 8, 2021
5151 Marsh Road, Okemos MI 48864-1198
517.349.1232, Virtual Meeting via Zoom**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Richards, Trezise,
Blumer, Premoe**

ABSENT: Commissioners Shrewsbury, Snyder

**STAFF: Director of Community Planning & Development Timothy Schmitt, Assistant
Planner Keith Chapman, Information Technology Director Stephen Gebes,
Economic Development Director Clark**

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:02 pm

2. ROLL CALL

Chair Hendrickson called the roll of the board.

All members but Commissioners Shrewsbury and Commissioner Snyder are present and participating remotely from their homes in Meridian Township.

3. PUBLIC REMARKS

Chair Hendrickson opened public remarks at 7:04 pm.

NONE

Chair Hendrickson closed public remarks at 7:04 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. October 25, 2021 Regular Meeting Minutes

**Commissioner Premoe moved to approve the minutes of October 11, 2021 Planning
Commission minutes as presented. Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS-NONE

8. UNFINISHED BUSINESS

- A. Special Use Permit #21-101 – 2763 Grand River Avenue – Consumers Credit Union – New bank with drive through

Director Schmitt outlined Special Use Permit #21-101 for discussion.

Applicant’s representative Nick Loeks, 8065 Vineyard Pkwy, Kalamazoo MI, further outlined Special Use Permit #21-101 and provided information on changes to the site plan.

Commissioner Richards moved to approve Special Use Permit #21-101. Seconded by Commissioner Premoe.

Commissioner McConnell asked what vehicles are permitted to use the bank drive through.

The applicant replied that any private vehicle under 10 feet would be permitted, including ~~motorcycles~~ two-wheeled vehicles.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Richards, Blumer, Trezise, Chair Hendrickson.

NAYS: None

Motion carried: 7-0

- B. Special Use Permit #21-111 – 2763 Grand River Avenue – Consumers Credit Union – Modification of Special Use Permit for buildings greater than 25,000 square feet

Director Schmitt outlined Special Use Permit #21-111 for discussion.

Commissioner Premoe moved to approve Special Use Permit #21-101. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Richards, Blumer, Trezise, Chair Hendrickson.

NAYS: None

Motion carried: 7-0

9. OTHER BUSINESS

- A. 2022 Planning Commission Schedule

Commissioner Cordill moved to adopt the resolution approving the 2022 Planning Commission Meeting Schedule. Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update.

Director Schmitt reported the Jo Don Rezoning has been introduced to the Township Board, and will be up for approval during the first meeting in December. The MUPUD ordinance has been looked at by the Township Board and a few minor revisions have been made. The MUPUD Ordinance will be up for adoption at the next meeting. It's time for reappointments, if any members have concerns about serving on the Planning Commission again they should contact Director Schmitt.

Commissioner McConnell asked for information on the minor revisions requested by the Township Board.

Director Schmitt explained the board wanted to think one last time on whether or not to limit level two amenities or to force applicants into the level three amenities. He further explained the board increased the threshold of expected daily visits to 250 before triggering a traffic study at locations in the township. The final revision from the board is to reinstitute the requirement of keeping the Environmental Commission involved in the review process when applicable.

Commissioner McConnell stated he didn't notice the removal of the Environmental Commission from the review process, and he would like to know the thinking of the members who struck the clause from the Ordinance.

Director Schmitt stated his thoughts were the Ordinance pertained mostly to the redevelopment downtown areas and there's virtually no wetlands in the area.

Director Clark stated her recollection was if they came across a project that needed a wetland use permit, they would go through the Environmental Commission anyway.

B. Liaison Reports

Chair Hendrickson

- The November 4th Zoning Board of Appeals meeting was cancelled

Commissioner McConnell

- At the last Environmental Commission meeting was a presentation covering the most recent green infrastructure grant this one to Radmoor Montessori School
- Attended Michigan Department of Transportation meeting covering information on the future construction on Grand River Ave.

Commissioner Cordill

- The Corridor Improvement Authority meets on November 17th

11. PROJECT UPDATES

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

12. PUBLIC REMARKS

Chair Hendrickson Opened Public Remarks at 7:35 pm.

Commissioner Richards stated the left turn signal has been put up at the intersection of Marsh Rd., Central Park Dr. and Grand River Ave. but not activated yet. He asked if staff had an update on this.

Director Clark stated when the light was put in workers realized they needed a new cabinet that was compatible with the light.

Director Gebes stated the missing equipment from the cabinet is the "Opticom" that allows the fire department to change the traffic light as needed.

Commissioner Richards asked if there was consideration to not hold the next meeting as it has little on the agenda and is near the holidays.

Chair Hendrickson Closed Public Remarks at 8:38 pm.

Chair Hendrickson stated he spoke with Director Schmitt and suggested the board still meet to have a discussion about the Planning Commission's 2022 goals, and also to get an idea from staff what the Master Plan Update process will look like.

Director Schmitt added that if the meeting is pushed back two weeks they will be meeting after the Township Board's goal setting session.

Commissioner Cordill asked what might be on the December meeting agenda.

Director Schmitt stated he doesn't expect to have anything on the December agenda, and expects to cancel either the second November meeting or the December meeting.

Commissioner Premoe stated he doesn't think the commission needs to meet in November.

Commissioner Trezise stated it may make more sense to have the meeting in December.

Commissioner Blumer stated he would be ok with having the meeting in December.

Chair Hendrickson stated the November Meeting would be cancelled and the agenda would be moved to the December 13th meeting.

13. ADJOURNMENT

**Commissioner Premoe moved to adjourn.
Seconded by Commissioner McConnell.**

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson adjourned the regular meeting at 7:43 p.m.