

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, June 9, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Romback, Fowler, McConnell, McCurtis, and Brooks (6:55)

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 9, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Commissioner Brooks.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McConnell moved to approve the June 9, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner McCurtis moved to approve Minutes of the April 28, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.**

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25009 – Ace Hardware Outdoor Storage

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing.

Ms. Laura Jenovich, attorney for the applicant, spoke about the application and explained the need for outdoor storage. Ms. Jenovich said that the applicant would enclose the unenclosed area with cinder blocks and timbers unless waived by the Planning Commission.

Mr. John Brown, representative for the applicant, explained how the cinder block fences would be constructed.

Mr. Cutler Martin, representative for the applicant, spoke about the site and explained the need for the outdoor storage and sales.

Principal Planner Shorkey asked if the outdoor materials are left out overnight. Mr. Martin said that more valuable items are brought in but pallets are left outside. Chair Shrewsbury commented that the outdoor storage requirements seemed to be inconsistently enforced and asked about the need for fencing. Commissioner Snyder expressed concern about the proximity of the material on the sidewalk entrance to vehicles in the adjacent handicap parking space.

Ms. Jenovich suggested that a condition of periodic review of the SUP could be added to the approval if future aesthetic was a concern. Commissioner McConnell asked for an explanation of the traffic circulation on the site.

After discussion, Chair Shrewsbury closed the public hearing at 6:53.

Commissioner Brooks arrived during the discussion (6:58).

After further discussion about enforcement of the fence requirement, accessibility, and aesthetics, the Commissioners indicated via consensus that they would likely support the permit. Principal Planner Shorkey said that Staff would put together a resolution at the next Planning Commission meeting and summarized the Planning Commission's comments.

## B. PUD #25012 – Hulett Road Estate

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing at 7:03.

Mr. Jim Giguere, applicant, spoke about the application and the history of the project. Mr. Giguere said that he had met with the Drain Commission's office and that they were likely to approve the plan for the PUD. Commissioner McConnell asked about the plans for the existing farmhouse.

Chair Shrewsbury asked for comments from the public. Mr. James Carter spoke and expressed concern about truck traffic on Hulett Road. Chair Shrewsbury closed the public hearing at 7:11.

Commissioner Brooks asked for an overview of PUDs. Principal Planner Shorkey explained PUDs and how the project complies with the PUD ordinance. Principal Planner Shorkey suggested adding a condition of approval that trucks follow the truck route state and county ordinances and access the site via Jolly Road from the south. Commissioner Brooks asked about the issues that kept the previous 2022 site plan from being approved.

The Planning Commission discussed truck traffic and access to the project site. Commissioner Fowler asked about future maintenance of the private access drive. Commissioner Brooks asked about the Road Department and approval of the private drive.

Commissioner Brooks asked for more detail about conversations between the applicant and the county agencies and asked for an update of where the county agencies stand on the application. Commissioners indicated via straw poll that they would likely support the permit. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

A. Off-Street Parking – Sec 86-758 – Landscaping Discussion

Principal Planner Shorkey introduced the discussion item. Chair Shrewsbury asked if there were any comments on the draft ordinance. There being none, Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

B. Roosters – Sec. 86-368 – Rural Residential – Discussion

Principal Planner Shorkey introduced the discussion item and explained the need for the text amendment to regulate roosters. Commissioner Snyder asked how the amendment would work with existing residents that owned roosters. Commissioner Romback expressed concern about the ordinance update and the retroactive enforcement of a nuisance.

After further discussion, the Planning Commission asked for further information about the need for the ordinance. Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey informed the Planning Commission that the Board introduced the Parking Requirements ordinance for discussion at their June 3<sup>rd</sup> meeting. Principal Planner Shorkey said that a new intern had been hired and that she would be introduced at a later meeting.

B. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

James Carter spoke and expressed further concern about truck traffic on Hulett Road.

13. COMMISSIONER COMMENTS

Commissioner McConnell spoke about dog barking complaints in his neighborhood and that police were responding and reiterated that the Planning Commission had received complaint reports in the past. Principal Planner Shorkey said that Staff could provide a summary report at a future meeting. Commissioner Brooks asked about code complaints and if they are public record. Commissioner Brooks pointed out a mistake on one of the pages in the packet. Commissioner Brooks asked how often projects expire and need to be reheard.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:01 pm

**Commissioner McConnell moved to adjourn the June 9, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.**