

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, July 27, 2026, 6:30 pm

PRESENT: Vice-Chair McCurtis, Commissioners Brooks, McConnell, and Nahum

ABSENT: Chair Rombach and Commissioner Shrewsbury

STAFF: Principal Planner Shorkey, Planning Intern Gmazel

1. CALL MEETING TO ORDER

Vice-Chair McCurtis called the July 27, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Vice-Chair McCurtis called the roll of the Board. All Board members were present except Chair Rombach and Commissioner Shrewsbury.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair McCurtis asked for the public hearing for SUP #26022 to be moved ahead of the public hearing for ZA #26022 and asked for approval of the agenda as amended.

Commissioner McConnell moved to approve the July 27, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Commissioner Nahum. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the July 13, 2026 meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #26022 – Krock Day Care

Planning Intern Gmazel summarized the memo in the packet.

Commissioner McConnell inquired about tree coverage on the site and asked whether the end of the street connected to a trail leading into the Towar Woods preserve. Planning Intern Gmazel confirmed it did. Vice-Chair McCurtis confirmed with Principal Planner Shorkey that neighboring properties had been notified. Commissioner Brooks noted the ordinance's use of "preferred" rather than "required" language.

Vice-Chair McCurtis invited the applicant, Kathryn Krock, to the podium. Ms. Krock reported that outreach to neighbors had yielded no objections to the daycare. In response to Vice-Chair McCurtis's question regarding capacity, Ms. Krock confirmed plans to open with 12 children per Michigan licensing approval, with potential expansion to 14 if licensed for before- and after-school care. Commissioner McConnell asked about the natural barrier to the east adjacent to Towar Woods and whether a fenced yard was planned. Ms. Krock said that state licensing does not require fencing, but that rear yard fencing may be added and confirmed that the yard has minimal tree cover.

Vice-Chair McCurtis opened the public hearing at 6:44 p.m. Seeing no attendees wishing to speak, the public hearing was closed at 6:44 p.m.

Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to approve to the next meeting.

B. ZA #26015 – Mass Timber

Principal Planner Shorkey summarized the memo. Commissioner McConnell noted that the definition of mass timber in the draft resolution was consistent with the literature that he read on the subject.

Vice-Chair McCurtis opened the public hearing at 6:47 p.m. Seeing no attendees wishing to speak, the public hearing was closed at 6:47 p.m.

Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to approve to the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

Restaurants in Professional Office – Discussion

Principal Planner Shorkey summarized the memo.

Commissioner Nahum expressed support for permitting restaurants in PO districts either by right or through an SUP, noting that the primary consideration should be the degree of nuisance to neighboring uses. Commissioner McConnell recalled that nuisance concerns had prompted this discussion and expressed satisfaction with ventilation systems as a mitigation measure, asking whether an ordinance incentivizing such systems would be worth exploring. Commissioner Nahum agreed that odor would likely be the principal nuisance, noting that customer volume at a restaurant would be comparable to that of an office or professional services use.

Commissioner Brooks observed that offices, restaurants, and medical facilities commonly coexist in the township and asked whether PO district building construction differs structurally from surrounding districts in ways that might affect nuisance impact. Principal Planner Shorkey noted that odor depends on restaurant type and that the nuisance ordinance provides sufficient regulation regardless of building type. Shorkey further noted that permitting restaurants by right in PO districts would prompt a longer-term question about the meaningful distinction between PO and C-2 or C-3 districts. Commissioner Nahum expressed interest in that broader discussion.

Commissioner Brooks indicated support for allowing restaurants without drive-ins or drive-throughs in PO districts without an SUP, citing the adequacy of township building codes and nuisance ordinances, the township's interest in supporting local businesses, and the likelihood that SUP requirements create unnecessary friction for applicants. Brooks also noted that PO districts may currently be underutilized, making reduced barriers beneficial.

Principal Planner Shorkey asked whether the Commission wished to revisit the drug store, barbershop, and beauty shop clauses, as they operate under the same regulations.

Commissioner Brooks confirmed he would support shifting only the restaurant language and noted that barbershops and beauty shops are reasonable PO uses. Principal Planner Shorkey noted that the PO ordinance permits offices of state-licensed professionals, which would include beauticians and barbers.

Commissioner Nahum requested that staff prepare a draft resolution adding barbers and beauticians as permitted by right in PO districts and removing them from the SUP exception clause accordingly.

Principal Planner Shorkey said that based on the conversation, Staff would bring an updated draft resolution to the next meeting.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on upcoming Board activities.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updated project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Nahum talked. Commissioner Brooks talked. Principal Planner Shorkey discussed the upcoming Planning Commission schedule.

14. ADJOURNMENT

Vice-Chair McCurtis called for a motion to adjourn the meeting.

Commissioner McConnell moved to adjourn the July 27, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously at 7:20.