

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

**February 24, 2020
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Hendrickson, Lane, Shrewsbury, Clark, and
McConnell
ABSENT: Commissioners Cordill and Richards
STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:00 P.M.

2. Public Remarks - None

3. Approval of Agenda

Commissioner Trezise moved to approve the amended agenda.
Seconded by Commissioner McConnell.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. February 10, 2020 Regular Meeting

Commissioner Hendrickson requested amendments in the minutes to include the following items:

- Item 8B, 2020 Goals- Amend to read: Review the Sign Ordinance by the end of September, and propose new changes by the end of the year.
- In the discussion of the Big Goals- Add: Creation of TIFs for both the Grand River Corridor and the Haslett PICA areas
- Add: Amend the Planning Commission/Township Board review process so that a proposal being presented to the Board for the first time does not undergo changes after the Planning Commission has voted on it and/or allow for an expedited process if a matter gets referred back to the Planning Commission so that it only takes one meeting for the Planning Commission to review and approve/deny the amended proposals.
- Add: Improve the information flow among the various boards and commissions and the Planning Commission, specifically on projects of great interest.

Commissioner Hendrickson moved to approve the amended minutes.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

5. Communications - None

6. Public Hearings - None

7. Unfinished Business

- A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.

Principal Planner Menser noted the applicant has submitted responses to the special use permit criteria and they are available in the meeting packet for review.

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19141.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Hendrickson, McConnell, Clark, Shrewsbury, Trezise, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.

Principal Planner Menser commented there would be different conditions for this request compared to the previous special use permit discussed because new construction is proposed.

Motion by Commissioner Trezise to recommend approval with the 17 conditions stated in the resolution for Special Use Permit #1131.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, Hendrickson, Shrewsbury, Clark, McConnell, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

- C. Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.

Principal Planner Menser noted a map showing the location of multiple family zoning districts (noted in red) in the Township was included in the meeting packet per the request of the Planning Commission at the February 10, 2020 meeting. He also noted that changes to the text of the draft ordinance included swapping out the term "living unit" for "dwelling unit" where applicable.

Motion by Commissioner McConnell to adopt the resolution recommending approval of Zoning Amendment #20020 in accordance with the revised draft ordinance language dated February 11, 2020.

Supported by Commissioner Trezise.

Commissioner Hendrickson stated he would be voting in opposition to the proposed zoning change because of the concerns he expressed at the February 10, 2020 public hearing.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Trezise, Premoe, Shrewsbury, Clark, and Chair Lane.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 6-1

8. Other Business

A. 2020 Planning Commission goals

Principal Planner Menser summarized the four goals discussed by the Planning Commission at the February 10, 2020 regular meeting and noted they were listed in the meeting packet.

Commissioner Hendrickson asked to amend the language of the fourth goal to reflect the date change from June 30th to September 30th as previously discussed for the amended minutes.

Motion by Commissioner Hendrickson to adopt the amended 2020 Planning Commission goals. Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioner Hendrickson, Trezise, Premoe, McConnell, Clark, Shrewsbury, and Chair Lane.

NAYS: None

MOTION CARRIED: 7-0

B. Form Based Code meeting

Principal Planner Menser thanked Chair Lane, Vice Chair Hendrickson, and Commissioner McConnell for attending the Township Board Meeting on February 18, 2020. Chair Lane and Vice Chair Hendrickson presented an overview to the Board of what the Planning Commission has been working on relating to the Form Based Code initiative. A link to the video of the presentation was included in the meeting packet as well as a copy of the memo from Principal Planner Menser to the Township Board.

Planning Commission Discussion:

- The Board may be more supportive of the Form Based Code after having time to review the ordinance draft details.
- Follow up with another presentation to the Board after submitting the written draft to discuss questions they may have.
- The Board expressed interest in prescribing the uses and having final approval of projects.
- The purpose of the ordinance change could help streamline the process for applicants and create a unique look and feel of the area.
- Suggestion to hold a work session before the next Planning Commission meeting to continue working on the ordinance.

Chair Lane asked Principal Planner Menser to schedule a work session before the next Planning Commission meeting on March 16, 2020 starting at 6:00 p.m.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the February 18, 2020 Township Board meeting and provided a preview of what is on the agenda for the March 3, 2020 Township Board meeting.

Commissioner Premoe provided an update from attending the Brownfield Redevelopment Authority meeting on February 20, 2020.

10. Project Updates

A. New Applications

1. Special Use Permit #20031 (McCreary's Healthy Homes), establish auto detailing service at 1477 Haslett Road.

B. Site Plans Received - None

C. Site Plans Approved

1. Site Plan Review #20-16-05 (GBC Design, Inc.), revisions to existing drive-through lane for Chick-fil-A restaurant at 2075 Grand River Avenue.

11. Public Remarks - None

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 7:47 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary