

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

July 27, 2020

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

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

ABSENT: None

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

1. CALL MEETING TO ORDER

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

2. PUBLIC REMARKS -None

3. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda.
Seconded by Commissioner McConnell.

4. APPROVAL OF MINUTES

A. June 13, 2020 Regular Meeting

Commissioner Richards moved to approve the amended minutes.
Seconded by Commissioner Premoe.

Commissioner McConnell noted a minor change to 7.B to include the work "to" in the second sentence of the second paragraph.

A friendly amendment was made by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted the two communications were submitted in the July 27, 2020 meeting packet.

6. PUBLIC HEARINGS

A. Special Use Permit #20051 (1732 Hamilton Road LLC), establish motor vehicle repair shop at 1732 Hamilton Road.

Chair Hendrickson opened the public hearing at 7:04 p.m.

Principal Planner Menser provided an overview of the Special Use Permit request. The applicant opened the business in October 2019 and did not realize they needed to request a Special Use Permit to operate on site as Auto Tech of Okemos. The public hearing was delayed because of COVID19 and the business has been in operation since last fall. The Planning Commission must decide if the business can remain open or if they will need to close and relocate if the special use permit is not approved, as they opened without Township approval.

Comments from the applicant:

Robert McCarthy, Attorney for 1732 Hamilton Road, representing Jonathan Brown, managing member of Auto Tech of Okemos, stated they have no concerns with the criteria listed for the Special Use Permit and the requirements. Mr. McCarthy stated there are no gas islands on the property, no plans to have outdoor sales of items, and the exterior doors will be closed at all times when service work is being done on vehicles.

Robert McCarthy noted the building has a history of conducting mechanical repairs on snowblowers, lawn mowers and pool part repairs and the footprint of the building will not change. Mr. McCarthy stated 5 or 6 vehicles will be serviced daily and there are 3 or 4 employees working on site. The site is not a body shop, just a repair shop. Mr. McCarthy and Jonathan Brown would be available to answer questions.

Public Comments:

None

Planning Commission Discussion:

- What is the plan for storage and removal of oil on site? A 50-gallon drum for oil products will be stored in the building and the contents will be removed monthly by a separate company.
- The staff memo notes Hamilton Road has multiple lanes however currently there is one lane each way with a turn lane however, this business should not impact the traffic.
- Oil changes will be an irregular occurrence in service at this location and should not impact the local oil change businesses in the area.
- Odor and noise mitigation concerns were raised for the proposed business because of the neighborhood to the southwest. The attorney stated the shop would have doors closed in their three bays when working on vehicles and they are not a body shop so there will be no odor issues. He further noted there have been no problems since Auto Tech of Okemos opened last October and this is not a high-volume shop.
- The buildings history shows similar work on the site for many years and the C-2 zoning allows for business in the area.
- This is a good use of the building and concerns raised do not seem to be an issue.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit #20051. A resolution will be provided for the August 10, 2020 Planning Commission meeting.

Chair Hendrickson closed the public hearing at 7:34 p.m.

7. UNFINISHED BUSINESS - None

8. OTHER BUSINESS – None

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the July 21, 2020 Zoom Township Board meeting. The next Township Board meeting will be Thursday, August 6, 2020.

B. Liaison reports.

- Commissioner Cordill attended the Corridor Improvement Authority meeting on July 22, 2020.
- Commissioner McConnell provided an update on the Environmental Commission working groups.

Chair Hendrickson asked about an update on the Okemos Village Project and Ken Lane, Economic Development Director with Meridian Township, provided an update. He noted the project has been delayed due to COVID19 and issues with financing; however, there is promise of new updates coming soon as regular meetings are taking place. Demolition of Bottom's Up, Okemos Ace Hardware, The Tuba Museum, and the music store plan to take place by the end of 2020 and anticipate new construction to begin in 2021.

Commissioner Premoe asked about the Farmer's Market and the New Market on the Green is scheduled to finish construction on August 25, 2020. The current site for the Farmer's market in the Meridian Mall parking lot, near the future site, has been working out well.

Kingman's of Grand Rapids bought the Toys R Us store and they plan to open this fall.

Chair Hendrickson reviewed the Planning Commission 2020 Goals and the group discussed what items they would like to tackle next. The Mixed-Use Plan Unit Development Ordinance overview will be added to the agenda for the August 10, 2020 Planning Commission meeting. Principal Planner Menser will provide a current version of the ordinance and the group will tackle the ordinance at the August 24, 2020 Planning Commission meeting.

10. PROJECT UPDATES

A. New Applications- None

B. Site Plans Received - None

C. Site Plans Approved – None

11. PUBLIC REMARKS - None

12. ADJOURNMENT

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 7:54 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary