

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

**APPROVED**

**April 23, 2018**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill, Shrewsbury**

**ABSENT: None**

**STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser, Assistant Planner Justin Quigliata, Chief Engineer Younes Ishraidi**

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:02 P.M.

**2. Public Remarks**

Mr. Roland Harmes, 5120 Cornell Road, spoke in opposition to rezoning #18050.

Mr. Brad Brogren, 5004 Cornell Road, spoke in opposition to rezoning #18050.

Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to rezoning #18050.

Mr. John Kauffman, 5040 Cornell Road, spoke in opposition to rezoning #18050.

Ms. Ruth Powell, 5001 Cornell Road, spoke in opposition to rezoning #18050.

Ms. Cecelia Kramer, 4560 Oakwood, spoke in opposition to rezoning #18050.

Mr. Leonard Provencher, 5824 Buena Parkway, spoke in opposition to rezoning #18050.

Mr. Tom Voice, 5160 Cornell Road, spoke in opposition to rezoning #18050.

**3. Approval of Agenda**

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

A. March 26, 2018 Regular Minutes

Commissioner Premoe moved to approve the minutes as written.

Supported by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

**5. Communications**

A. Brad Garmon RE: #18030

B. Brad and Linda Brogren RE: Rezoning #18050

C. Pritoj Gill RE: Rezoning #18040

- D. Thomas C. Voice, RE: Rezoning #18050
- E. John and Jean Kaufmann RE: Rezoning #18050
- F. Roland Harmes RE: Rezoning #18050

Principal Planner Menser noted 8 additional communications were received after the meeting packet was completed. They will be available in the next meeting packet.

## **6. Public hearings**

- A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family - Medium Density) to RC (Multiple Family).

Chair Ianni opened the public hearing at 7:23 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Darcie Whiddon, 385 Highwood Place, spoke representing the applicant. She stated they desired to change the zoning so they could provide an affordable housing option in Haslett that would be close to the bus line and parks. The project they envisioned would be townhomes for active retirees, students and single professionals.

Ms. Jennifer Budd, 2112 Isaac Lane, spoke in opposition to rezoning #18040.

Ms. Kathryn Cleveland, 6025 Marietta, spoke in opposition to rezoning #18040.

Mr. Shawn Liddick, 2128 Isaac Lane, spoke in opposition to rezoning #18040.

Mr. Steve Clark, 2110 Isaac Lane, spoke in opposition to rezoning #18040.

Commissioner Richards asked what designation was provided for this parcel in the Master Plan.

Principal Planner Menser stated the Master Plan designated the parcel as R1, which is a low density residential category.

Commissioner Richards if other options had been explored for developing the property as there is not a buffer between this parcel and the single family homes to the north. He also commented Lake Lansing Road is a high traffic road and getting in and out of the driveway could be difficult.

Vice-Chair Scott-Craig stated everything south of Lake Lansing Road is very diverse, including Multi Family and a Church. He commented the proposed zoning would not be too out of place. He stated the amount of traffic could be a difficulty.

Commissioner Stivers asked if the applicant had considered building a duplex rather than townhomes.

Commissioner Cordill commented the applicant could propose conditions on the rezoning that could address the concerns of the neighbors, like a cap on the number or units proposed or on the height of the building.

Commissioner Trezise asked staff if the rezoning was approved how many duplexes could be developed by right.

Principal Planner Menser replied one duplex would be allowed but he would have to find out the details of how many could possibly be built.

Commissioner Richards commented with the buildable portion of the lot at approximately 8500 square feet townhomes would yield the most units so height would also be a concern.

Principal Planner Menser commented the maximum height is 35 feet or about 2.5 stories.

Commissioner Cordill asked if the elevation of the parcels to the north had been taken into consideration, would they be even with the parcel in question.

Chair Ianni asked if the property is viable as a single family home and if the previous home was recently occupied.

The applicant replied they had purchased the property in 2017 after it had been foreclosed on in December of 2016 and that prior to that it was occupied.

A straw poll indicated the Planning Commissioners would not be in favor of the rezoning and asked staff to prepare a resolution to deny for the next meeting.

Chair Ianni closed the public hearing at 8:21 p.m.

Chair Ianni called a short recess until 8:30 p.m.

B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Chair Ianni opened the public hearing at 8:30 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Mr. Mark Clouse spoke representing the applicant. He stated Township water and sewer were available directly across Cornell Road from the parcel proposed for rezoning.

Mr. Neil Bowlby, 6020 Beechwood spoke in opposition to Rezoning #18050.

Vice-Chair Scott-Craig commented there is a reason for the urban services boundary which is to discourage dense development outside of where all Township services can effectively function to serve all of the citizens.

Chair Ianni stated the Master Plan is to be used as a guide for future development not as a rule.

Commissioner Premoe stated that once the boundary is crossed it ceases to have much meaning.

Commissioner Cordill commented the urban services boundary was decided on by the community as a whole and should be respected as such.

A straw poll indicated the Planning Commission would not be in favor of Rezoning #18050 and asked the staff to prepare resolution to deny for the next meeting.

Mr. Clouse asked the Planning Commission to recognize the discrepancy between what they require and what the Master Plan calls for and stated the parcel in question is in the Mud Lake overlay district which means it is exempt from the urban services boundary.

Chair Ianni closed the public hearing at 9:08 p.m.

## **7. UNFINISHED BUSINESS-NONE**

## **8. OTHER BUSINESS**

### **A. Accessory Dwelling Units.**

Principal Planner Menser stated there does not seem to be a demonstrated need from the community to move forward with drafting language for an ordinance allowing accessory dwelling units. He said it seems to be too much change for the community's well established neighborhoods and he recommended revisiting the topic in 6 months.

Commissioner Richards moved to table further discussion on the matter.  
Supported by Commissioner Premoe.

Commissioner Premoe made a friendly amendment to revisit the topic in 6 months.  
The friendly amendment was accepted by Commissioner Richards.

### **ROLL CALL VOTE:**

**YEAS:** Commissioners Richards, Premoe, Stivers, Lane, Shrewsberry, Trezise, Cordill, Vice-Chair Scott-Craig and Chair Ianni.

**NAYS:** None

**MOTION CARRIES:** 9-0.

### **B. Form-based code work session**

Principal Planner Menser stated a work session was set with the consultants for shaping the avenue on April 30<sup>th</sup> at 6:00 p.m. He said dinner would be provided and members of the Township Board, Economic Development Committee, Corridor Improvement Authority and others were invited to attend.

## **9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS**

Commissioner Premoe stated he attended the most recent meeting of the Environmental Commission and there was a presentation at that meeting about the environmental danger of non-asphalt drive way sealant products and their grave danger to public health. He suggested the Planning Commission take initiative to recommend the Township Board ban this substance.

## **10. PROJECT UPDATES**

- A. New Applications - None
- B. Site Plan Received
  - 1. Site Plan Review #18-16-10 (Oliver Hatcher), revision of approved site plan for new Marriott Courtyard hotel at 3545 Meridian Crossing Drive.
  - 2. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.
- C. Site Plans Approved
  - 1. Site Plan Review #18-05 (Cook), installation of new entrance ramp at 1574 Haslett Road.
  - 2. Site Plan Review #17-02 (Portnoy & Tu), revision to approved site plan for new dentist office at 2476 Jolly Road.
  - 3. Site Plan Review #18-06 (Good Eats Diva), installation of outdoor seating area at 1561 Haslett Road.

## **11. PUBLIC REMARKS**

Mr. Shawn Liddick spoke in opposition to Rezoning #18040.

Mr. Steve Clark spoke in opposition to Rezoning #18040.

## **12. ADJOURNMENT**

Commissioner Lane moved to adjourn the meeting.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:38 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary