

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

APPROVED

**October 14, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Cordill, Richards,
Premoe
ABSENT: Commissioner Shrewsbury
STAFF: Meridian Township Manager Frank Walsh, Deputy Township Manager Derek
Perry, Director of Community Planning & Development Mark Kieselbach,
Economic Development Director Chris Buck, Principal Planner Peter Menser**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Public Remarks

Kristina Bolinger, 4038 Hagadorn Road, spoke in support of rezoning Hagadorn Road from RP (Research Park) to a residential zoning classification that is more appropriate for the current use of land.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.
Seconded by Commissioner Cordill.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. September 23, 2019 Regular Meeting

Commissioner Hendrickson moved to approve the agenda as written.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and said hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings

- A. Rezoning #19060 (Okemos Land Investment LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.

Chair Scott-Craig opened the public hearing at 7:07 P.M.

Principal Planner Menser provided an overview of the rezoning proposal and then introduced Meridian Township Manager Frank Walsh to share additional comments regarding the history of the surrounding Champion Woods, Woods of Heron Creek and Sundance Estates area. He discussed the important issues raised by residents and what took place at the various meetings between Township staff, the neighborhoods, and the applicant during the past year. Mr. Walsh concluded by taking a moment to thank everyone who has participated in the process and said he was available to answer questions.

Applicant Bob Schroeder, 670 Aquila Drive, East Lansing, MI expressed appreciation to Frank Walsh for his communication and feedback with various groups as he worked through the mediation meetings recommended by the Township Board at their August 8, 2019 meeting.

Public Comments:

1. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
2. Ashleigh New, 4139 Benca Circle, spoke in opposition to Rezoning #19060.
3. Dan McCole, Benham Way, spoke in opposition to Rezoning #19060.
4. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
5. Candy Parker, 4361 Aztec Way, spoke in support of Rezoning #19060
6. Steve Thomas, 2372 Sower Boulevard, spoke with appreciation for the mediation discussion process of Rezoning #19060 but would still prefer to have the area not developed.

Planning Commission Discussion:

- The Schultz Veterinary Clinic is zoned RR, which allows vet clinics by Special Use Permit.
- The northern twenty acres would be donated to Meridian Township and used as open space in a future PUD, if it is approved by the Township Board.
- Belief that the traffic assessment is confusing and should be updated to better reflect trip generation from future development.
- The office for Mayberry Homes is currently in East Lansing but Mr. Schroeder has lived in Meridian Township for many years and would like to move the office to Meridian Township on the PO zoned property along Bennett Road.
- Concern was voiced from resident regarding the schools not being able to accommodate the proposed additional growth however Principal Planner Menser noted he has not received any additional communications from the Okemos School Board of Education.
- Concern the proposed zoning request for office space could be considered spot zoning.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19060 (Okemos Land Investment LLC) at the next meeting.

Chair Scott-Craig closed the public hearing at 8:15 P.M.

- B. Rezoning #19070 (Fedewa Holdings), rezone approximately 2.9 acres of a 9.9 acre parcel located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling unit per acre).

Chair Scott-Craig opened the public hearing at 8:16 P.M.

Principal Planner Menser provided an overview of the rezoning proposal and noted the site plan is not under consideration at this time as it is a conceptual layout provided for informational purposes only.

The applicant, Jerry Fedewa, 5570 Okemos Road, of G.S. Fedewa Builders provided comments regarding the proposed rezoning of property and stated he would be available to answer questions.

Public Comments:

1. Laurel Hilliker, 4554 Dobie Road, spoke in opposition to Rezoning #19070. She also read a letter from John Leone, 4544 Dobie Road, who couldn't attend but wanted to express his opposition to Rezoning #19070 and to have the letter on record.
2. Kevin Hilliker, 4554 Dobie Road, spoke in opposition to Rezoning #19070.
3. Joel Major, 4570 Seneca Drive, spoke in opposition to Rezoning #19070.
4. David Kloc, 4538 Seneca Drive, spoke in opposition to Rezoning #19070.

Planning Commission Discussion:

- Homes backing up to the proposed property will require screening.
- There are many trees on the property and there is a desire to preserve them.
- The configuration of the future development will probably require variances.
- Consideration for duplex development in the proposed area instead of a multi-family project as this would be a better transition in the area, considering the single family homes to the west.
- RC zoning is not suitable in the proposed location.
- Approximately one third of the original property has already been developed.
- Traffic flow and safety in the proposed area is a concern as the area is already very busy.
- A multi-family project would create a lot more traffic onto Dobie Road.
- The proposed rezoning to RC is inconsistent with the Future Land Use Map.

A straw poll indicated the Planning Commission would be in favor of recommending denial of Rezoning #19070 (Fedewa Holdings) at the next meeting.

Chair Scott-Craig closed the public hearing at 8:52 P.M.

The Planning Commission took a 10 minute recess.

- C. Rezoning #19080 (Minerva Realty Capital LLC), rezone approximately 4.99 acres at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.

Chair Scott-Craig opened the public hearing at 9:02 P.M.

Principal Planner Menser provided an overview of the rezoning proposal. He also noted a letter was received from the applicant to clarify a condition after the packet was sent out.

The applicant, Matt Durbin from Pittsburgh, PA discussed the project and noted this would be an appropriate use of the area.

The owner's representative David Pierson spoke on behalf of Minerva Realty Capital LLC. He provided additional clarification on the request for rezoning with conditions.

Public Comments:

1. Kelly Rogers, 2924 Briarcliff, East Lansing, MI spoke in opposition to Rezoning #19080.

Planning Commission Discussion:

- The rezoning request is in line with the Future Land Use Map.
- The rezoning is appropriate for the property.
- The existing auxiliary building would remain for future office use.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19080 (Minerva Realty Capital LLC) at the next meeting.

Chair Scott-Craig closed the public hearing at 9:30 P.M

7. Unfinished Business - None

8. Other Business

- A. Form based code initiative.

The Planning Commission held a work session at 6:00 P.M. prior to the meeting to continue working on Section 4 of the draft form based code. Due to the length of the meeting tonight the Planning Commission agreed to continue the work at another work session scheduled for 6:00 P.M. prior to the next Planning Commission meeting on October 28, 2019. The group will finish up working on Section 4 and begin working on Section 5 Parking. The work session is open to the public and will be held in the Town Hall Room.

- B. Hagadorn Road (RP) Research Park rezoning request.

Principal Planner Menser provided a review of the request and noted he would have more information regarding the underlying zoning of Section 425 of the City of Lansing property in the nearby area off Hagadorn Road.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided an overview of the upcoming October 15, 2019 Township Board meeting. He further noted the Township Board will be making an appointment to the Planning Commission at the meeting. Additional information on the person can be found in the Board packet for the October 15, 2019 meeting.

The next Township Board meeting will be November 5, 2019 and not November 7, 2019 as previously published.

Commissioner Hendrickson provided an update from attending the September 25, 2019 Corridor Improvement Authority Meeting.

Chair Scott-Craig provided an update from attending the October 3, 2019 meeting of the Corridor Improvement Authority (CIA).

10. Project Updates

A. New Applications - None

B. Site Plans Received

1. Site Plan Review #19-14 (Huntsman Advanced Materials), install an approximately 50 foot tall dust collector on the west side of the building located at 4917 Dawn Avenue.
2. Site Plan Review #19-15 (Superior Brass and Aluminum), demolish two existing buildings on the site, construct loading dock between two remaining buildings, and remove and replace the existing parking area located at 4900 Dawn Avenue.

C. Site Plans Approved

1. Site Plan Review #19-10 (Meridian Township Parks & Recreation Department), construct pavilion and restroom building at the Harris Nature Center at 3998 Van Atta Road.
2. Site Plan Review #19-13 (Louis J. Eyde Family, LLC), construct 34,685 square foot office building at 2843 Eyde Parkway.

11. Public Remarks - None

12. Adjournment

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:48 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary