

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

**APPROVED**

**September 13, 2021  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury Richards,  
Snyder, Trezise  
ABSENT: Commissioner Premoe, Blumer  
STAFF: Director of Community Planning & Development Timothy Schmitt, Assistant  
Planner Keith Chapman, Information Technology Director Stephen Gebes,  
Multimedia Producer Samantha Diehl**

**1. CALL MEETING TO ORDER**

Chair Hendrickson called the regular meeting to order at 7:02 pm., and called the roll of the board.

**2. PUBLIC REMARKS**

Chair Hendrickson opened public remarks at 7:03 pm.

Craig Patterson 518 Lakeside Dr., Mackinaw City, MI spoke about the site plan at Woodward Way.

Chair Hendrickson closed public remarks at 7:04 pm.

**3. APPROVAL OF AGENDA**

**Commissioner Trezise moved to approve the agenda.  
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

**4. APPROVAL OF MINUTES**

A. July 12, 2021 Regular Meeting

**Commissioner Cordill moved to approve the minutes of July 26, 2021 Planning Commission  
minutes. Seconded by Commissioner Trezise.**

Commissioner Cordill offered a friendly amendment to the minutes. On page 4, Commissioner Premoe's reports and announcements. Instead of Brownfield Redevelopment Authority, it reads an incorrect acronym BRE. This should be changed to Brownfield Redevelopment Authority.

**Commissioner Cordill moved to approve the minutes of July 26, 2021 Planning Commission  
minutes as amended. Seconded by Commissioner Trezise.**

VOICE VOTE: Motion approved unanimously.

## 5. COMMUNICATIONS - NONE

## 6. PUBLIC HEARINGS

- A. Special Use Permit #21-19-111 – Woodward Way, modification of plans to construct a multi-family housing development.

Chair Hendrickson opened the public hearing at 7:06 pm.

Director Schmitt outlined the case for discussion.

Craig Patterson, Senior Vice President of Woda Cooper Companies further outlined the case for discussion.

Chair Hendrickson opened public remarks at 7:14 pm.

NONE

Chair Hendrickson closed public remarks at 7:14 pm.

The Planning Commission Discussed a number of topics with Applicant Craig Patterson, Engineer Bruce Callen and Director Schmitt including:

- Building elevations
- Siding material
- Breaks in sides of building
- The difference between a town home and stacked flats
- Storm water management
- Storm water treatment
- Future parking spots
- Pedestrian access to the end of Greencliff Dr.
- Fence height and type
- Trees and landscaping
- Side walk and water main connections
- Side walk connection to Greencliff Dr. pathway
- Public storm drain and utility easement

Craig Patterson stated that he would pay to install sidewalk to connect to the Greencliff path in the future if called upon to do so.

**Commissioner Trezise moved to suspend by-law 6.4A and allow action tonight on Special Use Permit #21-19-111. Seconded by Commissioner Richards.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise

NAYS: Chair Hendrickson

Motion carried: 6-1

**Commissioner McConnell moved to approve the resolution for approval of Special Use Permit #21-19-111. Seconded by Commissioner Richards.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:55 pm.

- B. Special Use Permit #21-19-121 - Woodward Way, modification of plans to construct a group of buildings greater than 25,000 square feet in size.

Chair Hendrickson opened the public hearing at 7:55 pm.

Director Schmitt outlined the case for discussion.

Applicant Craig Patterson further outlined the case for discussion.

Chair Hendrickson opened public remarks at 7:57 pm.

NONE

Chair Hendrickson open public remarks at 7:57 pm.

**Commissioner Trezise moved to suspend by-law 6.4A and allow action tonight on the Special Use Permit #21-19-111. Seconded by Commissioner Shrewsbury.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 7-0

**Commissioner Cordill moved to recommend approval for Special Use Permit #21-19-121. Seconded by Commissioner Trezise.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:58 pm.

**7. UNFINISHED BUSINESS - NONE**

**8. OTHER BUSINESS - NONE**

**9. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Director Schmitt reported the Township Board continued discussion on the MUPUD Ordinance. The township budget was introduced at the last Township Board meeting. Director Schmitt has requested a down payment on the beginning of the comprehensive plan, and will give the commission an outline in the future.

Commissioner Trezise asked if the Township Board has approved the Sparrow Health case. Director Schmitt replied yes they have, and he has a meeting on site with Sparrow on Wednesday.

Chair Hendrickson asked for an update on the Village of Okemos. Director Schmitt replied the Township Board has a sub-committee that has been working with the developer of the Village of Okemos. The Township hopes to see some form of construction this year, and to be fully in motion in spring of 2022.

A. Liaison reports.

Commissioner Snyder:

- Transportation Committee met on August 19. A major topic was the safety of the slip lane at the intersection of Lake Lansing Rd. and Towar Rd. A joint meeting of Transportation Commission, City of and East Lansing, and Ingham County Road Department will be held October 4<sup>th</sup>. A pathway at Whitehills neighborhood is being looked at for improvement. Transportation Commissioner Potter asked for clear definitions of what covered bike parking is according to the MUPUD Ordinance.
- Okemos Bridge project developers have projected February, 2022 Okemos Rd. traffic would be diverted from the bridge to Mt. Hope Rd., then north on Hagadorn Rd. and finally East on Grand River Rd.
- There has been discussion to implement a safe route to school initiative.
- Chair Vagnozzi requested to have a Transportation Commission liaison at the Planning Commission.

Commissioner Cordill:

- Corridor Improvement Authority met August 26<sup>th</sup> and did not have quorum, but will meet again in September. The Corridor Improvement Authority is looking at creating new crosswalks on Grand River Rd. but were not able to act on that.

Chairman Hendrickson:

- The Zoning Board of Approvals has met several times since the last Planning Commission meeting. The ZBA has approved the Dawn Ave. Carwash. The ZBA also discovered the front yard setback for almost every property was smaller than Township Ordinance requires on Park Lake Rd.

**10. PROJECT UPDATES**

A. New Applications

- 5114 Jo Don Drive – Rezoning from RCC to RB
- Silverleaf Subdivision – Wetland Use Permit
- 4837 Okemos Road – Schaefer Dental – Work in the Floodway Fringe

B. Site Plans Received

NONE

C. Site Plans Approved

- 2446 Jolly Road – Sparrow Health Systems

**11. PUBLIC REMARKS**

Chair Hendrickson Opened Public Remarks at 8:13 pm.

NONE

Chair Hendrickson Closed Public Remarks at 8:13 pm.

**12. ADJOURNMENT**

**Commissioner Cordill Moved to Adjourn.  
Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 8:13 p.m.

Submitted,  
Zachary Lemaster