

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, October 28, 2024, 6:30 pm

PRESENT: Commissioners Brooks, McConnell, Romback, Chair Shrewsbury, Vice Chair Snyder, Commissioner Blumer and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey and Executive Assistant Michelle Prinz

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 28, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:36 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present.

3. PUBLIC REMARKS

None.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Blumer moved to approve the October 28, 2024, regular Planning Commission meeting agenda. Seconded by Vice Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner McConnell offered a minor correction under 7. Roll Call Vote change the word Commissioner to Commissioners.

Commissioner McConnell moved to approve Minutes of the October 7, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Scales. Motion passed unanimously.

6. COMMUNICATIONS

None.

7. PUBLIC HEARINGS

A. SUP #24025-Panda Express Drive-Through

Chair Shrewsbury opened the public hearing at 6:38 pm.

Principal Planner Shorkey reviewed the SUP application for 4990 Marsh Road (former Wheat Jewelers building) for a restaurant drive through. The property is zoned commercial. There were no concerns from the analysis except for item 6-traffic assessment conclusions. The results of the analysis indicate that a north-eastbound right-turn taper is warranted along Marsh Road at the existing site access driveway. The traffic assessment will be required to be approved by the Ingham County Road Department during site plan review. The applicant is increasing green space from 1.16 acres to 1.34 acres and incorporating a detention pond.

Commissioner Rombach questioned the picture diagram showing 20 cars in the drive through. The applicant stated 10-12 is average, but the site has the space for 20 if needed.

Commissioner Scales stated that there was a previous approved SUP for a drive through at this property as it was a former bank. Principal Planner Shorkey explained that would not be valid due to the demolition and construction of this new building.

Commissioner Brooks mentioned the proposed 64 parking spaces may be too many based on the 58 seats for dining. Principal Planner Shorkey commented that the parking meets the ordinance.

Commissioner McConnell questioned the quality of the traffic study and consideration of the new building use versus the former use. Concern was shared of the impact for traffic in and off of Marsh Road. Discussion about the traffic study and the flow of traffic through the site.

Commissioner Scales mentioned the already approved drive through of the car wash near this location would probably generate more traffic.

Ashton Gaishin, MSU Student, commented on the parking spaces for the project. It seems to be overparked with the "family style" restaurant focus you would expect people to arrive together in fewer vehicles. There are also nearby parking lots.

Chair Shrewsbury closed the public hearing at 7:20 pm.

Straw Poll:

Most Commissioners state they could support this project and the Special Use Permit conditional of Ingham County Road Commission's approval. Commissioner Trezise suggested this project be brought back at the next Planning Commission meeting on November 18, 2024 for approval.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated the Township Board discussed the Okemos Gateway marijuana application at the last meeting.

B. Liaison Reports

Commissioner Scales reported that the BRA met and approved a reimbursement to Joe's on Jolly.

11. PROJECT UPDATES

Principal Planner Shorkey said that he had approved the site plan for the restaurant at 2731 East Grand River Avenue (former Bank of America building). Principal Planner Shorkey said that there will be a discussion on off street parking at the next meeting.

12. PUBLIC REMARKS

None.

13. COMMISSIONER COMMENTS

Commissioner McConnell stated the property at 1878 Hamilton has been demolished and clear cut.

Commission Blumer shared that Tantay opened and is fantastic.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:43 pm

Commissioner Scales moved to adjourn the October 28, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Romback. Motion passed unanimously.