

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, September 8, 2025, 6:30 pm

PRESENT: Vice-Chair Snyder, Commissioners McCurtis, Fowler, McConnell, and Brooks.
Commissioner Romback arrived late

ABSENT: Chair Shrewsbury

STAFF: Principal Planner Shorkey, Community Planning Director Schmitt

1. CALL MEETING TO ORDER

Vice-Chair Snyder called the September 8, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:34 pm.

2. ROLL CALL

Vice-Chair Snyder called the roll of the Board. All Board members were present except for Chair Shrewsbury and Commissioner Romback.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair Snyder asked for approval of the agenda. Principal Planner Shorkey noted a typo on the agenda.

Commissioner McConnell moved to approve the September 8, 2025, Regular Planning Commission meeting agenda as corrected. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McCurtis moved to approve Minutes of the July 28, 2025 meeting as corrected. Seconded by Commissioner Brooks. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. Central Park Drive Development

Director Schmitt opened the discussion by summarizing the potential project and the history of the site. Commissioner Romback arrived during the discussion.

Commissioner Brooks asked about the regulations for the area. Director Schmitt said that the settlement agreement and the RD zoning govern the area. Commissioner Brooks asked if the settlement agreement can be changed. Director Schmitt said that it can. Commissioner Romback asked Director Schmitt to clarify the process. Director Schmitt explained that it is being treated as a rezoning and that the applicant has held a meeting with residents and that they are incorporating comments into the plan from that meeting.

Commissioner McCurtis asked about height limits for buildings in the area. Director Schmitt said the limits in the area is three stories. Commissioner McConnell asked if the proposal included a commercial component. Director Schmitt said that it did not, followed by a general discussion about building aesthetics.

Commissioner McConnell complemented the proposed project's walkability, that he considered it an infill project, and said that it makes good sense. Commissioner McConnell asked about price point of the units. Commissioner McCurtis asked if the Planning Commission has any control over the prices of the units. Commissioner Romback asked for clarification about restrictions and conditions, followed by a general economic discussion.

Commissioner McConnell expressed concern about a potential dumpster location on the plan. Director Schmitt noted that. Commissioner McConnell asked if recycling could be a condition. Director Schmitt said yes. Commissioner McCurtis asked about home prices in the Township. Commissioner Brooks asked about the possibility of this being a mixed-use development.

Vice-Chair Snyder asked if the Planning Commission could condition trails. Director Schmitt confirmed that they can. Commissioner Fowler asked about apartment vacancy rates. Principal Planner Shorkey described past study findings about that. Commissioner Brooks noted some of the potential views from the potential apartments and asked if there was a list of conditions available. Director Schmitt said that the only restrictions are the requirements of the CS and RD zoning. Discussion about density.

B. Article VIII – Off-Street Parking and Loading

Principal Planner Shorkey opened the discussion. Principal Planner Shorkey said that Staff would be bringing the remainder of Article VIII to the Planning Commission for discussion in October and asked Commissioners to review Article VIII in advance of the discussion.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Community Development Director Schmitt gave an update about recent Board activity.

B. Liaison Reports

Commissioner McConnell said that the latest Environmental Commission meeting had been canceled.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

Josh Nahum said that he was in favor of the Central Park Drive development.

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Vice-Chair Snyder called for a motion to adjourn the meeting at 7:30 pm

Commissioner Romback moved to adjourn the September 8, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously.