

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

APPROVED

June 10, 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, Richards, Premoe, Cordill and Shrewsbury

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Economic Development Director Chris Buck.

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. David Pierson, 1142 S. Washington Avenue, introduced himself and said he would speak later during Special Use Permit #19031 and #19031 agenda items.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. May 13, 2019 Regular Meeting

- B. May 20, 2019 Regular Meeting

Commissioner Cordill noted a correction to be made in the May 13, 2019 Regular Meeting Minutes regarding the Architect company Greg Presley represents.

Commissioner Hendrickson moved to approve the amended May 13, 2019 minutes and the May 20, 2019 minutes as written.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed on the agenda and additional communications received and distributed to the Planning Commission at their places on the dais prior to tonight's meeting.

6. Public Hearings

- A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.

Chair Scott-Craig opened the public hearing at 7:10P.M.

Principal Planner Menser provided a summary of the request.

The applicant, Bob Schroeder, 1650 Kendale Blvd, owner of Mayberry Homes provided comments regarding the proposed request. Mr. Schroeder explained the 210 units would not be a high density project and would allow flexibility for designing and accommodating affordable family housing for first time buyers and young families as well as the empty nesters who want to downsize from larger homes now that families are grown. In addition upscale homes would also be offered.

Mr. Schroeder noted he would add an additional amendment to the rezoning with conditions that would include limiting the northern 20 acre piece of property to 10 units or less for development. He further said Mayberry Homes would support Township suggestions regarding connectivity to the adjoining communities surrounding the proposed rezoning area.

The applicant's representative, David Straub, 1650 Kendale Blvd, introduced himself also and noted both he and Bob Schroeder were available to answer questions.

Public Comments:

- A. Jan Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- C. Eric Torng, 4138 East Benca Way, spoke in opposition to Rezoning #19060.
- D. Steve Thomas, 2372 Sower Blvd, spoke in opposition to Rezoning #19060.
- E. John Ley, 2601 Creekstone Trail, spoke in opposition to Rezoning #19060.
- F. Ben Bushong, 4368 Aztec Way, spoke in opposition to Rezoning #19060.
- G. Yiming Deng, 2536 Kevern Way, spoke in opposition to Rezoning #19060.
- H. Larry McCurdy, 2710 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- I. Ming-Han Li, 4335 Aztec Way, spoke in opposition to Rezoning #19060.
- J. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- K. Dongman Choi, 4141 Usiak Circle, spoke in opposition to Rezoning #19060.
- L. Patrick Murphy, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- M. Renata Opoczynski, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- N. Earl Wiesinger, 4134 Benca Way, spoke in opposition to Rezoning #19060.
- O. Dana Flink, 2717 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- P. James Fenton, 2683 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- Q. JK Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- R. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- S. Dan McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- T. Jill Stephenson McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- U. Joy Wahawisan, 4155 Benham Way, spoke in opposition to Rezoning #19060.
- V. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- W. Jim Hewitt, 2728 Del Mar Drive, spoke in opposition to Rezoning #19060.

- X. Muk Agaram, 2683 Laforet Circle, spoke in opposition to Rezoning #19060.
- Y. Steve Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- Z. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- AA. Mark Cunningham, 2376 Graystone Drive, spoke in opposition to Rezoning #19060.
- BB. Dean McFarlane-Parrott, 4324 Aztec Way, spoke in opposition to Rezoning #19060.
- CC. Manoj Jutshi, 2559 Sophiea Parkway, spoke in opposition to Rezoning #19060.

Planning Commission Discussion:

- Last October the Planning Commission held a public hearing on the same request except conditions are now being offered. There are still concerns relating to density, traffic concerns and environmental impacts of a potential new development.
- The property proposed for rezoning can be developed as it is presently zoned. The density diminishes as one travels west from Hulett Road. The proposed rezoning is not a good fit for the area.
- The applicant did not provide reasons why the present zoning is unreasonable and did not offer explanations for the proposed zoning change.
- There were conflicting statements regarding the capacity of the Okemos schools.
- The water levels, drainage issues and wetlands are a concern and input from the Ingham County Drain Commission would be beneficial to understand the water flow.
- The developer and more than eighty guests were thanked for attending the meeting and sharing comments and concerns.

A straw poll indicated the Planning Commission would recommend denial of Rezoning #19060 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:21 p.m.

The Planning Commission took a 5 minute recess.

- B. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.

Chair Scott-Craig opened the public hearing at 9:30 p.m.

Principal Planner Menser provided a summary of the request.

The applicant, Jack Hummel, 1419 Clifton Avenue provided background regarding the request. Mr. Hummel stated the Lansing Chinese Christian Church was the perfect fit for the school as they have visited more than 170 buildings prior to finding this location.

The Pastor of the Lansing Chinese Christian Church, Timothy Peng, introduced himself and provided some history of the church and why he thinks this would be a perfect opportunity for the new Cedar Classical Academy. Both gentlemen said they would be available to answer questions.

Public Comment:

Lynne Page, 3912 Raleigh Drive, spoke in support of Special Use Permit #19-95151 but asked to consider no further encroachments on property affecting the wetlands.

Planning Commission Discussion:

- The use of an existing building is positive for the community.
- If more than 60 students attend the school the location may require re-evaluation.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-95151 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:46 p.m.

- C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
- D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.

Chair Scott-Craig opened the public hearing at 9:50 p.m.

Principal Planner Menser provided a summary of the requests and noted they would be considered together. A building permit for 2814 Eyde Parkway was issued in 2004 and foundation work began but the project did not proceed and the permit expired.

The applicant's representative, Samantha Eyde, 2290 Science Parkway, described the proposed request.

The applicant, Sam Eyde, 2947 Eyde Parkway, discussed the need for monument signs in the area to help direct visitors to the various buildings.

Public Comment:

Lynne Page, 3912 Raleigh Drive, expressed concerns regarding the proposal. She said the traffic study submitted by Traffic Engineering Associates was outdated and did not reflect the additional congestion of recent developments in the area. She also said that student safety is a concern for the students using non-motorized transportation in the area.

Planning Commission Discussion:

- The urgency for the approval of the request is for construction to begin.
- The monument signs requested are large and were a topic of discussion.
- There has been a lot of development in the area, in recent years and thoughtful consideration should be given to allow the Planning Commission a couple extra weeks to make a decision.
- This is not a new proposal, the building has been approved in the past and the only changes are the new amenities of the electric car charging station and gazebo.
- The proposed new building will be an even numbered building (2814) located between two other odd numbered buildings (2859) and (2827) and this should require extra signage to avoid confusion.
- It was noted there are no handicap parking spaces noted in the plans submitted for the new building.

Motion by Commissioner Lane to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.
Seconded by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Cordill, Trezise, Premoe, Shrewsbury, Richards and Scott-Craig.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 7-1

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.

Seconded by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Cordill, Trezise, Lane, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19091.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Hendrickson, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig closed the public hearing at 10:30 p.m.

Motion by Commissioner Lane to proceed with the agenda after 10:00 p.m.

Seconded by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

7. Unfinished Business

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Hendrickson to adopt the resolution recommending approval of Commercial Planned Unit Development #19034.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Premoe, Trezise, Cordill, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

- B. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
- C. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.

Principal Planner Menser provided a review of the May 13, 2019 meeting when the requests were originally discussed.

The applicant, David Pierson, 1142 South Washington Avenue, provided additional information for the proposed request. Mr. Pierson explained the fast casual restaurant pick-up window service concept the Chipotle Mexican Grill will use at the proposed location as well as their 10 year lease and commitment to the proposed site. Mr. Pierson invited Chipotle Design Manager Jen Sum. She spoke to further explain the pre-order and pick up process that will be used at the proposed location. She noted the concept differs from the traditional drive-thru service offered by other fast food restaurants.

Heather Zall with Traffic Engineering Associates discussed various trip analyses how traffic volumes might be impacted with the proposed site having a medical/dental office, retail and Chipotle Mexican Grill. The traffic analysis was not included in the meeting packet but was going to be made available following the meeting.

Jeff Kyes with KEBS Inc. noted the state has approved the floodplain permit for the project.

Planning Commission Discussion:

- A Special Use Permit runs with the land and not the tenant and if the tenant changes a different fast food restaurant could come to the location with more traditional drive-thru service and new traffic congestion and challenges.
- The traffic engineer and the applicant would evaluate the traffic issues near Chick fila exit area heading south.

A straw poll indicated the Planning Commission would consider approval of Special Use Permit #19031 and Special Use Permit #19071 at the next meeting.

8. Other Business -None

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Principal Planner Menser noted he will provide updates from the Township Board meetings in future meetings but will discuss this in more detail at the next Planning Commission meeting instead of at this meeting.

Chair Scott-Craig attended the recent Environmental Commission meeting on behalf of Commissioner Premoe who could not attend. He further noted also attending the Economic Development Commission meeting on June 6, 2019.

Commissioner Hendrickson reminded everyone of the Form Base Code meeting on June 11, 2019 at noon.

Principal Planner Menser noted 3 Planning Commissioners are registered to attend the upcoming Planning Essentials Training in Mason being sponsored by the Michigan Association Planning Association.

10. Project Updates

A. New Applications

1. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct trail at 1990 Central Park Drive.
2. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct trail at 1990 Central Park Drive.
3. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.

B. Site Plans Received

1. Site Plan Review #19-07 (Singh), convert garage to single family residence and install parking lot at 1954 Saginaw Highway.
2. Site Plan Review #19-08 (Haslett Holding LLC), develop Copper Creek planned unit development consisting of 88 single family residential lots on 44.470 acres located on the north side of Haslett Road, east of Creekwood Lane.

C. Site Plans Approved – None

11. Public Remarks - None

12. Adjournment

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 11:04 P.M.

Respectfully Submitted,

Debbie Budzynski

Recording Secretary