

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, September 22, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners McCurtis, Fowler, McConnell, Brooks, and Romback

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the September 22, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 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. Principal Planner Shorkey noted a typo.

Commissioner Romback moved to approve the September 22, 2025, Regular Planning Commission meeting agenda as corrected. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Romback moved to approve Minutes of the September 8, 2025 meeting as corrected. Seconded by Commissioner McCurtis. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25020 – Fedewa (Dobie Road)

Principal Planner Shorkey opened the discussion by summarizing his memo and describing the application. After a brief discussion, David Fedewa and Jerry Fedewa, applicants, answered questions from the Planning Commission.

Commissioner Brooks asked the applicants about their process and how they came up with the site plan. It was explained that the number of units were reduced and the natural area left. General discussion about possible sewer connections.

Commissioner Brooks asked if the units' deck locations require variances. Principal Planner Shorkey said no. Commissioner Brooks asked if the parking calculations included the garages and was answered in the affirmative. Commissioner McCurtis asked about market viability and the potential unit costs. Mr. Jerry Fedewa said that there was great demand and that the units would lease starting around \$2,500 per month. Vice-Chair Snyder asked who the units were being marketed to.

Chair Shrewsbury opened the public hearing.

Peggy Anderson spoke against the application, citing drainage and the Faith Lutheran driveway location.

Bradley Shaw spoke against the application, citing the future land use map, stormwater, the Faith Lutheran driveway, public safety, and traffic.

David Kloc spoke against the application, area character, property values, and stormwater.

Joel Major spoke against the application, citing dimensional issues, the Faith Lutheran driveway, and stormwater

Kris Kloc spoke against the application, citing area character, property values, and natural area loss.

Cecilia Kramer spoke in favor of the application, citing stormwater improvements and the Faith Lutheran driveway location.

Chair Shrewsbury closed the public hearing.

Commissioner McCurtis commented about the site's drainage and asked Principal Planner Shorkey to clarify the approval process. Commissioner Romback asked about the SUP standards about economic impacts. Commissioner McConnell discussed stormwater around Walden and noted that improvements can improve stormwater conditions. Commissioner Brooks expressed sympathy about drainage concerns and discussed the applicants' compromises on the proposed development, specifically pointing out the natural area and the density. Commissioner Brooks expressed support for the application. Vice-Chair Snyder discussed the rents of the units and said that she wants more affordable housing. Commissioner Romback confirmed that there was no conflict of interest as in the past and that he will be voting. Commissioner McCurtis expressed support for Vice-Chair Snyder's comments about affordability.

Commissioners indicated via straw poll that they would likely support the application. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

Chair Shrewsbury called a recess; reconvened at 7:51.

B. SUP #25021 – St. Martha Parish

Principal Planner Shorkey opened the discussion by summarizing his memo and describing the application.

Woody Isaacs, representing the applicant, discussed the application and pointed out that the addition will be hidden from Grand River Avenue. Commissioner McConnell asked for clarification about the height of the addition.

Chair Shrewsbury opened and closed the public hearing at 7:56 after no comment. Commissioner Brooks asked about sewer and water service and the location of the USB. Principal Planner Shorkey said that the site is outside of the USB but that it had dedicated sewer and water service.

Commissioners indicated via straw poll that they would likely support the application. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey gave an update about recent Board activity.

B. Liaison Reports

Commissioner Brooks discussed the last Brownfield Redevelopment Authority meeting.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updates in the report.

12. PUBLIC REMARKS

Debra Major spoke against SUP #25020, citing the height of the proposed building and affordability.

David Fedwea spoke for SUP #25020 and explained the height of the proposed buildings and the cost of the units.

Greg Fedewa spoke for SUP #25020 and confirmed the dimensions of the site plan.

13. COMMISSIONER COMMENTS

Commissioner Brooks spoke and expressed concern about housing affordability and said that the Township needs to be proactive. Commissioner Brooks suggested that changes in projects over time should be presented as a story and suggested that Commissioners should explain why they vote.

Commissioner McCurtis said that he voted based on the SUP criteria and the application material in front of them. Commissioner McCurtis said that affordability is not part of the SUP criteria.

Commissioner McConnell pointed out the walkability of the Fedewa site and discussed its compatibility with the area.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:24 pm

Commissioner McConnell moved to adjourn the September 22, 2025 regular meeting of the Planning Commission. Seconded by Vice-Chair Snyder. Motion passed unanimously.