



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
September 8, 2025 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. July 28, 2025
6. COMMUNICATIONS
  - A. Woodhull Township re: Intent to Plan
  - B. Alaiedon Township re: Intent to Plan
  - C. Letter re: Central Park Drive Development
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. Central Park Drive Development – Staff Update only – No Attachment
  - B. Article VII – Off-Street Parking and Loading – Discussion
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update
  - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



**TENTATIVE PLANNING COMMISSION AGENDA**  
**September 22, 2025**

1. PUBLIC HEARINGS
  - A. SUP #25020 – Fedewa (Dobie Road)
  - B. SUP #25021 – St. Martha Parish
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. None

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, July 28, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners McCurtis, Fowler, McConnell, and Brooks.  
Commissioner Romback arrived late

ABSENT: Vice-Chair Snyder

STAFF: Principal Planner Shorkey, Community Planning Director Schmitt

1. CALL MEETING TO ORDER

Chair Shrewsbury called the July 28, 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 except for Vice-Chair Snyder and Commissioner Romback.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McConnell moved to approve the July 28, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner McCurtis moved to approve Minutes of the July 14, 2025 meeting as written. Seconded by Commissioner Brooks. Motion passed unanimously.**

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. #25013 – Text Amendment – Sec. 86-758 – Landscaping

Commissioner Romback arrived during the discussion.

Principal Planner Shorkey introduced the item. After no discussion, Chair Shrewsbury called for a roll call vote.

**Commissioner McCurtis moved to adopt the resolution recommending approval of Zoning Amendment #25013 in accordance with the revised draft ordinance language. Seconded by Commissioner Brooks. Motion passed unanimously.**

B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters

Principal Planner Shorkey introduced the item. After discussion, Chair Shrewsbury called for a roll call vote.

**Commissioner McCurtis to adopt the resolution recommending approval of Zoning Amendment #25014 in accordance with the revised draft ordinance language. Seconded by Commissioner Romback. Motion passed unanimously.**

9. OTHER BUSINESS

Community Development Director Schmitt discussed the zoning ordinance's regulation regarding 25,000 square foot developments.

Commissioner McConnell asked for a clarification of the meaning of a group of buildings. Director Schmitt said that is undefined. Commissioner Fowler asked if there is a building-to-land ratio requirement. Director Schmitt said not for this specific SUP. Chair Shrewsbury asked if this requirement is a typical thing for other townships or is this specific to our township. Director Schmitt confirmed that other townships have a similar requirement, but for higher square footage.

Commissioner McCurtis asked if there would be an increase in the requests for this SUP. Director Schmitt said maybe yes because 25,000 square feet is not that big for a building. Principal Planner Shorkey suggested that potential developers have pulled out of projects because it requires them to get a SUP because of the 25,000 square foot requirement. Commissioner Romback suggested carving out land uses exempt from the 25,000 square foot requirement instead of a blanket amendment. Director Schmitt said that Staff would look at that suggestion.

Chair Shrewsbury said that she liked the idea of reducing burdens on developers but asked what would be the repercussions of having it go through administration without a public hearing. After more discussion, Commissioner Brooks asked for a map showing the locations of past SUPs for 25,000 square foot developments. Commissioner McConnell agreed.

Director Schmitt said that Staff would return with some ideas at a later date.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

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

B. Liaison Reports

Commissioner McConnell described the recent Environmental Commission discussion about the Schultz Vet Clinic wetland permit.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:20 pm

**Commissioner Romback moved to adjourn the July 28, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.**

**NOTICE OF INTENT TO UPDATE  
A MASTER PLAN  
WOODHULL TOWNSHIP, MICHIGAN**

July 30, 2025

In accordance with the requirements of Michigan Planning Enabling Act, this is to notify you that the Woodhull Township is initiating the process to update its Master Plan.

In the coming months, the Woodhull Township Planning Commission will be working on the plan. Once a draft has been prepared, a copy will be sent to you for your community's review and comment. Once the plan is adopted, a copy of the adopted plan will also be sent to you. It is our intention to provide the plan copies in digital format. If you would like a paper copy of the draft and final plan instead, please let us know.

Planning assistance is provided by ROWE Professional Services Company. The project manager for this project is Ben Keller who can be reached at (810) 341-7500 or [bkeller@rowepsc.com](mailto:bkeller@rowepsc.com).

The Woodhull Township Planning Commission thanks you for your cooperation and assistance.

Please direct any correspondence or questions to:

Woodhull Township  
Planning Commission  
7315 W. Beard Road  
Perry, MI 48872  
Fax: (517) 675-4345



**NOTICE OF INTENT TO PREPARE A MASTER PLAN  
TOWNSHIP OF ALAIEDON,  
INGHAM COUNTY, MICHIGAN**

August 6, 2025

On behalf of the Alaiedon Township Planning Commission and in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended (the “Act”), this letter is to notify you that **Alaiedon Township has begun preparations to update its Master Plan** (last revised in 2002). The updated plan will incorporate recent decennial census data, up-to-date local data, and studies completed in the last 10 years. Community feedback will also be sought in accordance with the Act, and to confirm the community’s land use vision.

**We expect to complete the Master Plan update process by Summer 2026.** When the draft plan is approved for distribution, we will forward a copy to you as required by the Act. We would appreciate your comments regarding the plan’s content and how you feel it may affect planning efforts in your community or service area. We will also consider comments regarding any potential coordinated planning or capital improvement projects. We plan to distribute the draft electronically. **Please let us know if you request a printed copy.**

Alaiedon Township thanks you in advance for your cooperation and assistance.

**Please direct any correspondence or questions to:**

Paulette George  
Township Office Manager  
(517) 676-9277  
[alaiedontwp@gmail.com](mailto:alaiedontwp@gmail.com)

RECEIVED  
SEP 02 2025

August 25, 2025

Board of Trustees and Planning Commission  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

**Subject: Opposition to Proposed Multifamily Development and Rezoning Adjacent to Central Park Estates**

Dear Members of the Board of Trustees and Planning Commission:

We are the owners of the single-family home at 4855 Nassau Street, Okemos, Michigan, which is immediately adjacent to the proposed Authentix Okemos multifamily community project, and we wish to express our strong opposition to the development. While responsible growth can benefit the community, this project in its current form raises serious concerns regarding zoning, environmental protection, neighborhood impacts, traffic, accountability, property values, and—most importantly—the direct effects on our home. Because our property directly borders the site, the development would substantially compromise our family’s privacy, quietness, security, and the value of our home.

**Zoning and Density**

Our understanding is that the original 2004 zoning included both community service and residential areas, with residential density limited to 8 dwelling units per acre. The current plan builds at more than 10 units per acre, and the proposal seeks approval for up to 14 units per acre while also eliminating the community service component entirely, thereby converting the property into high-density multifamily housing. This plan represents a significant departure from the original zoning framework and would unjustifiably increase residential intensity.

**Environmental and Wetlands**

The project will disturb wetlands that are vital for stormwater drainage and flood protection, thereby increasing risks for nearby homes, including ours. These wetlands also provide habitat for wildlife such as deer, cranes, turkeys, turtles, and rabbits, among others (see the attached photographs taken in the proposed development area). The development would displace these species and diminish the area’s environmental quality.

**Neighborhood Impacts**

Because our home borders the site, we would face increased activity, noise, and loss of privacy. A large multifamily complex next to single-family houses is incompatible with the neighborhood’s character and would reduce property values across Central Park Estates, especially for adjacent homes like ours.

### **Traffic and Safety**

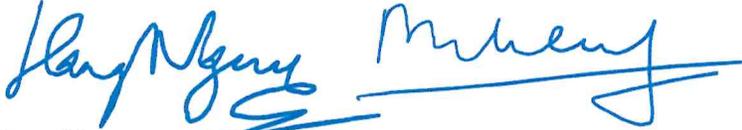
Over 300 apartments will likely introduce over 600 vehicles, overwhelming local roads. Central Park Road, especially the section between the Newman Road and Times Square Dr., was not designed to handle such a sharp increase in traffic. In addition, cut-through traffic on Belvedere Avenue and Columbus Avenue, two small internal streets, would pose serious safety risks to children, pedestrians, and cyclists.

### **Accountability**

Such a project requires strong management, yet according to the Better Business Bureau, the developer holds an F-rating for unresolved complaints, raising serious concerns about accountability (<https://www.bbb.org/us/wi/menomonee-falls/profile/property-management/continental-properties-company-inc-0694-44029672>).

Overall, this proposal is incompatible with Central Park Estates. The proposed rezoning, increased density, destruction of wetlands, displacement of wildlife, neighborhood and traffic impacts, and potential lack of accountability make it unsound and detrimental. In addition, it would directly compromise the privacy, quietness, security, and value of our property. We respectfully urge the Board of Trustees and Planning Commission to reject this proposal and the associated rezoning request.

Sincerely,



Hang Nguyen and Hieu Phan  
4855 Nassau Street  
Okemos, MI 48864





**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: September 8, 2025**

**Re: Parking Ordinance Update**

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Staff has discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission in past. Staff has previously informed the Planning Commission that there were several updates that they had been working on.

The Planning Commission has completed the updates for Sec. 86-755 – Schedule of Requirements for Parking Space and Sec. 86-758 – Landscaping. Staff is preparing a draft update for the remainder of Article VIII to present to the Planning Commission at a future meeting. Staff asks that members review Article VIII in the Zoning Ordinance.

We look forward to providing a draft ordinance to the Planning Commission in the future.