

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

APPROVED

**December 17, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Ianni, Stivers, Richards,
Shrewsbury, and Lane**
ABSENT: None
STAFF: Principal Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. Kevin Dohany, 2020 West Grand River, spoke in opposition to Rezoning #18150.
- B. James Giguere, 6253 Fenwick Court, applicant for Rezoning #18160 introduced himself and would be available for questions.
- C. Jeanette Feintuch, 4606 Seneca Drive, spoke in opposition to Special Use Permit #18111.
- D. Chuck Holman, 2502 Lake Lansing Road, applicant with Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 wanted to express his appreciation for the project comments made by the Planning Commission. Mr. Holman provided updates to the project and continues to work with consultants and will submit the updated plans as soon as they are completed.
- E. Mirza Baig, 2559 Lupine Court, spoke in opposition to Rezoning #18140.
- F. Jim Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111.

3. Approval of Agenda

Motion by Commissioner Cordill to approve the agenda as written.

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. The December 10, 2018 Regular Meeting minutes were removed from the agenda. Revised minutes will be available at the January 14, 2019 Regular Meeting.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled and that hard copies of communications received after the meeting packet was sent out were distributed to the Planning Commissioners at their places on the dais prior to tonight's meeting and would be included on the agenda for the next meeting.

- A. Jeanette Feintuch RE: Special Use Permit #18111
- B. Jibu & Ranjini John RE: Rezoning #18140
- C. Dylan Maxwell RE: Rezoning #18140
- D. Rajesh Nair RE: Rezoning #18140
- E. Jessi Adler RE: Special Use Permit #18081 & #18101
- F. Cecelia Kramer RE: Special Use Permit #18081 & #18101
- G. Joell Ackerman RE: Rezoning #18140
- H. James Weaver RE: Special Use Permit #18111
- I. Jeanette Feintuch RE: Special Use Permit #18111

6. Public Hearings

Chair Ianni opened the public hearing at 7:23 P.M.

- A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.

Principal Planner Menser provided a brief summary of the proposal.

The applicant, James Giguere, 6253 Fedwick Court, introduced himself and said he was available to answer any questions.

Public Comments: None

Planning Commission Discussion:

Commissioner Premoe suggested that the zoning conditions should be noted in any future plat.

Vice-Chair Scott-Craig commented the current proposal is a result of many meetings between the community, developers and the Township. He also noted there is an existing pathway from Robins Way to Kansas Street and the Township does own a parcel on the east side of the subject site and there is a future potential for a pathway which would eventually connect the surrounding areas.

Commissioner Cordill stated the future potential for the pathway to be built on the east side to connect to the other area pathways in the area is a beneficial amenity to the area.

Commissioner Stivers noted Township Manager, Frank Walsh, led a Task Force to work through this difficult proposal by engaging involved parties so discussion could take place.

A straw poll indicated the Planning Commission would be in favor of recommending Rezoning #18160 to the Township Board and staff was asked to prepare a resolution recommending approval for the next meeting.

Chair Ianni closed the public hearing at 7:42 P.M.

7. Unfinished Business

- A. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 13 units at 1730 Chief Okemos Circle.

Principal Planner Menser provided an update to the special use permit with the condition requiring the applicant to construct a six foot tall slatted wood fence along the north, south and west sides of the property.

The applicant Gerald Fedewa, 5570 Okemos Road, provided updates on the project. Mr. Fedewa stated he was surprised about the request to have fencing added on the south side of the property and he was available for questions.

Motion by Commissioner Trezise to approve Rezoning #18111.
Supported by Commissioner Lane.

Planning Commission Discussion:

Commissioner Cordill was still concerned about the height of the buildings and didn't want the project to overwhelm the single family homes located to the west. She also questioned the use of building materials and would like to see brick materials added to the buildings to enhance the architecture of the surrounding area.

Commissioner Richards mentioned the building to the east is 2 ½ stories in height.

Commissioner Cordill asked about the option of underground parking in order to bring the height of the buildings down. Fedewa said it would not be a good option because there would be future structural issues.

Vice-Chair Scott-Craig suggested the south side fence should be removed from the special use permit conditions because of the existing fence already there between carports.

Vice-Chair Scott-Craig commented the buildings do meet the conditions placed on the property regarding the height, length and setbacks however the location of the decks are a concern and wondered if there any other options available. Vice-Chair Scott-Craig also asked Mr. Fedewa if he could make changes to the siding materials for better appeal. The topic of evergreen trees also came up for discussion to help with natural screening near the rear fence line.

Principal Planner Menser interjected during the conversation that building materials and landscape requests should be included in the special use permit as conditions in order to get the result commissioners are requesting. As a result of the suggestion, the Planning Commission decided to amend the special use permit by adding the following additional conditions:

- No more than 70 percent of the exterior building façade is to be composed of one type of building material.
- Twenty 8-foot Conifer Evergreen trees are to be planted and staggered along the western boundary to assist in providing screening for neighbors.

The Planning Commission decided to amend the special use permit by removing the condition:

- A six foot tall slatted wood fence along the south side of the property.

ROLL CALL VOTE:

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

NAYS: Commissioner Cordill.

MOTION CARRIED: 8-1

- B. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser mentioned there were no updates to the rezoning proposal other than a concern raised during the last meeting about "spot zoning." Planner Menser noted that his research showed this proposal would not be considered spot zoning as there are other areas nearby zoned Professional and Office.

The representative for the owner, Thomas Hitch, 601 Abbot Road, reviewed the proposal and provided property history. Mr. Hitch said he was available for questions.

The realtor for the owner, Jim Caster, 16102 Park Lake Road, was available for questions.

Motion by Commissioner Cordill to approve Rezoning #18140.

Supported by Commissioner Trezise.

Planning Commission Discussion:

Commissioner Cordill stated rezoning to Professional and Office would not be as intrusive as rezoning to commercial or multiple family and the least impactful of the options available. Commissioner Cordill also mentioned the property was on the market for eighteen months and there was no interest by developers to build additional single family houses.

Vice-Chair Scott-Craig encouraged communication between the homeowners and the Township Board to continue as the process moves forward.

Commissioner Stivers asked if the property may be considered as a possible Township park. Principal Planner Menser stated the applicant would need to approach the Township Parks and Recreation Department.

ROLL CALL VOTE:

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

NAYS: Commissioners Premoe and Stivers.

MOTION CARRIED: 7-2

The Planning Commission took a ten minute recess 8:37PM-8:45PM.

- C. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive

Principal Planner Menser reviewed the proposal.

Motion by Commissioner Premoe to approve Rezoning #18150.
Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

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

NAYS: None.

MOTION CARRIED: 9-0

8. Other Business

- A. Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 (Newton Pointe LLC) – Resolutions to recommend denial.

Principal Planner Menser reviewed the proposals and noted the motions to approve the MUPUD and SUP failed due to the lack of support at the Planning Commission meeting on December 10, 2018. Principal Planner Menser stated it was important to document the concerns expressed previously for the public record. The information would also assist the Township Board during future meetings with the applicant when they submit revisions for the Mixed Use Planned Unit Development #18044 and Special Use Permit #18091.

Motion by Commissioner Shrewsbury to approve the resolution to deny the MUPUD.
Supported by Vice-Chair Scott-Craig.

VOICE VOTE:

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

NAYS: None.

MOTION CARRIED: 9-0

- B. Resolution of Appreciation – Dante Ianni

Vice-Chair Scott-Craig made a motion to approve the Resolution of Appreciation for Dante Ianni.
Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

- C. Resolution of Appreciation – Emily Stivers

Commissioner Cordill made a motion to approve the Resolution of Appreciation for Emily Stivers.
Supported by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports

Vice-Chair Scott-Craig provided an update from attending the Economic Development Committee meeting on December 6, 2018. He also noted it would be beneficial for the Planning Committee to review the documentation from the Township Board regarding the Medical Marihuana Ordinance for upcoming meetings because the topic is very complicated issue.

Principal Planner Menser noted the Planning Commission will be dealing with the zoning issues related to Medical Marihuana and the Township Board will handle the operational requirements and restrictions.

Chair Ianni thanked the Planning Commission, Township Board, Township Staff and the public for the opportunity to serve Meridian Township.

Commissioner Stivers thanked the Planning Commission, Township Board and Township Staff for the opportunity to serve Meridian Township.

Commissioner Premoe provided an update from the last Environmental Commission meeting.

Commissioner Cordill mentioned reviewing the drafts of the Medical Marihuana Ordinance found in the past Township Board meeting packets.

10. Project Updates

- A. New Applications - NONE
- B. Site Plans Received - NONE
- C. Site Plans Approved -NONE

11. Public Remarks

- A. James Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111.

12. Adjournment

Motion by Commissioner Richards to adjourn the meeting.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:07 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary