

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

APPROVED

January 14, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

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

ABSENT: None

STAFF: Principal Planner Peter Menser and Assistant Planner Mackenzie Dean

1. Call meeting to order

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

2. Public Remarks

- A. Roberta McCall, 2628 Rockwood Drive, spoke in opposition to Rezoning #19010.
- B. Ron Calhoun, 2875 Northwind Drive, applicant with Meridian Investment Group, LLC introduced himself and said he would be available for questions regarding Mixed Use Planned Unit Development #18034 and Special Use Permit #18031.
- C. Julie Hupp, 5177 Wardcliff Drive, spoke in opposition to Rezoning #19010.
- D. Alan Boyer, 3135 Pinetree Road, Suite D, with LSG Engineers and Surveyors introduced himself and said he was in attendance on behalf of Chris Potterpin. Mr. Boyer noted he would be available for questions regarding Special Use Permit #19011.
- E. Barbara Curtis, 5248 Park Lake Road, spoke in opposition to Rezoning #19010.
- F. George Tesseris, 2840 East Grand River, introduced himself and stated he would reserve his comments for later in the meeting during the Rezoning #19010 Public Hearing.

3. Approval of Agenda

Commissioner Richards moved to approve the agenda as written.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. December 10, 2018 Regular Meeting

Commissioner Premoe moved to approve the minutes as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled.

He further noted that hard copies of communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included in the packet for the January 28, 2019 Planning Commission meeting.

6. Public Hearings

- A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhol Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).

Vice-Chair Scott-Craig opened the public hearing at 7:14 P.M.

Principal Planner Menser provided a brief summary of the staff report and reminded everyone to focus on the rezoning and determine if the proposed zoning district is appropriate for this property. The plan and proposal submitted by the applicant are not the focus of discussion at this meeting.

Principal Planner Menser noted the incorrect spelling of Sirhal Drive on the maps in the meeting packet. The county maps spell it Sirhal Drive and corrections will be made.

The representative for the applicant, Frank Fugate, 500 S. Front Street Columbus, Ohio , explained the request. Mr. Fugate also noted on November 13, 2018 there was a community meeting held at Coral Gables Restaurant and concerns were discussed.

Mr. Fugate noted his company has an updated site plan. The buildings have been moved further towards Sirhal Drive. Mr. Fugate also noted (that the proposed development by Woda Cooper Companies, Inc.) doesn't accommodate full-time students as residents and is intended for families.

Public Comments:

- A. Property owner, George Tesseris, 2840 East Grand River, introduced himself and stated his preference for developing family housing on the property and support for Rezoning #19010.
- B. Roberta McCall, 2628 Rockwood Drive, spoke in opposition to Rezoning #19010.
- C. Julie Hupp, 5177 Wardcliff Drive, spoke in opposition to Rezoning #19010.

Planning Commission Discussion:

Commissioner Richards asked the staff if the Strafford Senior Housing development meets the Future Land Use Map designation as there seems to be some discrepancy.

Commissioner Cordill asked the staff if the two local streets could support the additional traffic generated by the development and Principal Planner Menser stated the Ingham County Road Commission could address this issue in a future meeting.

Commissioner Trezise noted Meridian Township doesn't have an abundance of affordable housing options for multi-family living and there is a need in our community to offer a variety of housing options.

Commissioner Lane reminded everyone to stay focused on the rezoning as the topic of discussion. He also noted there are no conditions tied to the proposed rezoning and without conditions intentions could change in the future.

Commissioner Trezise also mentioned if conditions are not tied to the rezoning the plans could be changed in the future.

Vice-Chair Scott-Craig noted the RC Zoning on the Stratford Place parcel is not in agreement with the Master Plan and perhaps this was an oversight. He further noted if conditions are tied to rezoning there is protection for future use.

Vice-Chair Scott-Craig asked the representative for the applicant, Frank Fugate, if the developer would consider adding conditions to the property for rezoning. Mr. Fugate agreed to discuss this issue with his company and will work with Principal Planner Menser so the Planning Commission can move forward with discussion at the next Planning Commission meeting on January 28, 2019.

A straw poll indicated the Planning Commission would not be in favor of recommending approval of Rezoning #19010 without conditions.

Vice-Chair Scott-Craig closed the public hearing at 8:20 P.M.

B. Special Use Permit #19011 (Potterpin Investments LLC), grading and fill in floodplain for drain crossing at 4977 Cornell Road.

Vice-Chair Scott-Craig opened the public hearing at 8:21 P.M.

Principal Planner Menser provided a summary of the staff report. He also noted there was a letter recommending approval of the Special Use Permit submitted by the Chief Engineer Younes Ishraidi from the Meridian Township Public Works Department but it was not included in the packet.

The applicant, Chris Potterpin, 5000 East Michigan Avenue, introduced himself and explained the request and said he was available to answer any questions.

Public Comments: None

Planning Commission Discussion:

Vice-Chair Scott-Craig stated he visited the site and supported the proposed project.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Special Use Permit #19011 and staff was asked to prepare a resolution recommending approval for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:32 P.M.
The Planning Commission took a five minute recess.

7. Unfinished Business

- 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 staff report. The applicant offered eleven voluntary conditions on the rezoning which are listed in the Resolution.

Motion by Commissioner Premoe to approve Rezoning #18160.
Supported by Commissioner Richards.

Planning Commission Discussion:

Commissioner Richards expressed appreciation to the developer and residents for coming together to discuss the issues and finding a resolution.

ROLL CALL VOTE:

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

NAYS: NONE

MOTION CARRIED: 7-0

- B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
- C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

Principal Planner Menser provided an update on both agenda items. The Planning Commission discussed the proposal last year during the June 11, 2018 meeting. The project was put on hold so the developer could obtain necessary permits from the Michigan Department of Environmental Quality. In addition, on December 12, 2018, the Zoning Board of Appeals approved a request for a variance to excavate in the floodway.

Ron Calhoun representing Meridian Investment Group, LLC, 2875 Northwind Drive, provided an update on the project since the June 11, 2018 Planning Commission Meeting. Mr. Calhoun indicated he would be available for questions.

Planning Commission Discussion:

Commissioner Trezise expressed concern at the meeting last year with regards to student parking during the school year and the potential of vehicles that could end up under water if flooding in the area took place and still is concerned with parking in the flood plain.

Vice-Chair Scott-Craig noted his concern with parking in the flood plain. There could be a threat to 83 of the 116 parking spaces should a major flood occur. The majority of parking would be by residents and many vehicles would be parked overnight which causes a safety and health hazard if there were to be a major flooding problem in the future. Vice-Chair Scott-Craig asked if a structure could be built that is above the flood plain so vehicles would be protected from the potential problem.

Vice-Chair Scott-Craig asked if the developer would consider changing the floor plan and eliminate the 12 units located in the lower level because they are so close to the floodplain.

Vice-Chair Scott-Craig offered the suggestion of using the lowest level space for storage instead. The project would result in a significant change from office use to residential use and considerable personal property could be at risk.

Commissioner Richards noted the amount of non-residential space, 3100 square feet means very little space available for a commercial use. He said the project is mixed by definition but mostly residential.

A straw poll indicated the Planning Commission would not be in favor of recommending approval of Mixed Use Planned Unit Development #18034 and Special Use Permit #18031.

8. Other Business

A. Election of Officers.

Commissioner Richards nominated Vice-Chair Scott-Craig for Chair, Commissioner Lane for Vice-Chair, and Commissioner Premoe for Secretary.
Seconded by Commissioner Trezise.

VOICE VOTE FOR SLATE OF 2019 OFFICERS: Motion Carried 7-0

B. ZBA representative and commission liaison assignments.

Vice-Chair Scott-Craig moved to appoint Commissioner Lane to serve as the Planning Commission representative on the Zoning Board of Appeals.
Seconded by Commissioner Richards.

VOICE VOTE: Motion Carried 7-0

The following Commissioners volunteered to serve as liaisons to the following commissions:

- Chair Scott-Craig to the Economic Development Commission
- Commissioner Premoe to the Environmental Commission
- Commissioner Richards to the Transportation Commission
- Commissioner Trezise to the Downtown Development Authority

Chair Scott-Craig was appointed by the Township Board to serve on the Brownfield Redevelopment Authority until 2020 when the term is up.

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

Principal Planner Menser introduced the newest member of the Planning Team- Assistant Planner Mackenzie Dean. She started with Meridian Township in November.

Chair Scott-Craig provided an update from attending the Economic Development Committee meeting on January 10, 2019.

Chair Scott-Craig also mentioned the concept plan for downtown Okemos will be presented at the Township Board meeting on February 5, 2019 and then to the Planning Commission on February 11, 2019. Chair Scott-Craig also provided an update from attending the Brownfield Redevelopment Authority Meeting on December 19, 2018.

Chair Scott-Craig noted there will be a meeting of the Boards and Commissions on January 15, 2019 at 6P.M. and the Planning Commission Members are encouraged to attend if possible.

In conclusion, Chair Scott-Craig reminded everyone the Medical Marihuana Ordinance for Zoning will be coming to the Planning Commission in February and the 2018 goals for the Planning Commission should be reviewed and updated in the future.

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

10. Project Updates

- A. New Applications
 - 1. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.
- B. Site Plans Received
 - 1. Site Plan Review #19-01 (Green Castle Properties, LLC), construct new car dealership (Fox Nissan) at 1614 & 1622 Grand River Avenue.
- C. Site Plans Approved – NONE

11. Public Remarks-None

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:37 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary