

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

**APPROVED**

**July 9, 2018**

**5151 Marsh Road, Okemos, MI 48864-1198**

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

**PRESENT: Commissioners Richards, Cordill, Ianni, Scott-Craig, Trezise and Shrewsbury**  
**ABSENT: Commissioners Stivers, Premoe, and Lane**  
**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 - none**

**3. Approval of Agenda**

Commissioner Cordill moved to approve the agenda as written.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes - none**

**5. Communications**

Principal Planner Menser noted two communications had arrived after the meeting packet was sent out and will be included in the meeting packet for the next Planning Commission meeting on July 23, 2018. He further noted that hard copies of the two communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting.

**6. Public Hearings**

- A. Rezoning #18080 (Giguere Homes) rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).

Chair Ianni opened the public hearing at 7:03 p.m.

Principal Planner Menser outlined Rezoning #18080 for discussion.

Mr. Jim Giguere, the applicant, stated he was offering several conditions to the rezoning in hopes of satisfying the desires of the current residents in the area and the Township Board. He stated the five conditions were: No more than eight (8) lots would be developed, preservation of a 50 foot wide strip of green space to act as a buffer between new development and existing neighborhood, deed restrictions equal to or greater than those in the existing neighborhood, limited hours of construction from 8 a.m. to 6 p.m., and the installation of a gated fence separating any new development from the existing neighborhood during the development phase of the neighborhood.

Mr. Giguere stated the proposed rezoning would preserve green space, trees, and minimize impact on the surrounding neighborhoods.

Mr. Brian Lick, 2613 Elderberry Lane, spoke in opposition to Rezoning #18080.

Ms. Alina Gorelik, 2577 Robin's Way, spoke in opposition to Rezoning #18080.

Vice-Chair Scott-Craig asked Mr. Giguere what he meant by meeting or exceeding the deed restrictions of the existing neighborhood.

Mr. Giguere said his intent would be to limit the types of homes, sizes of the lots, and the sizes of the homes. He said he would provide a copy of the deed restrictions for the existing neighborhood at the next meeting.

Vice-Chair Scott-Craig asked if the proposed buffer strip had an existing pathway.

Mr. Giguere said the Township has plans to put a trail on the property that would connect to other Township pathways.

Vice-Chair Scott-Craig asked the applicant what was meant by the "development phase" of the proposed property.

Mr. Giguere explained the development phase is prior to the building phase when land is being cleared, the road is constructed and utilities are placed.

Commissioner Cordill asked who would be in charge of making sure all the deed restrictions would be met.

Principal Planner Menser replied the Township does not enforce deed restrictions; it would be up to a homeowner's association to enforce the deed restrictions.

Commissioner Richards said he has difficulty with the idea that rezoning would be the only option to provide the desired outcome.

Commissioner Trezise asked if the proposed neighborhood would be part of the existing Sanctuary homeowner's association.

Mr. Giguere stated it would be up to the individual home owners and the association whether they would join.

Vice-Chair Scott-Craig asked if a buffer could be planned for the other side of the proposed development to soften the view of the neighborhood across the road.

Mr. Giguere said it could be a consideration.

Commissioner Cordill asked if the proposed cul-de-sac is of a standard size.

Principle Planner Menser replied he could find out but the Ingham County Road Department would be the authority over the road construction.

Commissioner Shrewsbury asked if a rezoning was the only option for achieving the desired result.

Principal Planner Menser replied a rezoning, planned unit development (PUD), or planned residential development (PRD) would be the options.

Commissioner Richards asked if a plat would be required.

Principal Planner Menser responded a plat would be required, as metes and bounds may not yield the number of lots desired by the developer.

A straw poll conducted indicated the Planning Commission would be in favor of a resolution of approval to be drafted for the next meeting.

Chair Ianni closed the public hearing at 7:45 p.m.

## **7. Unfinished Business**

- A. Special Use Permit #18061 (Meridian Township), replace drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road.

Principal Planner Menser outlined Special Use Permit #18061 for discussion.

Commissioner Richards moved to approve Special Use Permit #18061 as outlined in the resolution. Supported by Commissioner Shrewsbury.

VOICE VOTE:

YEAS: Commissioners Richards, Shrewsbury, Cordill, Trezise, Vice-Chair Scott-Craig, and Chair Ianni

NAYS: None

MOTION CARRIED: 6-0.

## **8. Other Business-None**

## **9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS-None**

## **10. PROJECT UPDATES**

- A. New Applications - None  
B. Site Plan Received-None  
C. Site Plans Approved  
1. Site Plan Review #18-07 (Wieland), construct a 29,270 square foot church at 6322 Newton Road.

## **11. PUBLIC REMARKS - NONE**

## **12. ADJOURNMENT**

Commissioner Cordill moved to adjourn the meeting.  
Supported by Commissioner Shrewbury.  
VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 7:50 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary