

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

APPROVED

May 24, 2021

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Hendrickson, Cordill, Snyder and Trezise

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Assistant Planner Keith Chapman, Neighborhoods and Economic Development Director Amber Clark, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl, and Timothy Schmitt

1. CALL MEETING TO ORDER

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

2. PUBLIC REMARKS

- A. Satish, 2003 Bush Bluff Dr. Okemos, looking at property recently for sale at Jolly and Okemos (former PNC Bank). He is looking for information regarding the procedures for requesting a change in zoning from professional office to commercial on the property. Assistant Planner Chapman will follow up with him.

3. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda.
Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

- A. May 10, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.
Seconded by Commissioner Richards.

Commissioner Richards mentioned one change on page 4 where the EGLE grant is mentioned. The spelling change requested from ELGE to EGLE.

Commissioner Richards accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted one communication.

6. PUBLIC HEARINGS

- A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Chair Hendrickson opened the public hearing at 7:08 p.m.

Assistant Planner Chapman provided an overview of the rezoning request for approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel will remain in the Industrial zoning district. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001. In 2018, the applicant rezoned (REZ #18090) the property from I (Industrial) to C-2 (Commercial). The Future Land Use Map for this parcel designates it as business technology. The C-2 zoning district requires a minimum of 100 feet of lot width and 4,000 feet of lot area. The requested I zoning district requires a minimum of 100 feet of lot width and 1 acre of lot area. The Township Wetland Map depicts wetlands on the site. If development is proposed, a wetland delineation report will be required. The Klinger Drain is on the property. Any proposed development will have to meet the Township's water features setback of 50 feet from the top of bank for open county drains.

Jim Phillipich, for the applicant, stated the family business decided to do the rezoning in 2018 to Commercial based on the development of the Costco and hopes for future commercial development along the corridor. They have realized that commercial development along that eastern third of corridor is not occurring. The request of industrial zoning will also be in support of the Township SmartZone initiative.

Public Comments:

- A. Amber Clark, 1348 Bayshore Dr. Haslett, spoke in support to Rezoning #21050.

Planning Commission Discussion:

- Support of the rezoning request as it fits in with the Future Land Use Map for the Township.
- Discussion of the business technology category in the Master Plan.
- Discussion of the current zoning categories versus the Future Land Use Map categories. A flow chart would be helpful in the future.

Straw Poll:

All Commissioners state they could support the rezoning request as submitted.

Chair Hendrickson closed the public hearing at 7:30 p.m.

- B. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Chair Hendrickson opened the public hearing at 7:31 p.m.

Director Kieselbach reviewed highlights of the amendment. The Planning Commission has had a committee working on the amendment. The Mixed Use Planned Unit Development (MUPUD) was originally developed in the 2000s. It is an overlay district and allows for residential and non-residential uses to be mixed on a site. The amendment is an update based on development. The amenities section has been updated. At least one amenity will be required for each project. For every waiver that is requested, the applicant will need at least one amenity. For every density bonus requested, applicants will need at least four amenities. The amendment will allow for the process to be streamlined with one approval for both the MUPUD and the Special Use Permit (SUP).

Public Comments:

None.

Planning Commission Discussion:

- Congratulations on the hard work on the amendment.
- Add affordable housing unit to the definitions. There should already be state and federal laws to define for affordable housing unit.
- Page 7-f. uses may be mixed horizontal or vertical discussion. Eliminate mixed horizontal. Further discussion on the meaning of mixed horizontal use.
- Discussion about getting more specific on the horizontal development will not create flexibility in the ordinance.

Straw Poll:

All Commissioners state they could support the zoning amendment as submitted, but would be helpful to have the definition of affordable housing unit for the next meeting.

Chair Hendrickson closed the public hearing at 7:54 p.m.

7. UNFINISHED BUSINESS - None

8. OTHER BUSINESS

- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Assistant Planner Chapman reported the Planning Commission discussed this at the April 12, 2021 meeting. At that meeting, the applicant provided a condition on the rezoning. The Planning Commission took a straw poll vote at that time and decided they would not support the rezoning based on that condition. Since that time, the applicant has submitted a revised condition to be added to the rezoning request. The condition now reads "Upon approval of the rezoning by the Township Board, the applicant will come back in 30 days of the approval and request rezoning of

the north half of the parcel from RCC to RB (single-family high density)". The single-family high density is a minimum lot with of 65 feet and 8,000 square feet lot area.

Planning Commission Discussion:

- The neighbors were supportive of a single family home versus an apartment building.
- If the condition is not met, then the zoning would revert back to its original zoning.
- The building on the south end of the parcel does not currently meet setback requirements.
- They could add one unit to the existing building and add a single family home on the northern portion of the property, if all ordinance requirements are met.
- Discussion of using the northern half of the property for a park as children are currently using the green space. Perhaps the Park Commission would look at that possibility.

Straw Poll:

All Commissioners state they could support the rezoning request as submitted with the updated condition. This item will be placed on the next Planning Commission agenda for action.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on May 18, 2021. At that meeting the Newton Place SUP one year extension was approved. Also, the Preliminary Plat for Sierra Ridge was granted a 2 year extension due to delays with COVID. The rezoning at Jolly Road and Kansas Road was discussed. Since the Planning Commission recommended denial of this rezoning, the Board has had meetings with the local neighborhood and the applicant has offered five conditions on the rezoning including 75 feet of the northern portion as a landscape buffer, moving driveways, build LEED certified building, and extend the public water main on Kansas Road for those residents. The Board was in favor of the rezoning with those conditions. It will be on the Board agenda for action on June 1, 2021. Joe's on Jolly did start demolition and ran into issues with the drain commission and those have been resolved, the building permit has been issued, hence development should be continuing on that site.

B. Liaison reports.

Commissioner Premoe and Chair Hendrickson thanked Mark Kieselbach for his 41 years of service to the Township and wish him the best of luck in retirement.

Commissioner Snyder attended the Transportation Commission meeting on Thursday, May 20, 2021. Discussed two railroad quiet zones. There was support for the quiet zones. Also, the Pathway Master Plan was recommended for approved.

Chair Hendrickson mentioned to Director Schmitt to review the goals of Planning Commission discussed at the January meeting. Now that the amendment to the MUPUD ordinance is complete, he would like to begin working with sub-committees on the sign ordinance amendment and the Future Land Use Map. The form based code pilot proposal will need to be reviewed by Director Schmitt and sent to the Township Board.

10. PROJECT UPDATES

- A. New Applications
 - 1. Special Use Permit #21041 (Guthrie), landscape and grading improvements located in the floodplain at 4681 Nakoma Drive.

- B. Site Plans Received
 - 1. Site Plan Review #21-02 (Newton Pointe, LLC), construct a mixed use project at the southeast corner of Saginaw Highway and Newton Road.

 - 2. Site Plan Review #21-21-05 (Hudson Senior Living), amendment to modify the Pine Village building entrance at 1673 Haslett Road.

- C. Site Plans Approved
 - 1. Site Plan Review #21-01 (Woodward Way LDHA), construct a 49 unit townhouse and apartment complex comprised of four buildings on a vacant parcel identified as parcel number 17-377-031.

11. PUBLIC REMARKS - None

12. ADJOURNMENT

Commissioner Hendrickson adjourned the regular meeting at 8:30 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary