

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, February 12, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales, Brooks, McConnell, and Blumer

ABSENT: Commissioner McCurtis

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER
Chair Shrewsbury called the February 12, 2024 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
2. ROLL CALL
Chair Shrewsbury called the roll of the Board. All board members present except Commissioner McCurtis.
3. PUBLIC REMARKS
None.
4. APPROVAL OF AGENDA
Commissioner Blumer moved to approve the February 12, 2024 regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.
5. APPROVAL OF MINUTES
Commissioner Scales moved to approve the Minutes of the January 22, 2024 Planning Commission Regular Meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously as amended.
6. COMMUNICATIONS
A. None
7. PUBLIC HEARINGS
A. None
8. UNFINISHED BUSINESS
A. SUP #24001 – 2731 Grand River

Senior Planner Shorkey outlined his memo and described the application.

Vice-Chair Snyder moved to approve the resolution for Special Use Permit #24001, a restaurant with a drive-through at 2731 Grand River. Motion seconded by Commissioner Blumer.

Commissioner Brooks asked why the business on the application is not named. Senior Planner Shorkey said that was often a confidential matter and not announced until the business is ready to

make it public and that the clientele should not matter to the land use. Commissioner Brooks said that the type of business would impact the traffic on the site. Commissioner Brooks said that he had seen an article announcing that it was a coffee shop. Senior Planner Shorkey said that information was not listed in the provided information. Senior Planner Shorkey pointed out that the traffic control manuals do not differentiate between different types of restaurants. Commissioner Scales said that the coffee shop might have come from the Planning Commission's previous conversation.

Commissioner McConnell asked about pedestrian connections to the site and if the retaining wall is a reason to not consider a pedestrian connection between the site and the property to the west and asked if the applicant would be willing to discuss the possibility with the neighboring property. After discussion with the aerial photo, Mr. Mitchell Harvey, engineer for the application, pointed out that the applicant was going to connect to the Pathway with a sidewalk. Mr. McConnell said that the apartment complex to the south might want a pedestrian walkway for convenience and asked the Planning Commission to think about it. Commissioner Blumer said that he was troubled by the idea that the Planning Commission could impose a condition that would require clearance from the neighboring property and that there was a large parking lot that would present hazards to pedestrians. Commissioner Scales agreed with Commissioner Blumer.

Commissioner McConnell agreed that they could not impose a condition on the applicant that would impact the neighboring property, but asked if the applicant could demonstrate that they would be willing to discuss a pedestrian connection during site plan review. Senior Planner Shorkey said that even if Trader Joe's said yes, it would require an amended site plan for a building that was under construction. Chair Shrewsbury said that they should go with the Township's Non-Motorized Plan and that if that Plan needed to be updated, that was a larger issue.

Commissioner Brooks asked about conditions to special use permits and if they were up to the Planning Commission. Senior Planner Shorkey described the special use permit process and discussed the limits of potential conditions. Commissioner Brooks asked if a condition could be applied to limit traffic to only enter onto the site on Grand River Avenue and exit on Dawn Avenue. Senior Planner Shorkey said that a vote would be needed to add the condition to the motion on the floor and pointed out that there was an accepted traffic study that shows two way traffic on and off of Grand River Avenue. Chair Shrewsbury said that the plan that had been shown to the Planning Commission showed that requiring them to exit from Dawn Avenue would require an extra loop and would add more traffic. After discussion, Chair Shrewsbury called for the vote.

VOICE VOTE YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales and Blumer

NAYS: Commissioners Brooks and McConnell

Motion carried: 4-2

B. SUP #24002 – 1614 West Grand River

Senior Planner Shorkey outlined his memo and described the application. Senior Planner Shorkey reminded the Planning Commission that they needed to pass two motions, one for the use and the other for the size of the self-storage facility.

Commissioner Snyder asked about the exterior lighting from the building. Senior Planner Shorkey said that the ordinance said that light had to be zero at the property line.

Commissioner Blumer moved to approve the resolution for Special Use Permit #24002, a request to construct a climate controlled self-storage facility at 1614 West Grand River. Motion seconded by Commissioner McConnell.

Commissioner Blumer said that he no longer had his previous concern about the size of the building because of the separation from the nearby residential neighborhood. Commissioner Scales said that the use was needed and that he was comfortable with approving their portion. After discussion, Chair Shrewsbury called the vote.

VOICE VOTE YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales, Brooks, McConnell, and Blumer

NAYS: None

Motion carried: 6-0

Commissioner McConnell moved to approve the resolution for Special Use Permit #24002, recommending approval to construct a building over 25,000 square feet, at 1614 West Grand River. Motion seconded by Commissioner Brooks.

VOICE VOTE YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales, Brooks, McConnell, and Blumer

NAYS: None

Motion carried: 6-0

9. OTHER BUSINESS

A. 2024 Workplan Discussion

Senior Planner Shorkey opened the discussion and summarized his memo.

After discussion, the Planning Commission brought the following issues up:

1. Missing middle housing
2. Off-street parking ordinance
3. ADA access
4. Landscape ordinance
5. Mall PICA study

Senior Planner Shorkey pointed out that in addition to the Master Plan issues, Staff had noted that there were issues with the Village of Nemoka zoning district and that Staff would be bringing more information about that at a later meeting.

B. Resolution of Appreciation – Peter Trezise

Commissioner Scales read and moved to approve the resolution of appreciation for Peter Trezise. Seconded by Commissioner Blumer. Motion passed unanimously.

C. 2024 Planning Commissioner Schedule – Reapproval

Senior Planner Shorkey explained the need for the reapproval of the Planning Commission’s 2024 schedule.

Commissioner McConnell moved to approve the resolution to amend the Planning Commission’s calendar for 2024. Seconded by Commissioner Scales. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Senior Planner Shorkey said that the Board had approved the Marsh Road rezoning request. Commissioner Scales asked what had happened with the car wash on Marsh Road. Senior Planner Shorkey said that it was still under review by the Drain Commissioner’s office.

B. Liaison Reports

Commissioner Scales said that the last EDC meeting had been cancelled.

Commissioner Brooks said that the last CIA meeting had been cancelled and that the CIA committee was supposed to meet the next week.

11. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey pointed out the project report in the packet. The Planning Commission discussed projects on the report and Senior Planner Shorkey said that he would update the Project Report.

12. PUBLIC REMARKS

Ms. Anne Perkins, Haslett Beautification Committee, said that she was pleased to hear the Planning Commission discuss native plants and suggested that they be draught resistant.

13. COMMISSIONER COMMENTS

Commissioner McConnell said that the Township had sent out the 2023 Annual Report and suggested that the Commissioners read it.

Commissioner Snyder asked Senior Planner Shorkey if the Planning Commission could consider missing middle housing. Senior Planner Shorkey said that he would add it to the list of workplan items.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to close the meeting at 7:41 pm.

Commissioner Scales moved to close the February 12, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Snyder. Motion passed unanimously.