



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
October 9, 2017 7PM



1. Call meeting to order at approximately 7:00 p.m.
2. Public Remarks
3. Approval of agenda
4. Approval of minutes
 - A. September 11, 2017 Regular Meeting
5. Communications
 - A. Brett Dreyfus RE: Building Prosperity Through Strong Towns
6. Public Hearings - NONE
7. Unfinished Business - NONE
8. Other Business
 - A. Master Plan
 - B. Shaping the Avenue initiative
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
10. Project Updates
 - A. New Applications
 1. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25 acres located east of Powell Road, north of Grand River Avenue.
 - B. Site Plans Received - NONE
 - C. Site Plans Approved - NONE

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

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Planning Commission Agenda

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11. Public Remarks

12. Adjournment

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Section 86-189 of the Zoning Ordinance).

TENTATIVE PLANNING COMMISSION AGENDA

OCTOBER 23, 2017

Regular Meeting

1. Public Hearings
 - A. Master Plan
2. Unfinished Business
 - A. None
3. Other Business
 - A. Shaping the Avenue initiative

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

DRAFT

**September 11, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Baruah, Cordill, Ianni, Lane, Premoe, Scott-Craig,
Tenaglia (Arrived 7:09)**
ABSENT: Commissioner Richards
**STAFF: Director of Community Planning and Development Mark Kieselbach,
Senior 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 Scott-Craig moved to approve the agenda as written.
Seconded by Commissioner Cordill.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. August 14, 2017 Regular Minutes
- B. August 28, 2017 Regular Minutes
- C. August 28, 2017 Work Session Minutes

Commissioner Scott-Craig moved to approve the minutes as written.
Seconded by Commissioner Baruah.
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Terri Giannola RE: Special Use Permit #17041 (Shine)

6. Public hearings-NONE

7. Unfinished Business

- A. Zoning Amendment #17030 (Township Board), amend Sections 86-378 and 86-439 to allow golf courses to be counted as open space in the Planned Unit Development (PUD) ordinance and Planned Residential Development (PRD) ordinance.

Commissioner Cordill moved to recommend approval of the Zoning amendment and read a resolution into the record.
Seconded by Commissioner Lane.
Commissioner Cordill commented golf courses are green and open space and the community is served well by allowing them to contribute open space in PUD and PRD areas.

Commissioner Scott-Craig said he did not consider golf courses to be open because they are not used by the general public, the zoning amendment would not apply to very many projects and questions of ownership could be problematic.

Chair Ianni voiced his support of the zoning amendment.

Commissioner Baruah stated she thought there needed to be clarification about who would maintain the open space if the golf course went out of business.

Commissioner Premoe said the zoning amendment would provide options for redevelopment that would not be possible without it.

ROLL CALL VOTE: YEAS: Commissioner Cordill, Lane, Tenaglia, Premoe, Baruah, Scott-Craig and Chair Ianni

NAYS: None

Motion carries: 7-0.

8. Other Business

A. Master Plan update

1. Okemos PICA

Senior Planner Menser reported there had been changes made to the map for the Okemos PICA based on objections from the Okemos Community Church. He said the Township added a disclaimer on the master plan stating the Master Plan is conceptual, not legally binding.

VOICE VOTE: Approval of Plan was unanimous

2. Photo selection sub-committee report

Senior Planner Menser reported the photo selection sub-committee had met several times, they had reviewed the photos in the Master Plan and had advised of some changes they would like to see to make the document more reflective of the community.

VOICE VOTE: Approval was unanimous

3. Next steps

Senior Planner Menser said the Master Plan should be ready for a public hearing by the second meeting in October which would have to be noticed publicly very soon.

Commissioner Cordill asked some questions about punctuation and grammar. Senior Planner Menser asked the Commissioners to email him any concerns they had over punctuation and grammar so he can correct or clarify them prior to publishing.

B. Shaping the Avenue initiative

Senior Planner Menser reminded the Commissioners about the September 14, 2017 open house which starts at 5:00 p.m. He stated the consultants from Shaping the Avenue would be there to answer questions about the project.

9. Township Board, Planning Commission officer, committee chair, and staff comments or Reports

Senior Planner Menser stated he would compile a monthly report to the Commission that would include: lists of new businesses, projects under consideration, projects under construction, projects submitted for but not approved yet and single family neighborhoods.

Commissioner Scott-Craig gave a summary of the Economic Development Committee meeting he attended on September 7, 2017.

10. Project Updates

- A. New Applications – NONE

- B. Site Plans Received
 - 1. Site Plan Review #17-97-16 (Saddleback BBQ), construct outdoor barbeque smoker at 1754 Central Park Drive.

- C. Site Plans Approved - NONE

11. Public Remarks

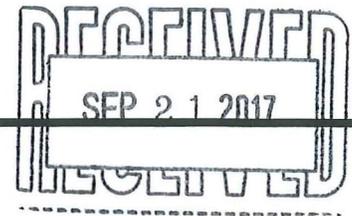
None

12. Adjournment

Chair Ianni adjourned the regular meeting at 8:01 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary



Peter Menser

From: Brett Dreyfus
Sent: Thursday, September 21, 2017 1:50 PM
To: danteianni5@gmail.com; Kenneth Lane; samtb5@outlook.com; cordillarchplan@michcom.net; scottcra@msu.edu; Christine Tenaglia DDS, PC (ctenaglia@tenagliasmls.com); richardsjerry3@gmail.com; dppremoe@hotmail.com
Cc: Peter Menser; Mark Kieselbach; Jennifer Quinlivan; Jason Hillard; Keith Chapman
Subject: Building Prosperity Through Strong Towns

Greetings, Meridian Planning Commission Members –

An internationally recognized expert in building long-term prosperous communities – Charles Marohn – was invited to the Mid-Michigan region to give his award-winning presentation entitled **“Strong Towns: How to Build Prosperity in Communities”** at the Tri-County Regional Planning Commission on December 9, 2015.

Along with other Meridian Township stakeholders, I participated in this event and found it to be very relevant to issues, opportunities and challenges right here in our community!

Resource: www.strongtowns.org/curbside-chat/#about-1 (video of presentation)

Mr. Marohn, President and founder of the national initiative Strong Towns, believes that the economic backbone of America is made of strong cities, towns, and neighborhoods. His approach relies on small, incremental investments, adapts to feedback, and is strongly focused on detailed accounting for revenues, assets, and long-term liabilities.

The link below contains valuable resources; including a video presentation that describes key components of his strategies on building financially thriving communities, as well as a video of his full presentation. This page also has an excellent narrative summary of six components of his approach to developing Strong Towns:

- America’s Suburban Experiment
- Mechanisms of Growth
- Illusion of Wealth
- Productive Growth
- Incremental Development
- Traditional Development

Resource: www.strongtowns.org/curbside-chat/#about-1

The concepts and strategies he presents, which have been adopted by communities across the country, could be a useful topic for discussion at an Meridian Economic Development Corporation and Township Board meetings.

Brett Dreyfus
Meridian Township Clerk



A Prime Community

Brett Dreyfus

Meridian Township Clerk

dreyfus@meridian.mi.us

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