

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

**APPROVED**

**July 13, 2020**

**Meeting held virtually using the Zoom web conferencing application**

**7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Richards, McConnell, Hendrickson  
ABSENT: Commissioners Cordill, Shrewsbury, Clark  
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic  
Development Director Ken Lane, Principal Planner Peter Menser, Information  
Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl.**

**1. CALL MEETING TO ORDER**

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

**2. PUBLIC REMARKS**

- A. Judith Pressick, 2219 Butternut Drive, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- B. Shelly Thomas, 1115 Samantha Avenue, spoke with concerns regarding Special Use Permit #19191 (Green Peak Innovations LLC).
- C. Donna (unable to translate), on Westminster Way, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- D. Ken Lane, Meridian Township Economic Development Director, 5151 Marsh Road, spoke in support for Special Use Permit #19191 (Green Peak Innovations LLC).
- E. Joe Neller, one of the co-founders of Green Peak Innovations LLC, 10070 Harvest Park, Dimondale, asked to speak to the concerns expressed by previous callers and the surrounding businesses of the proposed site.
- F. Gary Ballard, 3106 Pine Run, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- G. Scott Comer, 4960-4966 Northwind Drive, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).

**3. APPROVAL OF AGENDA**

Commissioner McConnell moved to approve the agenda.  
Seconded by Commissioner Richards.

**4. APPROVAL OF MINUTES**

- A. June 22, 2020 Regular Meeting

Commissioner Premoe moved to approve the amended minutes.  
Seconded by Commissioner Trezise.

Commissioner McConnell emailed corrections to be made, to Principal Planner Menser and provided explanation for 6B and 7A updates.

A friendly amendment was made by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

## **5. COMMUNICATIONS**

Chair Hendrickson announced that four communications were submitted in the July 13, 2020 meeting packet and one item was received after the packet was posted but emailed out to the members of the Planning Commission prior to the meeting.

## **6. PUBLIC HEARINGS - None**

## **7. UNFINISHED BUSINESS**

- A. Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.

Principal Planner Menser noted the conditions mentioned in the staff memo have been added to the resolution. Items 3-7 were discussed at the June 22, 2020 Planning Commission meeting and any further changes should be made before the Commission votes.

Motion by Commissioner Premoe to adopt the resolution approving Special Use Permit #20031 with conditions.

Supported by Commissioner McConnell.

Planning Commission Discussion:

- The alley located next to McCreary's Healthy Homes and Cars shop is used by all the surrounding businesses.
- The applicant's representative, Shasta, noted their business would be taking safety precautions to alert pedestrians walking on the sidewalk in front of their business and traffic approaching on Haslett Road, should a vehicle be exiting through their front garage door onto Haslett Road by installing a warning strobe light as a visual notification. In addition, a horn would sound when the garage door opens, and mirrors will be installed inside for their drivers so they can see traffic before exiting the building.
- The car detailing service would not use the front garage door located near Haslett Road, but other parts of the business may need to exit the garage door such as the rug cleaning vehicles.
- Lines have been painted in the rear parking to designate extra parking spaces.
- The applicant will work with the Planning staff to make sure the strobe light notification device meets the standards for traffic control with engineering and traffic codes.

The Planning Commission amended the resolution to add a condition of a warning light that would flash to notify pedestrians walking or traffic approaching on Haslett Road of a vehicle exiting the building onto the sidewalk and onto Haslett Road as an additional safety precaution.

The motion maker accepted the friendly amendment.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, McConnell, Richards, Trezise, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 5-0

- B. Special Use Permit #19191 (Green Peak Innovations, LLC), construct new 2,700 square foot commercial medical marihuana provisioning center on an unaddressed parcel on the east side of Northwind Drive identified as Parcel #20-127-003.

Principal Planner Menser provided a brief introduction of the resolution and noted it is the same format as the other Special Use Permits for commercial medical marihuana provisioning centers. The Planning Commission decision is only advisory to the Township Board.

Motion by Commissioner Trezise to recommend approval of Special Use Permit #19191.

Supported by Commissioner McConnell.

Planning Commission Discussion:

- The non-zoning medical marihuana ordinance definition of “facilities” seems to cause confusion. (Residents expressing concerns with the dance studio, play area, and beauty school located on Northwind Drive and the reference of public or private K-12 school, preschool or childcare center noted in the ordinance language.)
- The concerns of the public are understood by the Planning Commissioners and the applicant.
- The perception of the community could have a future impact on the businesses currently operating in the area. The area has a beauty school, dance studio, and play area for preschoolers.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, McConnell, Trezise, and Chair Hendrickson.

NAYS: Commissioner Richards

MOTION CARRIED: 4-1

- C. Rezoning #20040 (Michigan Baptist Convention). Rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

Principal Planner Menser had no updates on the proposed resolution and noted the recommendation would go to the Township Board.

Motion by Commissioner Premoe to recommend approval of Rezoning #20040.

Supported by Commissioner Richards.

Planning Commission Discussion:

- Last year the property was approved for rezoning for a Mixed Use Plan Unit Development with a time limit for development and the time lapsed and the sale didn't go through.
- The space is appropriate as office space, as a buffer between offices and apartments near Hagadorn and Eyde Parkway and a buffer between the neighborhood to the south.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, McConnell, Richards, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 5-0

**8. OTHER BUSINESS – None**

**9. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Principal Planner Menser provided a summary of the July 7, 2020 Zoom Township Board meeting.

B. Liaison reports.

- Commissioner Premoe provided a summary on the Zoom Building Board of Appeals hearing held on June 29, 2020 for Walnut Hills Country Club.
- Commissioner McConnell provided an update on the Zoom Environmental Commission meeting held on July 1, 2020.

**10. PROJECT UPDATES**

A. New Applications- None

B. Site Plans Received

1. Site Plan Review #20-05 (Hudson Senior Living), construct Pine Village mixed use project consisting of a 147,721 square foot senior apartment building with a total of 133 dwelling units and 9,114 square feet of leasable commercial space.

C. Site Plans Approved

1. Site Plan Review #20-00-09 (Williams Volkswagen, Inc.), construct 15,120 square foot addition to existing 30,420 Square foot automobile dealership at 2186 Jolly Road.
2. Site Plan Review #20-02 (Meridian Investment Group, LLC), construct new 73,050 square foot mixed use building with 78 dwelling units and 2,830 square feet of commercial space at 2875 Northwind Drive.
3. Site Plan Review #20-09-08 (East Lansing 1 LLC), add covered patio, sand volleyball court, and dog park to The Lodges apartment complex at 2700 Hannah Boulevard.

**11. PUBLIC REMARKS- None**

**12. ADJOURNMENT**

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Premoe.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 7:59 p.m.

Respectfully Submitted,  
Debbie Budzynski, Recording Secretary