

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Central Fire Station-Community Room  
Monday, December 9, 2024, 6:30 pm

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

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the December 9, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present.

3. PUBLIC REMARKS

None.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked to amend the agenda and add two resolutions to Other Business. The resolutions are in appreciation of the two members who are stepping down from the Commission.

**Commissioner Scales moved to approve the December 9, 2024, Regular Planning Commission meeting agenda as amended. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes. Commissioner McConnell asked that two changes be made to item 8.A to provide clarity regarding the discussion.

**Commissioner Blumer moved to approve Minutes of the November 18, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Romback. Motion passed unanimously.**

6. COMMUNICATIONS

Neal Galehouse, Ingham County Road Department, re: SUP #24025 (Email)

## 7. PUBLIC HEARINGS

### A. SUP #24030 – Alsaedi Group Child Care

Commissioner Scales disclosed that he lives near the property where this permit has been requested but does not live in the notification area for the permit nor on the block where the property is located. He asked that the remaining commissioners determine whether a conflict exists before they continue discussion.

**Commissioner Blumer moved to allow Commissioner Scales to participate in the discussion. Supported by Commissioner Rombeck. Motion passed unanimously, Commissioner Scales abstained.**

Principal Planner Shorkey gave an overview of how the public hearing will progress. He stressed that the decision is not made this evening and will be made on January 13<sup>th</sup>. He then detailed the application. He clarified for the Commissioners, State and local laws and ordinances that allow this type of use. *Discussion ensued.*

Ibrahim Al Abdali, representing the applicant, gave information about the business at its current location. He addressed the concerns regarding noise and fencing. Commissioner Scales asked for details regarding the setup of the childcare area. Commissioner Blumer asked for details about the ages of the clients. Commissioner McConnell asked for details about parking. Chair Shrewsbury asked for details about employees. Mr. Al Abdali answered the Commissioner's questions.

Chair Shrewsbury opened public comment at 7:03 pm

Heidi Doherty, township resident, spoke in opposition to the application.

Phil Mondro, township resident, spoke in opposition about SUP #24030.

Leah Arent, township resident, spoke in opposition about SUP #24030.

Jim Brandell, township resident, spoke in opposition about SUP #24030.

Aaron Rustad, township resident, spoke in opposition about SUP #24030.

Beth Homan, township resident, spoke in opposition about SUP #24030.

Chair Shrewsbury closed public comment at 7:20 pm

Chair Shrewsbury asked Principal Planner Shorkey to clarify the State requirements for notifying nearby property owners about a permit application on a property. Principal Planner Shorkey clarified the requirements and also stated that deviation from State requirements opens up the Township to litigation.

Commissioner Scales noted that the intersection nearest the proposed childcare has no traffic control signage and that the subdivision has no streetlights. Commissioner Scales asked if there was a deed agreement or covenant for the subdivision that defined whether the fence could be opaque. Principal Planner Shorkey stated that the Township has not been given access to such a document. Commissioner Scales expressed his disappointment that the applicant did not reach out to the neighborhood before planning this use.

Commissioner Brooks asked for more detail about the traffic considerations and wanted to know, if this is not an appropriate place for this kind of business in the Township, where an appropriate place would be with regards to noise and traffic. Vice-chair Snyder added that the State requires the Township issue an SUP if all of the standards are met and noted that traffic and noise are not part of the standards.

Commissioner Blumer asked if there have been any complaints filed against the business in its current location. Principal Planner Shorkey stated that there are no complaints filed, and they have never been in violation when inspected.

Commissioner Romback asked for clarification regarding signage. Principal Planner Shorkey stated that a small sign would be allowed on the building, but no signage is allowed in the front yard and no signage is required.

Commissioner McConnell asked for details about parking on the street. Principal Planner Shorkey stated that street parking is allowed on both sides of the street and, other than rules regarding snow emergencies, parking is permitted. Commissioner McConnell commented that the applicant might want to determine the school bus schedule and bring that information to the Planning Commission.

Chair Shrewsbury conducted a straw poll, the members of the Commission indicated their support for the Permit.

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. Off-street Parking Discussion

Principal Planner Shorkey briefly outlined the discussion that has occurred to date. Principal Planner Shorkey gave information about other communities' ordinances and gave a comparison of the current and proposed requirements as requested by the Commission during the previous discussion.

B. Tribute of Appreciation to Commissioner Mark Blumer

**Chair Shrewsbury moved to adopt the tribute of appreciation for Commissioner Mark Blumer. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

C. Tribute of Appreciation to Commissioner Milton Scales

**Chair Shrewsbury moved to adopt the tribute of appreciation for Commissioner Milton Scales. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey noted that Board approved the SUP for Okemos Gateway LLC and also discussed the Village of Nemoka text amendment.

B. Liaison Reports

Commissioner Scales congratulated Commissioner McConnell on his 2024 Volunteer of the Year award presented at the November 12<sup>th</sup> Board Meeting.

Commissioner McConnell noted that two strong applicants have applied to be on the Environmental Commission and the Environmental Commission received clarity from staff regarding the Green Space Plan.

11. PROJECT UPDATES

Principal Planner Shorkey noted the changes that have occurred since the last meeting.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:22 pm.

Jim Brandell, township resident, expressed concerns about SUP #24030.

Heidi Doherty, township resident, expressed concerns about SUP #24030.

Chair Shrewsbury closed public remarks at 8:28 pm.

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:29 pm

**Commissioner McConnell moved to adjourn the December 9, 2024, regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.**