

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

March 22, 2021

**Meeting held virtually using the Zoom web conferencing application
7:00 P.M.**

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

ABSENT: Commissioner Richards

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Menser, Neighborhoods and Economic Development Director Amber Clark, Information Technology Director Stephen Gebes, and 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 -NONE

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. March 8, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes.

Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill commented on page 2 under communications, where it says “a petition received in the packet” and requested it be amended to read “a petition in opposition to rezoning #21020 was received in the packet.”

Commissioner Trezise accepted as a friendly amendment.

5. COMMUNICATIONS-NONE

6. PUBLIC HEARINGS

A. Special Use Permit #21021 (Mr. R's Driving School) install a driver's education road test course in the parking lot behind the shopping center at 1575 Haslett Road.

Chair Hendrickson opened the public hearing at 7:03 p.m.

Principal Planner Menser provided an overview of the request to using an area that is 35 feet wide and 70 feet long south of the driving school suite for driver training purposes. Striping and cones would be utilized during testing times. The applicant has requested the Planning Commission make a decision on the special use permit the same night as the public hearing. The Fire Department, owner and management company have all approved the request.

Jason Redoutey, owner of Mr. R's Driving School, 1575 Haslett Road, spoke about the request and his lease termination in the Haslett Village Square after 17 years. He is wanting to provide the same road test, as he did at Haslett Village Square with no problems, at the new Haslett ShopTown location.

Public Comments: None

Planning Commission Discussion:

- There was a question regarding the urgency of tonight's action. The applicant replied that he has been out of business since February 5th and is ready to get back to business. Also, community members are ready to take road tests.
- Comment regarding the business location will be close to the future phase 3 of the MSU to Lake Lansing Pathway.
- Looking for confirmation on enough space for pulling in and out at the location.
- Mentioned that the stripes and cones are already at the new location. The applicant responded that they were working on a test run of the road test set up.
- There was support for suspending the bylaws, in order to act tonight, for this request.

Commissioner Blumer moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #21021 on the same night as the public hearing.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill moved to adopt the resolution to recommend approval of Special Use Permit #21021 with conditions.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson closed the public hearing at 7:23 p.m.

7. UNFINISHED BUSINESS

- A. Rezoning #21020 (Martin Investment Properties, Inc.), rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser referenced page 27 in the packet where he preparing two motions for this request. One to recommend approval of rezoning 2446 Jolly Road and to leave the other two parcels as currently zoned and another to recommend denial of rezoning all three parcels.

Planning Commission Discussion:

- Discussion of whether the petitioner would be willing to accept a reduced proposal and only rezone the parcel with frontage on Jolly Road.
- Applicant representative, Chris Buck stated that the full rezoning is required for the project to move forward.
- There was discussion about the potential medical use for the project and looking at the land use as opposed to the specific project.
- There was support for denial for rezoning of all three parcels.

Commissioner Trezise moved to adopt the resolution recommending denial of Rezoning #21020 to rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- B. Special Use Permit #21011 (Lansing Mart Associates, LLC.), excavate approximately 23,813 cubic feet (approximately 881 cubic yards) of soil from the floodplain to construct a retention pond at 2020 Grand River Avenue that will serve several commercial properties in the surrounding area.

Principal Planner Menser discussed, since the last meeting, the wetlands have been verified. The conditions of the resolution include: a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), physically marking wetlands, and making sure excavated materials are not placed in the wetlands.

Planning Commission Discussion:

- Discussion was had around the word retention versus detention of the pond.
- How is the quality of water improved in this basin? What is the Drain Commissioner's responsibility?
- The applicant representative, LSG Engineers, addressed detention versus retention. Detention slows the water down and retention has no outlet proposed.
- Discussion with the applicant representative regarding how the basin will be vegetated. Seeding is planned.
- Motion to make an amendment to the conditions to include measures to improve water leaving the site. No second to the motion. Motion failed.

Commissioner Blumer moved to adopt the resolution approving Special Use Permit #21011 with conditions.

Supported by Commissioner Snyder.

Amend the first whereas statement in the resolution to change the word retention to detention.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

8. OTHER BUSINESS

A. MUPUD Ordinance

Principal Planner Menser referenced page 44 in the packet where updates include a list of weighted amenities. He suggested that the subcommittee meet one more time.

Planning Commission Discussion:

- High density bonus concern if they all come from category 1.
- On the 3 amenities list, number 1 is very expensive. LEAD qualified versus LEAD certified.
- Discussion on facades and encouraging reusable materials for flexibility.
- Standards for non-residential
- Agreement for one more additional subcommittee meeting and it will be on the Planning Commission agenda on April 12, 2021.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the Township Board meeting held on March 16, 2021 and noted there have been no advances in recreational marihuana. It will be discussed next at the Township Board meeting on April 13, 2021.

B. Liaison reports.

- Commissioner Premoe attended the Brownfield Redevelopment Authority meeting on March 18, 2021. There was an election of officers. The current officers were renewed.
- Commissioner Snyder attended the Transportation Commission meeting on March 18, 2021. They passed a resolution for grant funding for phase 3 of the MSU to Lake Lansing Pathway. Also, discussing Pathway Master Plan updates. Director Perry will be meeting with all commissions to discuss this topic.
- Commission Cordill attended the Corridor Improvement Authority meeting on January 27, 2021. The CIA authored a letter in support of Form Based Code.
- Chair Hendrickson provided an update on the one hearing from the March 10, 2021 Zoning Board of Appeals meeting.

The Planning Commission would like congratulate Director Kieselbach on his well-deserved upcoming retirement.

10. PROJECT UPDATES

A. New Applications

1. Rezoning #21021 (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.

B. Site Plans Received -None

C. Site Plans Approved - None

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Trezise.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 8:24 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary