

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

APPROVED

**August 13, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Cordill, Ianni, Scott-Craig, Trezise, Shrewsbury, Premoe, and Lane
ABSENT: Commissioners Richards and Stivers
STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Assistant Planner Justin Quagliata

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 Lane moved to approve the agenda as written.
Supported by Commissioner Scott-Craig
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

July 23, 2018 Regular Meeting

Vice-Chair Scott-Craig asked to revise the minutes to include the missing name of a Commissioner on one item and amend an incorrect vote count on another item.
Commissioner Cordill moved to accept the minutes as revised
Supported by Vice-Chair Scott-Craig.
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Michael & Betty Casby RE: PUD #18014
- B. Craig O'Neill RE: PUD #18014
- C. Christina Morey RE: PUD #18014
- D. Dawn Kettinger & Denise Kane RE: PUD #18014

Principal Planner Menser noted four communications were received after the meeting packet was sent out but will be included in the next meeting packet for the August 27, 2018 Planning Commission meeting. Principal Planner Menser further noted that hard copies of the four communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting.

6. Public Hearing

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Chair Ianni opened the public hearing at 7:04 p.m.

Principal Planner Menser presented an overview of Planned Unit Development #18014 and provided multiple visual documents to support the discussion.

Representative for the applicant Mr. David Straub, 1650 Boulevard in Lansing, noted his company has owned the property under discussion for five years

Jeff Kyes, from the applicant's engineer Kebs, Inc., 2116 Haslett Road, noted Creekwood Lane would initially be used for utility work but construction traffic would use Haslett Road.

Principal Planner Menser stated a second means of access for the proposed project is required.

Public Comments:

Mr Randy Kindy, 5642 Creekwood Lane, shared concerns regarding green space, land preservation, safety for residents, and the construction of a pathway.

Mr. John Hood, 5636 Creekwood Lane, shared concerns with lots 79-81, preservation of the tree row, concern of no setbacks, and inquired as to the location of the second access road.

Ms. Sheila Saliganan, 5648 Creekwood Lane, shared that her lot backs up to proposed lot 81 and that privacy and preservation of land is a great concern and keeping construction to a minimum in the current neighboring areas for the safety of children.

Mr. Michael Casby, 5624 Creekwood Lane, shared concerns of increased traffic flow on Creekwood Lane and Woodknoll, Haslett Road turn lane issues, Meridian Road increased traffic issues, and location of secondary access.

Mr. Terry Taliaferro, 832 Spring Mill Drive, shared concerns with the Jeffries Drain and involvement by the Township with trees down in the area, concerns of dredging the drain, issues with the care of local roads and reducing the lanes, the sewer sub-station infrastructure, lack of quick response to snow removal, and having the response times be delayed further by the proposed development. He stated Meridian Township may be too busy with future projects to handle the current concerns and issues that residents have.

Mr. Ned Krouse, 5413 Meridian Road, shared concerns with the northeast corner of Meridian Township being a beautiful wooded and scenic area currently but the landscape will change with the future proposed development and many issues of concern in the future for roads, lights and traffic. He is opposed to the proposal

Mr. Dany Rothfeld, 5634 Wood Valley, shared concerns with Green Road traffic. He stated there is

heavy traffic from Green Road to Haslett Road and traffic coming from Williamston and it is only going to get worse and suggested installing a roundabout.

Ms. GERALYN SUE THELEN, 5548 Wood Valley Drive, shared concerns about Jeffries Drain as her property is 100% in the 100 year flood plain. She also expressed concern regarding the water runoff from neighboring rooftops, plans to dredge Jeffries drain, and sewer line problems to the lift station.

Commissioner Premoe expressed concerns with the zero foot rear yard setbacks mentioned in the proposed project.

Commissioner Cordill expressed the same concerns with the zero foot rear yard setbacks and also the five foot side yard setbacks.

Commissioner Scott-Craig asked a question regarding the "Big Picture" for future development, noting this meeting is only addressing a quarter of the property that intends to be developed in the future. Questions were raised regarding fire department regulations, future traffic, and flood issues. He said access points would need to be added if the future development involves 400 homes. He also shared questions regarding the kind of housing being proposed, price range, and the need for affordable housing.

Commissioner Trezise expressed concern with the proposed yard setbacks.

Principal Planner Menser suggested reviewing any submitted revised plans at the next meeting on August 27, 2018.

A straw poll conducted indicated the Planning Commission would like to revisit the proposal at the next meeting prior to voting on the project.

Chair Ianni closed the public hearing at 8:34 p.m. and a brief recess was taken until 8:40pm.

7. Unfinished Business

- A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, discussed water and sewer availability at the site. He stated there is approved sewer service to the site but there is currently no public water however negotiations are underway with the Department of Public Works and Engineering for service.

Commissioner Premoe moved to approve the rezoning, with changes to the resolution as discussed. Supported by Commissioner Trezise.

ROLL CALL VOTE FOR APPROVAL WITH CORRECTION TO RESOLUTION:

YEAS: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Shrewsbury, Lane, and Ianni

NAYS: None

Motion carried 7-0

- B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, stated there is currently no water or sewer service to the parcel.

Commissioner Trezise moved to approve the rezoning, with changes to the resolution as discussed.. Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Scott-Craig, Premoe, Cordill, Shrewsbury, Lane and Ianni.

NAYS: None

MOTION CARRIED: 7-0.

8. Other Business-None

9. Township Board, Planning Commission Officer, Committee Chair, and Staff Comments or Reports - None

10. Project Updates

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
 - 1. Site Plan Review #18-97-31, renovation of existing Arby's restaurant at 2214 Jolly Road.

11. Public Remarks - None

12. Adjournment

Commissioner Shrewsbury moved to adjourn the meeting.

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:47p.m.

Respectfully Submitted,

Deborah Budzynski
Recording Secretary