

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

January 13, 2020

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Hendrickson, Trezise, Richards, Premoe, Shrewsbury, Clark, and Cordill

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, and Principal Planner Peter Menser

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:02 P.M.

2. Public Remarks

1. Amanda Hopper, 5485 Martinique, spoke in support of Rezoning #19100.
2. Gary Durow, 1259 West Grand River Avenue, spoke in support of Rezoning #19100.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. December 16, 2019 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Lane noted the communication listed in the meeting packet for consideration and said hard copies of the communication received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings

- A. Special Use Permit #19151 (Haslett Gallery, Inc.), establish commercial medical marijuana provisioning center at 2119 Haslett Road.

Chair Lane opened the public hearing at 7:09 p.m.

Principal Planner Menser provided an overview of the request and said he would be available to answer questions.

The applicant's representative, Benjamin Joffe, legal counsel for Haslett Gallery Incorporated, 106 North Fourth Avenue, Ann Arbor, Michigan provided additional information about the proposed project. Mr. Joffe noted one correction in the Special Use Permit Application, Attachment B, should have stated hours of operation would be 9:00 am to 8:00 pm Monday through Sunday and that the times listed within the table are correct. He also stated he would be available to answer any questions.

Public Comment:

1. Dr. Charles Taunt, 5519 Silverleaf Court, spoke in opposition to Special Use Permit #19151.

Planning Commission Discussion:

- Planning Commission members expressed their concern about the ATA Blackbelt & Karate Martial Arts Studio located adjacent to the proposed commercial medical marijuana provisioning center. The school of karate client base consists mostly of school age children.
- Although the martial arts studio business is not a school it does teach classes to children.
- Concern was expressed about the proposed new business impact (financial and safety) to the businesses in the shopping center and the Red Cedar Surgery Center located next door on Okemos Road.
- The Special Use Permit Request Review criteria numbers (4) and (5) raised some concerns by the Planning Commission. The potential impact to existing neighboring uses and the economic welfare of surrounding properties or the communities is unknown currently.
- In response to a question about security, the applicant's representative referenced articles stating properties surrounding medical marijuana businesses were not negatively impacted and the property values continued to rise.
- The applicant's representative stated there is no loose marijuana handled in the provisioning center. All materials are prepackaged and delivered in vacuum sealed bags, so this process eliminates the cannabis smells. In addition to the packaging, carbon filters and canister filters are used to prevent any odor problems for the adjacent businesses in the shopping center.
- The applicant stated safety and security procedures are taken seriously. Guests are provided access into the provisioning center by a buzzer system and after the proper identification is shown, would be escorted to the sales area to make their purchases. Video monitors are also utilized and must be made available by law to the police department.
- The commercial facility license will be renewed yearly.

A straw poll indicated a majority of the Planning Commission would be in support of recommending approval of the proposed special use permit at the next meeting on January 27, 2020.

Chair Lane closed the public hearing at 7:58 p.m.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct a 146,743 square foot independent senior apartment building with 133 dwelling units at 1673 Haslett Road.
- B. Special Use Permit #19181 (Hudson Senior Living), construct an independent senior apartment building over 25,000 square feet in size at 1673 Haslett Road.

Principal Planner Menser noted both items could be discussed but motions should be voted on separately. He provided an update since the public hearing held in December. The applicant submitted a revised sign plan and a revised site plan adding 24 bicycle parking spaces, 4 motor vehicle parking spaces, identified 23 possible future parking spaces and an extension of the Township's Inter-Urban pathway along the west side of the property. Principal Planner Menser noted he would be available to answer questions.

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19034 with conditions.

Commissioner Premoe offered a friendly amendment to condition approval on adding the additional 23 possible future parking spaces to the site plan was accepted by the maker.

Supported by Commissioner Shrewsbury.

Planning Commission Discussion:

- Commissioner Hendrickson questioned if the proposed project met the intent of the ordinance for the Mixed Use Planned Unit Development. He stated one key goal is to mix uses in the development by providing common areas for residents and the public.
- The applicant stated the salon would be operated by a local business and would service residents of the complex as well as residents in the community. The dining room, pub and art studio in the complex would also be available to the public. Local groups would also be able to use the community rooms for meetings.
- The applicant stated they need 0.7 parking spaces per unit which is based on similar projects they have completed.
- There will be approximately 20 employees at the Pine Village senior apartment building.
- Director Chris Buck discussed the demographics of the 28 acres of property located in the Haslett Village Square area. The area is being marketed for redevelopment projects and the proposed Mixed Use Planned Unit Development is phase one. The other two sections (16.5 acre in the center section and 2.5 acre at the corner of Haslett/Marsh) of the property are being marketed to other projects.
- Chair Lane asked the applicant if they would consider revising the site plan to add the 23 parking spaces for a total of parking spaces to a total of 128 and the applicant agreed.
- Commissioner Trezise asked for a Friendly Amendment to the motion to make the 23 additional parking spaces part of the revised site plan.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Shrewsbury, Clark, Cordill, Trezise and Chair Lane.

NAYS: Commissioners Richards and Hendrickson

MOTION CARRIES: 6-2

Motion by Commissioner Cordill to recommend approval of Special Use Permit #19181 with conditions.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Cordill, Trezise, Premoe, Clark, Shrewsbury, Richards and Chair Lane.

NAYS: Commissioner Hendrickson

MOTION CARRIES: 7-1

C. Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

Motion by Commissioner Hendrickson to recommend denial of Rezoning #19100.

Supported by Commissioner Cordill.

Planning Commission Discussion:

- The property has been used for commercial purposes for many years.
- The request is inconsistent with the Future Land Use Map and surrounding properties which are residential.
- Rezoning the property to C-2 would be considered spot zoning.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Cordill, Trezise, Shrewsbury, Clark, Richards and Chair Lane.

NAYS: Commissioner Premoe

MOTION CARRIES: 7-1

8. Other Business

A. Election of Officers

Commissioner Premoe nominated Commissioner Lane as Chair.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Clark, Shrewsbury, Hendrickson, Cordill, Trezise, Premoe and Lane.

NAYS: None

MOTION CARRIES: 8-0

Commissioner Richards nominated Commissioner Hendrickson as Vice Chair.

Supported by Commissioner Clark.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Clark, Shrewsbury, Premoe, Trezise, Cordill, Hendrickson and Lane.

NAYS: None

MOTION CARRIES: 8-0

Commissioner Premoe nominated Commissioner Richards as Secretary.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Trezise, Cordill, Hendrickson, Shrewsbury, Clark, Richards and Lane.

NAYS: None

MOTION CARRIES: 8-0

B. March 9, 2020 Planning Commission meeting

Principal Planner Menser informed the Planning Commission that the March 9, 2020 regular meeting would need to be rescheduled because the room would be needed by the Clerk's office to prepare for the Presidential Primary on March 10, 2020. He suggested rescheduling the meeting for March 16, 2020.

Commissioner Richards asked if the fifth Monday of the month, March 30, 2020, would be available as this would allow a couple weeks between meetings and suggested if the other regular Planning Commission meeting could be moved from March 23, 2020 to March 30, 2020.

The administrative move was approved to change the March 2020 Planning Commission regular meetings to March 16th and March 30th and Principal Planner Menser noted he would update the calendar on the Meridian Township website.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the January 7, 2020 Township Board meeting and provided a preview of what is on the agenda for the January 21, 2020 Township Board meeting. He also noted that the Township Board will be considering a ninth appointment to the Planning Commission.

Commissioner Premoe asked if a Township Board member could join as a Liaison to offer support to the Planning Commission during meetings and Commissioner Hendrickson offered the additional suggestion of having the Liaison's from the Township Board rotate. Principal Planner Menser offered to draft a letter on behalf of the Planning Commission Chair for submittal to the Township Supervisor.

Commissioner Premoe attended the Environmental Committee meeting on January 8, 2020.

10. Project Updates

A. New Applications - None

- B. Site Plans Received – None
- C. Site Plans Approved - None

11. Public Remarks - None

12. Adjournment

Commissioner Shrewsbury moved to adjourn the meeting.
Supported by Commissioner Richards.
VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 8:53 p.m.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary