

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, June 22, 2026, 6:30 pm

PRESENT: Chair Romback, Commissioners Brooks, Nahum, and Shrewsbury

ABSENT: Vice-Chair McCurtis and Commissioner McConnell

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the June 22, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:40 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except Vice-Chair McCurtis and Commissioner McConnell.

3. PUBLIC REMARKS

Marilyn Ruh spoke in opposition to gas stations in the Township.
Michael Karagoulis spoke regarding SUP #26018.

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Commissioner Nahum moved to approve the June 22, 2026, Regular Planning Commission meeting agenda as written. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the June 22, 2026 meeting as written. Seconded by Commissioner Nahum. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. REZ #260017 – Sheetz

Principal Planner Shorkey opened the discussion and summarized the application.
Commissioner Brooks inquired whether there was any history explaining why the site had not

been redeveloped beyond its carwash use; Principal Planner Shorkey was unaware of any. Commissioner Brooks asked whether carwashes typically accumulate ground waste and whether residual contamination would require remediation prior to new construction; Shorkey deferred both questions to the applicant, noting that any contamination would depend on the age of the facility.

Commissioner Brooks questioned the site access. Principal Planner Shorkey noted one access point on the north side and two at the front. Commissioner Brooks asked whether the adjacent Huntington site would have a new access point. Principal Planner Shorkey clarified it would not and the sites would share existing access. Commissioner Brooks then asked about the likelihood of a former gas station site being redeveloped. Principal Planner Shorkey said that none of the gas station sites he had personally worked on had been redeveloped, though he acknowledged it was not impossible.

Chair Romback called the applicant to the floor.

Mr. Aman Walia, representing Sheetz, introduced the Sheetz brand and acknowledged that a variance would be required for the 6 extra fuel stations. Mr. Kaveh Ipakchian, engineer for the applicant, noted that the level of traffic service would remain essentially unchanged and confirmed in response to Commissioner Brooks' earlier concern that Sheetz would conduct an environmental assessment and address any necessary remediation of carwash-related contamination.

Chair Romback asked whether the traffic study accounted for anticipated future development in the area; the engineer confirmed it did not. Chair Romback also asked whether the applicant was concerned about market saturation given the concentration of nearby fuel retailers, including Meijer, Kroger, Speedway, 7-Eleven, and Tailgaters. Mr. Walia responded that Sheetz differentiates primarily through food service rather than fuel and did not consider saturation a significant concern.

Commissioner Brooks asked whether Sheetz sells supplements; the applicant confirmed it does not. Brooks noted that the site plan reflects 16 fuel positions and asked whether the development was viable given the current ordinance guidelines. Mr. Ipakchian indicated 16 positions reflect Sheetz's standard business model. Brooks confirmed that Sheetz had evaluated other locations within Meridian Township before selecting this site.

Commissioner Brooks commended the thoroughness of the site plan but reiterated his primary concerns: the immediate variance requirement, the ordinance's regulatory intent regarding fuel station size, and the number of fuel stations the Commission has recently reviewed and approved.

Chair Romback opened the floor for public comment at 7:11.

David Ledebuhr spoke in support for REZ #260017.

Chair Romback closed the floor for public comment at 7:14.

By informal vote, the Planning Commission indicated support for the application. Principal Planner Shorkey said that Staff would return at the next meeting with a resolution recommending approval.

B. REZ #26018 – 7-Eleven

Principal Planner Shorkey opened the discussion and summarized the application.

Commissioner Nahum asked whether Code Enforcement could address lighting concerns at the site; Principal Planner Shorkey confirmed that a complaint to Code Enforcement would initiate review, and that if the project proceeds to site plan approval, a photometric plan would be required.

Commissioner Shrewsbury asked whether the required variances would be addressed through the site plan process; Principal Planner Shorkey responded that concurrent processing with site plan approval had been recommended to the applicant, but variances are not a prerequisite for SUP approval and would instead be written into the conditions of the resolution. Commissioner Shrewsbury also asked whether other township sites have received similar proximity variances relative to residential areas; Principal Planner Shorkey confirmed there are existing examples of gas stations adjacent to residential properties.

Commissioner Brooks inquired about Clarion Pointe's positioning, noting the value of centrally located, moderately priced lodging options for township residents; Shorkey was unaware of a comparable hotel in the township. Brooks also asked whether the fuel stations would be positioned closer to Whole Foods or the road; Principal Planner Shorkey confirmed the fuel stations would be no closer to Whole Foods than is typical of standard gas station design.

Commissioner Nahum asked whether the adjacent apartments, despite being zoned C-2, constitute a non-conforming use; Principal Planner Shorkey confirmed this. Commissioner Nahum raised concern that the C-2 designation could allow fuel pumps to be placed in close proximity to the apartments. Principal Planner Shorkey clarified that the relevant ordinance measures setback requirements from residentially used property, not residentially zoned property, and therefore the apartments would be afforded the applicable separation from fuel pumps.

Chair Romback called the applicant, Mandy Gauss, to present the application and site plan prototype. The applicant introduced John Krupke of Encore Real Estate Development, who described the community engagement process, noting that resident input had been incorporated into the plan, including the addition of landscape buffers.

Principal Planner Shorkey recommended that the use of native and non-invasive plants be incorporated into the site landscaping; the applicant raised no objection. Commissioner Brooks asked whether the 7-Eleven would sell supplements such as Kratom or 70 products; the applicant confirmed it would not. Principal Planner Shorkey noted that the building perimeter landscaping, as it relates to variance language in the ordinance, may be a negotiable item prior to any Zoning Board of Appeals review.

Chair Romback opened the floor for public comment at 7:59.

Michael Karagoulis spoke regarding the application.

Chair Romback closed the floor for public comment at 8:01.

Commissioner Nahum raised concern regarding the SUP standard requiring that a project not adversely affect or be hazardous to neighboring uses, noting that fuel odor may conflict with this standard. He further questioned whether residents of the immediately adjacent apartments had been made aware of the project and expressed discomfort approving a use he believed posed hazards to neighboring residents.

Commissioner Brooks expressed concern over what appeared to be a reduction in the required setback from 300 feet to 24.4 feet, which he was unwilling to support. Principal Planner Shorkey clarified that this was not among the variances being requested and should be disregarded; the closest structure is actually 62.4 feet from the site. Principal Planner Shorkey noted that this setback could potentially be reduced to 60 feet if the applicant agreed to install a double row of coniferous trees along the rear property line.

After discussion, Principal Planner Shorkey said that Staff would bring the application back at the July 13 meeting for further discussion after verifying the setbacks and surrounding zoning.

Chair Romback called a five-minute recess at 8:11. Meeting resumed at 8:16.

8. UNFINISHED BUSINESS

A. REZ #26010 – Copper Creek

Principal Planner Shorkey summarized the memo and pointed out the resolution recommending approval in the packet.

Commissioner Nahum moved to adopt the resolution to recommend approval of Rezoning #26010 to rezone 65.38 acres of 139 acres located on Haslett Road from RA (Single-family Residential) to RA with a Planned Residential Development (PUD) overlay. Seconded by Commissioner Shrewsbury. Motion passed unanimously.

B. SUP #26011 – Kedi Craft Restaurant

Principal Planner Shorkey summarized the memo and pointed out the resolution of approval in the packet.

Commissioner Nahum moved to adopt the resolution to approve Special Use Permit #26011 to allow the construction of a new restaurant at the property at 4632 Okemos Road. Seconded by Commissioner Brooks. Motion passed unanimously.

C. REZ #26013 – Singh

Principal Planner Shorkey opened the discussion and summarized the memo.

B.K. Singh, Applicant, spoke about the application.

Commissioner Shrewsbury clarified that the applicant was not required to install the pathway, only provide the easement for the pathway. Commissioner Shrewsbury questioned the applicant if they still plan on developing the property even though they will have to connect to water and sewer, which was not in their previous plan due to it being cost prohibitive. Mr. Singh asserted that there was no existing water or sewer to hook up to, and the existing septic tank was updated more than 10 years ago. Commissioner Brooks clarified that if the commission was to rezone the property and the applicant were to develop the property, then the applicant would legally have to connect to meridian township sewer services. Mr. Singh agreed with this and noted at first availability that they would hook up to Meridian Township Sewer Services, but it was not available currently.

Commissioner Nahum asked Principal Planner Shorkey to confirm if public water and sewer was currently available at the site. Principal Planner Shorkey confirmed the property is inside the urban service boundary and that Pins & Pints had connected to Township water.

Commissioner Brooks said discussed the application and said that he is leaning toward supporting the application. Commissioner Shrewsbury discussed the application and confirmed with Mr. Singh that he understood what was required and that she was not opposed to the application. Chair Romback discussed the application and said that he is leaning toward no at this point.

After discussion, the Planning Commission indicated support for the application. Principal Planner Shorkey said that he would bring a resolution recommending approval to the July 13 meeting.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Nahum updated the Planning Commission on recent ZBA activities.

11. PROJECT UPDATES

Principal Planner Shorkey said that he had attended the recent CIA meeting and that they indicated support for making Mass Timber a level three amenity in the MUPUD ordinance. Principal Planner Shorkey said that he would schedule a public hearing for the Mass Timber ordinance update for the July 27 meeting.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks asked Principal Planner Shorkey to describe the difference between fuel stations and fuel pumps in the zoning ordinance.

Chair Romback asked Principal Planner Shorkey to add a discussion item about restaurants in the Office zone on the next agenda.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the June 22, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:45.