



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
March 11, 2024 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. February 12, 2024
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. 2024 Workplan Discussion
  - B. RN – Village of Nemoka District Discussion
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
11. PROJECT UPDATES
  - A. Project Report
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



**TENTATIVE PLANNING COMMISSION AGENDA**  
**March 25, 2024**

1. PUBLIC HEARINGS
  - A. SUP #22-021 – Silverleaf Floodplain SUP Extension
2. UNFINISHED BUSINESS
  - A. None
3. OTHER BUSINESS
  - A. Marijuana Update

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, January 22nd, 2024, 6:30 pm

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

ABSENT: Commissioner McCurtis

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER  
Chair Shrewsbury called the January 22, 2024 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
2. ROLL CALL  
Chair Shrewsbury called the roll of the Board. All board members present except Commissioner McCurtis.
3. PUBLIC REMARKS  
None.
4. APPROVAL OF AGENDA  
**Commissioner Blumer moved to approve the February 12, 2024 regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.**
5. APPROVAL OF MINUTES  
**Commissioner Scales moved to approve the Minutes of the January 22, 2024 Planning Commission Regular Meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously as amended.**
6. COMMUNICATIONS  
A. None
7. PUBLIC HEARINGS  
A. None
8. UNFINISHED BUSINESS  
A. SUP #24001 – 2731 Grand River

Senior Planner Shorkey outlined his memo and described the application.

**Vice-Chair Snyder moved to approve the resolution for Special Use Permit #24001, a request to construct a climate controlled self-storage facility, at 1614 West Grand River. Motion seconded by Commissioner Blumer.**

Commissioner Brooks asked why the business on the application is not named. Senior Planner Shorkey said that was often a confidential matter and not announced until the business is ready to

make it public and that the clientele should not matter to the land use. Commissioner Brooks said that the type of business would impact the traffic on the site. Commissioner Brooks said that he had seen an article announcing that it was a coffee shop. Senior Planner Shorkey said that information was not listed in the provided information. Senior Planner Shorkey pointed out that the traffic control manuals do not differentiate between different types of restaurants. Commissioner Scales said that the coffee shop might have come from the Planning Commission's previous conversation.

Commissioner McConnell asked about pedestrian connections to the site and if the retaining wall is a reason to not consider a pedestrian connection between the site and the property to the west and asked if the applicant would be willing to discuss the possibility with the neighboring property. After discussion with the aerial photo, Mr. Mitchell Harvey, engineer for the application, pointed out that they applicant was going to connect to the Pathway with a sidewalk. Mr. McConnell said that the apartment complex to the south might want a pedestrian walkway for convenience and asked the Planning Commission to think about it. Commissioner Blumer said that he was troubled by the idea that the Planning Commission could impose a condition that would require clearance from the neighboring property and that there was a large parking lot that would present hazards to pedestrians. Commissioner Scales agreed with Commissioner Blumer.

Commissioner McConnell agreed that they could not impose a condition on the applicant that would impact the neighboring property, but asked if the applicant could demonstrate that they would be willing to discuss a pedestrian connection during site plan review. Senior Planner Shorkey said that even if Trader Joe's said yes, it would require an amended site plan for a building that was under construction. Chair Shrewsbury said that they should go with the Township's Non-Motorized Plan and that if that Plan needed to be updated, that was a larger issue.

Commissioner Brooks asked about conditions to special use permits and if they were up to the Planning Commission. Senior Planner Shorkey described the special use permit process and discussed the limits of potential conditions. Commissioner Brooks asked if a condition could be applied to limit traffic to only enter onto the site on Grand River Avenue and exit on Dawn Avenue. Senior Planner Shorkey said that a vote would be needed to add the condition to the motion on the floor and pointed out that there was an accepted traffic study that shows two way traffic on and off of Grand River Avenue. Chair Shrewsbury said that the plan that had been shown to the Planning Commission showed that requiring them to exit from Dawn Avenue would require an extra loop and would add more traffic. After discussion, Chair Shrewsbury called for the vote.

**VOICE VOTE      YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales and Blumer**

**NAYS: Commissioners Brooks and McConnell**

**Motion carried: 4-2**

**B. SUP #24002 – 1614 West Grand River**

Senior Planner Shorkey outlined his memo and described the application. Senior Planner Shorkey reminded the Planning Commission that they needed to pass two motions, one for the use and the other for the size of the self-storage facility.

Commissioner Snyder asked about the exterior lighting from the building. Senior Planner Shorkey said that the ordinance said that light had to be zero at the property line.

**Commissioner Blumer moved to approve the resolution for Special Use Permit #24002, a request to construct a climate controlled self-storage facility at 1614 West Grand River. Motion seconded by Commissioner McConnell.**

Commissioner Blumer said that he no longer had his previous concern about the size of the building because of the separation from the nearby residential neighborhood. Commissioner Scales said that the use was needed and that he was comfortable with approving their portion. After discussion, Chair Shrewsbury called the vote.

**VOICE VOTE      YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales, Brooks, McConnell, and Blumer**

**NAYS: None**

**Motion carried: 6-0**

**Commissioner McConnell moved to approve the resolution for Special Use Permit #24002, recommending approval to construct a building over 25,000 square feet, at 1614 West Grand River. Motion seconded by Commissioner Brooks.**

**VOICE VOTE      YEAS: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Scales, Brooks, McConnell, and Blumer**

**NAYS: None**

**Motion carried: 6-0**

9. OTHER BUSINESS

A. 2024 Workplan Discussion

Senior Planner Shorkey opened the discussion and summarized his memo.

After discussion, the Planning Commission brought the following issues up:

1. Missing middle housing
2. Off-street parking ordinance
3. ADA access
4. Landscape ordinance
5. Mall PICA study

Senior Planner Shorkey pointed out that in addition to the Master Plan issues, Staff had noted that there were issues with the Village of Namoka zoning district and that Staff would be bringing more information about that at a later meeting.

B. Resolution of Appreciation – Peter Trezise

**Commissioner Scales read and moved to approve the resolution of appreciation for Peter Trezise. Seconded by Commissioner Blumer. Motion passed unanimously.**

C. 2024 Planning Commissioner Schedule – Reapproval

Senior Planner Shorkey explained the need for the reapproval of the Planning Commission’s 2024 schedule.

**Commissioner McConnell moved to approve the resolution to amend the Planning Commission’s calendar for 2024. Seconded by Commissioner Scales. Motion passed unanimously.**

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Senior Planner Shorkey said that the Board had approved the Marsh Road rezoning request. Commissioner Scales asked what had happened with the car wash on Marsh Road. Senior Planner Shorkey said that it was still under review by the Drain Commissioner’s office.

B. Liaison Reports

Commissioner Scales said that the last EDC meeting had been cancelled.

Commissioner Brooks said that the last CIA meeting had been cancelled and that the CIA committee was supposed to meet the next week.

11. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey pointed out the project report in the packet. The Planning Commission discussed projects on the report and Senior Planner Shorkey said that he would update the Project Report.

12. PUBLIC REMARKS

Ms. Anne Perkins, Haslett Beautification Committee, said that she was pleased to hear the Planning Commission discuss native plants and suggested that they be draught resistant.

13. COMMISSIONER COMMENTS

Commissioner McConnell said that the Township had sent out the 2023 Annual Report and suggested that the Commissioners read it.

Commissioner Snyder asked Senior Planner Shorkey if the Planning Commission could consider missing middle housing. Senior Planner Shorkey said that he would add it to the list of workplan items.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to close the meeting at 7:41 pm.

**Commissioner Scales moved to close the February 12, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Snyder. Motion passed unanimously.**



**To:** Planning Commission

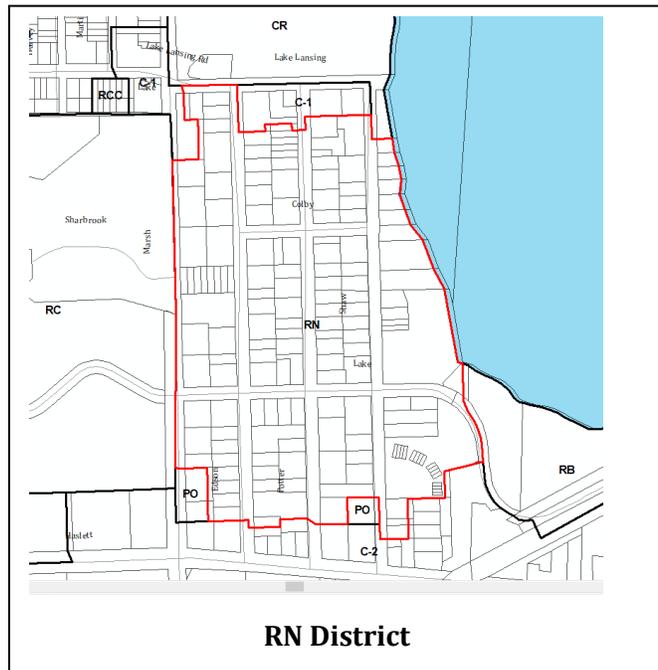
**From:** Brian Shorkey, AICP  
Senior Planner

**Date:** March 7, 2024

**Re:** RN – Village of Nemoka Updates

As Staff has continued evaluating the Zoning Ordinance, it has been discovered that the RN – Village of Nemoka district contains several incorrect references. The RN district is regulated by Sec. 86-377 in the Zoning Ordinance. Uses permitted by right include all uses permitted in the RB – Residential district and two-family dwellings. Special uses permitted include all uses permitted in subsection 86-376(c), as well as the problematic, “uses permitted by special use permit from the Planning Commission or Planning Director.”

The RN district is intended to permit a mix of housing types within the Village of Nemoka area. It is limited to a very specific area of the Township, as shown here. It is bounded by Marsh Road on the west boundary and Lake Lansing on the east boundary. It extends north to Lake Drive, excluding commercially zoned properties, and to the south almost to Haslett Road. A total of 149 parcels are included in the RN district, approximately 58 acres in total. Overall, the land uses in the RN district break down as follows:



Single-family residential	=	26.7 Acres
Multiple-family residential	=	12.6 Acres
Institutional	=	3.1 Acres
Developable open space	=	2.3 Acres
Office	=	0.4 Acre
MSU	=	0.2 Acre
Road right-of-way	=	12.7 Acres

As can be seen on the attached map, the majority of parcels in the RN district contain single-family residences, although the land uses are very diverse. The RN district includes several businesses or multiple-family developments, including Swan Cove Condos, Meridian Apartments, Lake Drive

## **RN – Village of Nemoka Updates**

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Apartments, Divine Life Assisted Living, Safe Haven Assisted Living, and the MSU Sailing Center. In addition, there are eight duplex units among the single-family homes.

There are several options for addressing the RN District:

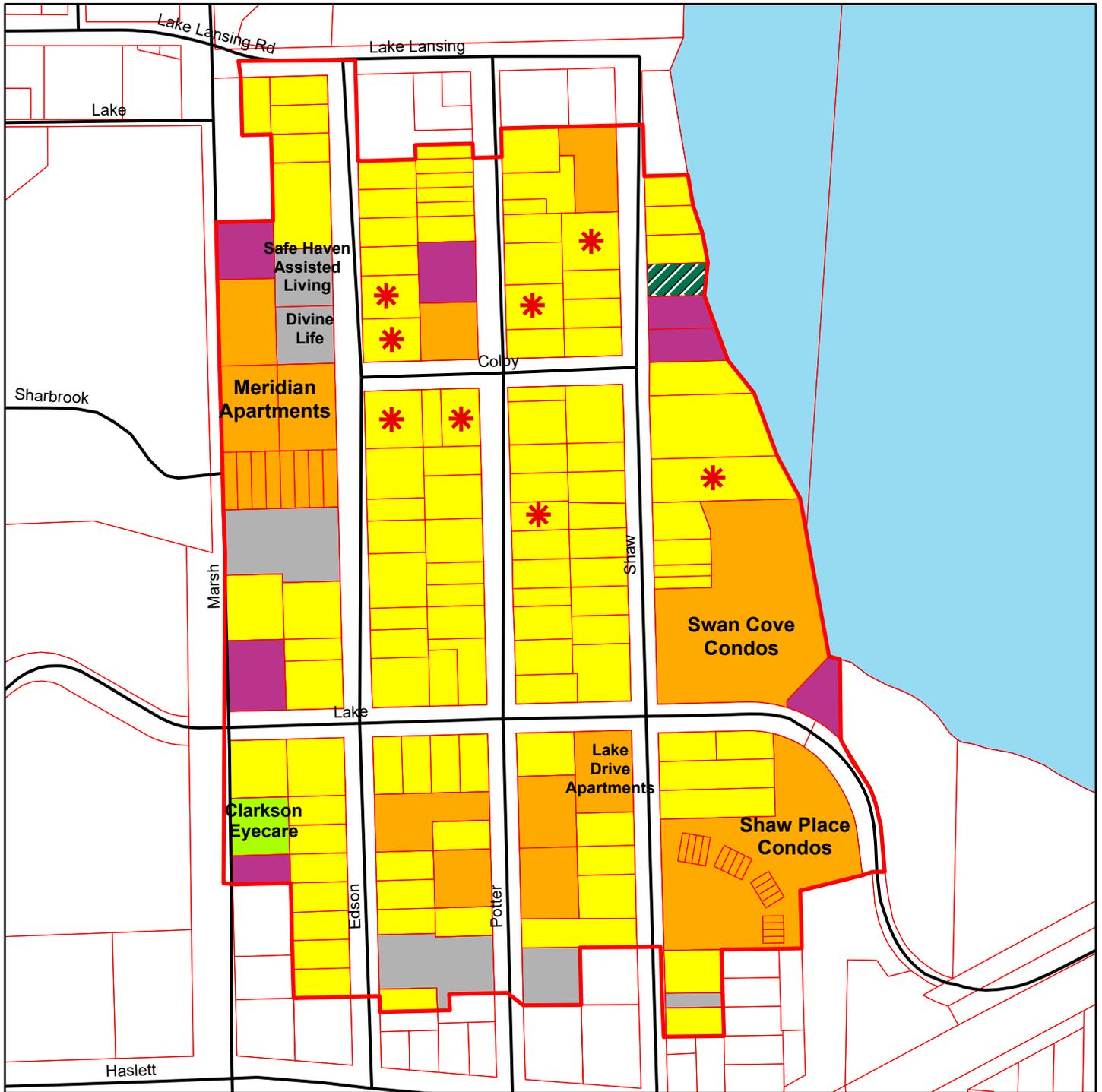
1. The RN district can be simply amended to fix the incorrect references to other ordinances and eliminate subjective language. This can be achieved relatively quickly and would correct Sec. 86-377, as shown on the attached ordinance.
2. Because the RN district land uses are referred from other sections, the RN district could be reviewed and updated to make the district distinct and unique. This would involve a parcel-by-parcel analysis of the district and an update of the uses and dimensional standards.
3. The RN district can be eliminated, and RN zoned properties can be rezoned appropriately. This would require a text amendment deleting Sec. 86-377 and administratively rezoning all of the affected parcels. If this route is chosen, then Staff would engage in an analysis of the district and recommend appropriate zoning categories for each parcel.
4. The Planning Commission can take this opportunity to evaluate the entire Lake Lansing area, in accordance with the Master Plan. This would be a major undertaking and take most of the year to complete.

We look forward to further discussing this issue with the Planning Commission in the future.

#### **Attachment:**

1. Map of Village of Nemoka Land Uses
2. Sec. 86-377 – Village of Nemoka – Corrected Version

# Village of Nemoka Current Land Uses



RN District CLU	
	DEV
	INST
	MFR
	MSU
	OFFICE
	SFR

	Duplex
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1:4,000



Chapter 86. Zoning  
ARTICLE IV. District Regulations  
DIVISION 2. Residential Districts  
§ 86-377. RN District: Village of Nemoka Mixed Residential District.

[Code 1974, § 82-16]

(a) Purpose.

- (1) The purpose of the RN district is to permit a mixture of single-family and multiple-family residential dwellings within the area commonly known as the Village of Nemoka area of Haslett. The Village of Nemoka is characterized by a mixture of multiple-family and single-family dwellings unlike other areas of the Township where differing land uses have been segregated through the use of zoning. It is not the intent of this section to discourage either of the prominent land uses in the Village of Nemoka but to promote the unique character of the mixed land uses currently found in the Village. In the RN district both single-family dwelling units and multiple-family dwelling units at a maximum density of 14 units per acre, are permitted.
- (2) The district is to encompass those specific and unique land use characteristics found only in the Village of Nemoka. Consequently, the use of this district is limited exclusively to the Village of Nemoka which is generally described as the area bounded on the north by Lake Lansing Road, on the west by Marsh Road, on the east by Lake Lansing, and on the south by Haslett Road.
- (3) This section applies to the RN district.

(b) Uses permitted by right.

- (1) All uses permitted by right in the RB district subject to the restrictions and dimensional requirements specified therefor.

~~(2) Two-family dwellings. All uses permitted in 86-376(b)~~

~~(e) Uses permitted by special use permit from the Planning Commission or Planning Director. All uses permitted in Subsection 86-376(c) subject to all the procedures and restrictions specified therefor.~~

~~(d)(c) Uses permitted by special use permit. All uses permitted in Subsection 86-376(d)(1) subject to all the restrictions specified therefor. In the RN district multiple-family dwellings may be developed at a maximum density of 14 dwelling units per acre.~~

~~(e)(d) Procedure for obtaining special use permits. The procedures set forth in Subsection 86-376(ed) shall be followed.~~

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(f)(e) Duration and validity of permit. Special use permits granted in the RN district shall be subject to the provisions of Subsection **86-376(fe)** and all other provisions applicable to special use permits contained in Article VII of this chapter.

(g)(f) Minimum design standards.

(1) Single-family detached structures shall comply with the dimensional requirements for RB district construction contained in Subsection **86-374(df)**.

(2) Multiple-family structures shall comply with the minimum design standards contained in Subsection **86-376(b)**. **State law reference:** State-mandated residential uses, MCL 125.286g.

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**To:** Township Planning Commission

**From:** Brian Shorkey, *AICP*, Senior Planner

**Date:** March 7, 2024

**Re:** 2024 Workplan Discussion.

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In light of the recently updated Master Plan, the Planning Commission discussed the 2024 workplan at their meeting on February 12, 2024. Staff was asked to prepare a memo listing the top subjects that the Planning Commission and Staff brought up. In preparation, Staff was asked to check with other committees for possible overlaps between subjects.

The following issues were brought up as important by the Planning Commission:

1. Missing middle housing regulations
2. Off-street parking ordinance update
3. ADA access
4. Landscape ordinance update
  - a. This overlaps with the Environmental Commission's goals
5. Mall PICA study

In addition, Staff brought up the Village of Nemoka zoning district as a potential issue. Specifically, the district needs to be updated and there are many possible routes that may be followed. The Planning Commission indicated support for updating the Village of Namoka district and that will be discussed later.



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Senior Planner**

**Date: March 5, 2024**

**Re: Project Report**

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The Planning Commission has asked Staff to compile a list of ongoing projects. New to this version of the Project Report is the addition of new businesses that don't involve Planning Commission or Site Plan approvals and are under Building Permit review. As of March 2024, the following projects are under construction, under site plan review, or have been submitted as a new application:

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
5. Trader Joe's	2755 Grand River	April 22, 2022	Retail space	Under construction
6. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Building permit under review
7. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
8. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction
9. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction

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10. Consumers CU      2763 Grand River      Dec. 14, 2021 (SUP)      Credit Union      Under construction

**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved SUP Extension 3/25/2024
4. Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit SFR development	Site Plan Approved 3/5/2024
5. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review
6. Tidal Wave Auto Spa	4880 Marsh Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
7. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Building Review

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Lilliac LLC	5681 Shaw Street	Rezoning	Approved
2. Tantay Cuisine	2398 Jolly Road	New Business	Waiting for building permits
3. Planet Fitness	1982 W. Grand River	Business Expansion	Under building review
4. New Coffee Shop	Hamilton Road	New Business	Under building review