

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

APPROVED

June 8, 2020

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners Premoe, Trezise, Cordill, Richards, Shrewsbury, Clark, McConnell, Hendrickson

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Ken Lane, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl, Principal Planner Peter Menser

1. Call meeting to order

Chair Hendrickson called the regular meeting to order at 7:01 P.M.

2. Public Remarks

- A. Steven Bezdek, 2020 Raby Road, spoke in opposition to Rezoning #20010 (Ho Cho).
- B. Kelly Bartel, no address provided, spoke in opposition to Rezoning #20010 (Ho Cho).

3. Approval of Agenda

Commissioner Premoe moved to approve the amended agenda.
Seconded by Commissioner Trezise.

Commissioner Cordill requested to move up item 6D to be the first public hearing as the other public hearings were more involved and would take longer. The public hearing order would be 6D, followed by 6A, 6B and 6C.

The friendly amendment was added to the agenda to move up 6D as the first public hearing .
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. May 18, 2020 Regular Meeting

Commissioner Premoe asked to have the meeting notes amended to correct the Chair's name, (changed from Chair Lane to Chair Hendrickson) twice in the minutes.

Commissioner Clark moved to approve the amended meeting minutes.
Seconded by Commissioner McConnell.
VOICE VOTE: Motion approved unanimously.

5. Communications - None

6. Public Hearings

- D. Rezoning #20030 (Planning Commission), rezone approximately 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential).

Chair Hendrickson opened the public hearing at 7:13 p.m.

Principal Planner Menser provided an overview of the proposed rezoning request for the property.

Public Comment – None

A straw poll indicated the Planning Commission would be in support of recommending approval of the request. A resolution will be provided at the next meeting on June 8, 2020.

Chair Hendrickson closed the public hearing at 7:27 p.m.

- A. Special Use Permit #20011 (Andev Group, LLC), establish an approximately 268,263 square foot senior living community comprised of 230 units on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.
- B. Special Use Permit #20021 (Andev Group, LLC), construct building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.

Chair Hendrickson noted 6A and 6B will run concurrently and opened the public hearing at 7:28 p.m.

Principal Planner Menser noted the public hearing was originally scheduled for March 16, 2020 but was cancelled due to the COVID19 pandemic.

Principal Planner Menser provided a summary of the project requests and said he would be available to answer questions. Special Use Permit #20011 addresses land use and to establish non-residential use for a senior living community and Special Use Permit #20021 addresses the building size.

Principal Planner Menser introduced the applicant's representative Mark Clouse, on behalf of the George Eyde Family LLC. There were numerous other guests in attendance, who are involved with the proposed project. Mike Samuels is with the ANDEV Group and discussed the building proposal. Dan Anbar is the Principal of the ANDEV Group and he introduced himself and shared information about their company. They are located at 680 N. Lake Shore Drive in Chicago, IL. Ben Ganther is with the design build group at Ganther Construction/Architecture. They are located at 4825 County Road A in Oshkosh, WI. Jeff Kyes with Kebs Inc. was in attendance also and noted the Ingham County Road Commission and Drain Office didn't note any issues but during the Site Plan Review process all details will be reviewed.

Public Comment:

- A. David Lewis Skole, 4845 Mohican Lane, spoke with concerns regarding the Nature Features Survey and water levels in the proposed area being prone to flooding.
- B. Joe Pavona, 4726 Arapaho Trail, and is also the President of the Homeowners Association for Indian Lake Estates. He commented on the berm design at the proposed property line and expressed concern for follow through. Mr. Pavona would also like to have a copy of the executed access agreement with the adjacent property owner. He also expressed concern with the surface water management plan to protect the Indian Lake Estates Homeowners Association in the future.
- C. Kevin Roragen, Loomis Law Firm, 124 W. Allegan Street, Suite 700, Lansing, spoke on behalf of the Indian Lakes Estates Homeowners Association suggested the berm be added as a condition on the Special Use Permit. He commented on the emergency access road agreement and finally discussed the concerns regarding flooding in the area, excess water and how surface water is an issue that needs to be addressed and the importance of sharing storm water data.
- D. Joe Zimmerman, 4715 Mohican Lane, spoke in concern regarding flooding in the area, trees dying due to excess standing water and wild life concerns.

Planning Commission Discussion:

- The developer listened to concerns expressed in the past regarding heights of buildings in relation to single family dwellings.
- The storm water issues will be addressed during Site Plan Review. Perhaps the resident, Joe Zimmerman, could share video/photos he has taken of the area with flooding issues.
- A question was asked to clarify the 2008 Rezoning that tied 80 acres contingent on developing property and must use the Mixed Use M.U.P.U. D. Ordinance. Principal Planner Menser will provide the information at the next meeting.
- Transportation for residents will be provided by the complex. Significant developments often add access to public transit options for the area.
- The natural tree line will be preserved as much as possible near the area where the berm will be added.
- The Wildlife Study may need to be updated.
- There is no ordinance guidance for the Natural Features Study but this is a requirement of the Special Use Permit submittal.
- Ten acres out of a 60 acre lot should not have a significant environmental impact. The developer used a previous study since no other development has been done. A new study could also delay the project from moving forward.
- Include the berm as a condition in the approval of the Special Use Permit.

A straw poll indicated the Planning Commission would be in support of recommending approval of the Special Use Permit for the senior living community however the Special Use Permit for construction of the building will go to the Township Board for a final decision.

Chair Hendrickson closed the public hearing at 9:08 p.m.

- C. Rezoning #20010 (Ho Cho), rezone approximately 4.67 acres located at 5654 Okemos Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Chair Hendrickson opened the public hearing at 9:09 p.m.

Principal Planner Menser provided an overview of the request and was available to answer questions.

The applicant, Young Ho Cho, 5053 Okemos Road introduced himself and was available for questions.

Public Comment:

- A. Sam Smith, 2091 Raby Road, spoke in opposition to Rezoning #20030.
B. Jeff Cole, 2090 Raby Road, spoke in opposition to Rezoning #20030.
C. Richard Klingensmith, 2030 Raby Road, spoke in opposition to Rezoning #20030.

Planning Commission Discussion:

- The property is unique and the owner is looking at possible options.
- The surrounding properties are zoned RR.
- The answers noted in the application did not provide reasoning or plans for additional consideration by the Planning Commission.

A straw poll indicated the Planning Commission would not be in support of recommending approval of the rezoning proposal. A resolution will be provided at a later meeting.

7. **UNFINISHED BUSINESS** – None

8. **OTHER BUSINESS** – None

9. **REPORTS AND ANNOUNCEMENTS**

- A. Township Board update.

Principal Planner Menser provided a summary of the June 2, 2020 Zoom Township Board meeting and provided a preview of what is on the agenda for the June 16, 2020 Zoom Township Board meeting.

10. **PROJECT UPDATES**

A. New Applications

1. Special Use Permit #20-19-99021 (Williams Volkswagen, Inc.), amend special use permit for minor adjustment to size of building addition to automobile dealership at 2186 Jolly Road.

B. Site Plans Received

1. Site Plan Review #20-00-09 (Williams Volkswagen, Inc.), construct 15,120 square foot addition to existing 30,420 Square foot automobile dealership at 2186 Jolly Road.
2. Site Plan Review #20-02 (Meridian Investment Group, LLC), construct new 73,050 square foot mixed use building with 78 dwelling units and 2,830 square feet of commercial space at 2875 Northwind Drive.
3. Site Plan Review #20-09-08 (East Lansing 1 LLC), add covered patio, sand volleyball court, and dog park to The Lodges apartment complex at 2700 Hannah Boulevard.

C. Site Plans Approved - None

11. PUBLIC REMARKS

- A. Sam Smith, 2091 Raby Road, wanted to apologize for the environment comment made earlier to the Planning Commission.
- B. Joe Pavona, 4726 Arapaho Trail, wanted to thank the Planning Commission and also wanted to note how important the water issues and berm are for the Indian Lake Estates Home Association regarding the Special Use Permit #20011 and Special Use Permit #20021 discussed earlier.

12. ADJOURNMENT

Commissioner McConnell moved to adjourn the meeting.

Supported by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 9:45 p.m.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary