

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

APPROVED

April 27, 2020

**Meeting held via Zoom web conferencing application
517.853.4560**

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

ABSENT: None

**STAFF: Director of Community Planning and Development Mark Kieselbach,
Economic Development Director Ken Lane, IT Director Stephen Gebes,
Principal Planner Peter Menser,**

OTHER: Township Supervisor Ron Styka

1. Call meeting to order

Chair Hendrickson called the work session to order at approximately 7:12 p.m.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda.
Supported by Commissioner Trezise.
VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Form Based Code initiative

Principal Planner Menser introduced Economic Development Director Ken Lane. Director Lane provided an overview of the edits he made to the document since the last meeting. Director Lane updated various sections of the draft ordinance for consistency and also drafted new content based on past Planning Commission comments. Planning Commission discussion including the following:

- The primary focus of the work session was on the parking section of draft ordinance, starting on page 16.
- Clarify provision on page 16, part C to make the language more explicit to describe flexibility that would allow for less parking and to reduce the visibility of parking lots/structures.
- Remove the term visibility from 1.d under Section C on page 16.
- Add phrase "Increase broad public access to available parking" under 1.d.
- General desire to concentrate parking in one place rather than in individual parking lots on each property.
- Separate set back into two words on page 16.

- Add provision noting garden wall to complement architecture of building.
- Garden walls are intended to be consisting of masonry, not just landscaping.
- Intention of knee-wall is for use where properties can't meet reduced front yard setback.
- Garden wall is used to screen parking in side yard.
- The 3 foot tall garden wall should be standard, not a minimum height.
- Change percentage to reduction for the shared parking provisions.
- Section on shared parking needs clarification.
- Reduction for shared parking should be on sliding scale rather than fixed amount.
- Shorten up reference Director of Community Planning aka "the Director."
- Possibly add reference to parking for micro mobility transit such as scooters when motor vehicle parking spaces not in use/needed.
- Usefulness of provision related to banked parking, desire to keep it for now.
- Consideration as to whether a parking study should be required to reduce parking more than 40%.
- Interest in research on the amount of parking proposed in more recent developments. Staff will investigate and report back at a future meeting.
- General comfort with amount of required parking in draft ordinance.
- Add new provision C4 to add "other transit amenities per director discretion."
- Capitalize Zoning Ordinance throughout document.
- Add provision clarifying any bicycling parking must be above and beyond the amount required under the zoning ordinance.
- Consideration about adding parking for micro mobility. Director Kieselbach said he could reach out to the Transportation Committee for feedback. If micro mobility is added then a definition may be needed.

4. Public remarks - None

5. Adjournment

Commissioner Premoe moved to adjourn the work session at approximately 9:15 P.M.
Supported by Commissioner Richards.

Respectfully Submitted,

Peter Menser