

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, April 27, 2026, 6:30 pm

PRESENT: Chair Rombach, Vice-Chair McCurtis, Commissioners Brooks, Nahum, McConnell, Snyder and Shrewsbury

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Rombach called the April 27, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:334 pm.

2. ROLL CALL

Chair Rombach called the roll of the Board. All Board members were present.

3. PUBLIC REMARKS

Marilyn Ruh spoke against SUP #26007

4. APPROVAL OF AGENDA

Chair Rombach asked for approval of the agenda after proposing to add Item 9.A to honor Commissioner Snyder.

**Commissioner McConnell moved to approve the April 27, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

Commissioner Brooks clarified his comment about email communications and asked Staff to update the minutes. Principal Planner Shorkey said that he would watch the recording and update the comment accordingly.

**Vice-Chair McCurtis moved to approve Minutes of the April 13, 2026 meeting as amended. Seconded by Commissioner Shrewsbury. Motion passed unanimously.**

6. COMMUNICATIONS

Ingham County Community Profile.  
Meridian Township Community Profile.  
Alaiedon Township Master Plan Notice.

The Commissioners discussed the community profiles and some of the data as shown and what they may mean for Meridian Township.

## 7. PUBLIC HEARINGS

### A. REZ #26005 – Garza

Principal Planner Shorkey opened the discussion and explained the application.

Commissioner Brooks asked if the property is in the Lake Lansing Overlay District. Principal Planner Shorkey said that it was and showed it on the screen. Commissioner Brooks asked what the overlay district mandates in this case. Principal Planner Shorkey said that it did not and that the dimensional regulations and land uses default to the underlying zoning. Commissioner Brooks asked about the potential of splitting the parcel. Principal Planner Shorkey said that it could be split under the RB zoning and that it is not affected by the overlay district. Commissioner McConnell asked if it was affected by being a corner lot. Principal Planner Shorkey said that it was not.

Commissioner Snyder asked how the house was built in 2008 since it was zoned multiple-family. Principal Planner Shorkey said that he looked into that and did not know why the building permit was issued. Commissioner Brooks asked if the historical ordinance follows the same process. Principal Planner Shorkey said that it was the Village of Nemoka zoning district is a separate zoning district and does not affect the property.

After seeing no public comments at 6:57, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

### B. ZA #26009 – Huntington National Bank

Principal Planner Shorkey opened the discussion and explained the application.

Commissioner Shrewsbury asked if the Huntington Bank at the mall is planned to be closed. Principal Planner Shorkey said that he was unfamiliar with there being a Huntington in front of the mall. Vice-Chair McCurtis said that there was a Huntington in front of Meijer. Principal Planner Shorkey said that he would let the applicant answer the question.

Commissioner Brooks asked about the Mall PICA and what it meant for a development like this. Principal Planner Shorkey said that the PICA does not conflict with the C-2 zoning on the property.

Mr. Carter Sandstrom, engineer for the project, gave a presentation on the application. Mr. Josh Gonsalves, architect for the project, spoke about the floor plan for the application.

Vice-Chair McCurtis asked if the existing building was to be town down. Mr. Gonsalves said yes. Vice-Chair McCurtis asked if the new building was smaller. Principal Planner Shorkey said that it is. Commissioner Brooks asked about the number of drive-thrus on the plan and that he was slightly skeptical that a bank with three drive-thrus was a good use of the property. Mr. Gonsalves spoke about the drive-thrus and their expected use. Commissioner Brooks asked what traffic volume comes through a drive-thru lane. Mr. Sandstrom said that the traffic assessment looked at overall traffic for the site and showed a decrease in traffic volumes.

Chair Romback asked if there was any public comment at 7:14. After seeing no public comments and officially closing the public hearing at 7:14, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

8. UNFINISHED BUSINESS

A. SUP #26007 – Tailgaters

Principal Planner Shorkey opened the discussion and said that there were no changes since the public hearing and discussed the resolution to approve and the conditions.

**Vice-Chair McCurtis moved to adopt the resolution to approve Special Use Permit #26007 to allow the construction of a Tailgaters gas station, restaurant with a drive-thru, and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive, subject to the conditions found in the resolution to approve. Seconded by Commissioner McConnell.**

Commissioner Brooks asked what the conditions to approve were. Principal Planner Shorkey showed the conditions on the resolution and noted a typo that would be corrected. Commissioner Brooks asked about a discussion about an increase of the parking maximum. Principal Planner Shorkey said that there was no parking maximum and that Staff had no concern about the parking numbers.

Hearing no further comments, Chair Romback called a roll call vote.

**Motion passed unanimously.**

B. ZA #26001 – Parking Ordinance Update

Principal Planner Shorkey opened the discussion, pointed out the edit to the maximum parking language since the last meeting, and said that Staff had no further comment.

Commissioner Nahum said given the feedback, he was uncomfortable with language that put a restriction on the proposed 20% maximum. Commissioner Shrewsbury discussed the proposed 20% maximum and said that she was in favor of removing it. Commissioner McConnell said that he was persuaded by Commissioner Nahum's comments. Commissioner Brooks said that he supported the proposed 20% maximum and discussed the language and comments.

Vice-Chair McCurtis asked if Section 6.b was to be removed, did it need to be sent back to Staff. Principal Planner Shorkey said that the motion could be made to adopt the amended language. After discussion about the procedure, Chair Romback asked for a motion.

**Commissioner Nahum moved to adopt the resolution recommending approval of Zoning Amendment #26001 in accordance with the revised draft ordinance language. Seconded by Commissioner Shrewsbury.**

**Vice-Chair McCurtis moved to strike Section 6.b from the proposed ordinance. Seconded by Commissioner McConnell. Motion passed 5 to 2, with Commissioners Brooks and Snyder voting against.** Commissioner Nahum and Commissioner Shrewsbury accepted the motion as a friendly amendment to the original motion.

Hearing no further comments, Chair Romback called a roll call vote.

**Motion to adopt the resolution recommending approval of Zoning Amendment #26001 in accordance with the revised draft ordinance language as amended approved unanimously.**

C. ZA #26002 – Chicken Regulation Update

Principal Planner Shorkey opened the discussion and said that Staff had no further comment.

**Commissioner Nahum moved to adopt the resolution recommending approval of Zoning Amendment #26002 in accordance with the revised draft ordinance language. Seconded by Commissioner Snyder. Motion approved unanimously.**

9. OTHER BUSINESS

A. Recognition of Commissioner Snyder

Principal Planner Shorkey handed the Commission and tribute of appreciation for Commissioner Snyder.

**Commissioner Shrewsbury moved to adopt the tribute of appreciation for Commissioner Christina Snyder. Seconded by Commissioner McConnell.**

Commissioner Snyder said that it was a result of life balance and that she enjoyed working with everybody.

Hearing no further comments, Chair Romback called a roll call vote. **Motion passed unanimously with Commissioner Snyder abstaining.**

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on the upcoming Board activities for their May 7<sup>th</sup> meeting.

b. Liaison Reports

Commissioner Nahum said that the ZBA has not met since the last meeting. Commissioner McConnell said that the Environmental Commission had not met but held a successful recycling day. Commissioner Brooks said the Brownfield was canceled.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Chair Romback congratulated Commissioner Nahum on becoming a father. Commissioner Shrewsbury discussed the demographic changes in the Planning Commission since she started. Vice-Chair McCurtis said it was a pleasure serving with Commissioner Snyder and wished her the best.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

**Commissioner Brooks moved to adjourn the April 27, 2026 regular meeting of the Planning Commission. Seconded by Vice-Chair McCurtis. Motion passed unanimously at 7:43.**



**TRIBUTE OF APPRECIATION FOR COMMISSIONER CHRISTINA SNYDER  
FOR OUTSTANDING PUBLIC SERVICE**

At a regular meeting of the Township Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 27th day of April, 2026 at 6:30 p.m. local time.

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Nahum, Brooks, Shrewsbury, Snyder, and McConnell

ABSENT: None

The following resolution was offered and read by Commissioner Shrewsbury, supported by Commissioner McConnell.

**WHEREAS**, Christina Snyder began her public service to the Township starting in 2021, when she was appointed to the Planning Commission; and

**WHEREAS**, During her five-year tenure as Planning Commissioner, Ms. Snyder has ably represented the interests of this Planning Commission and the citizens of Meridian Township, also serving as the Planning Commission’s Secretary and Vice-Chair and serving on the Meridian Township Transportation Commission; and

**WHEREAS**, Commissioner Snyder worked tirelessly to advance and achieve the goals and objectives adopted by this Commission and the Township Board, selflessly contributing valuable focus, perspective, insight and energy to our most challenging efforts and subsequent accomplishments to the decision making process; and

**WHEREAS**, On April 27, 2026, Commissioner Snyder ended her tenure as a Planning Commissioner on the Meridian Township Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN**, wishes publicly to recognize, commend and thank Christina Snyder for invaluable contributions to and impacts on the work of this Commission and the quality of life in this community. This Commission is grateful for your outstanding public service and wishes you well in your future pursuits.

**BE IT FURTHER RESOLVED THAT THE TOWNSHIP PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN**, hereby adopts this tribute of appreciation to Planning Commissioner Christina Snyder, as presented.

STATE OF MICHIGAN    )  
  ) ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified and acting Chair of the Township Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Planning Commission on the 27th day of April, 2026.

\_\_\_\_\_  
Jeff Romback  
Planning Commission Chair