

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

**APPROVED**

**July 23, 2018**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Richards, Cordill, Ianni, Scott-Craig, Trezise, Stivers, Premoe and Lane

ABSENT: Commissioners Shrewsbury

STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser

**1. Call meeting to order**

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

**2. Public Remarks**

- A. Mr. Brian Lick, 2613 Elderberry Dr., spoke in opposition to Rezoning #18080.
- B. Mr. Jim Giguere, 6253 Fenwick Ct., spoke in support of Rezoning #18080.
- C. Ms. Alina Gorelik, 2577 Robins Way, spoke in opposition to Rezoning #18080.

**3. Approval of Agenda**

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

June 25, 2018 and July 9, 2018

Vice-Chair Scott-Craig moved to approve both sets of minutes with minor corrections.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

**5. Communications**

- A. Jay Murthy RE: Rezoning #18080
- B. Brent Felton RE: Rezoning #18080

**6. Public Hearings**

- A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

Chair Ianni opened the public hearing at 7:06 p.m.

Principal Planner Menser outlined Rezoning #18090 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he explained when the parcels along Saginaw Highway were originally zoned Industrial it was due to the belief that the highway would be a thoroughfare for industrial traffic but the reality of the current development in the surrounding area is commercial. With the addition of the Bath Township Meijer across the highway the small portion of this parcel right next to the highway would be better used as a commercial parcel while the remainder of the parcel remains Industrial in anticipation of use as a vocational school in the future. Mr. Pierson stated sanitary sewer is available to the site from Bath Township.

There was no public comment.

Vice-Chair Scott-Craig commented he had gone on a site visit. He commented the commercial development surrounding the parcel would be consistent with the rezoning request.

Commissioner Cordill stated she was concerned about the traffic increase which could occur if the rezoning to commercial was approved.

Principal Planner Menser replied that traffic could increase dramatically so it would be a judgement made by the Planning Commission. He stated Saginaw Highway would most likely be able to handle the increase with some adjustments by the Michigan Department of Transportation.

Commissioner Stivers asked if the extension of sanitary sewer could benefit Mr. Singh with his recently approved rezoning.

Principal Planner Menser replied it was possible that Mr. Singh would benefit.

Commissioner Richards commented Saginaw Highway is a divided highway which should be able to handle the traffic increase with some minor changes.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18090 and staff was asked to prepare a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:36 p.m.

B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Chair Ianni opened the public hearing at 7:38 p.m.

Principal Planner Menser outlined Rezoning #18100 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he stated the parcel in question is less than an acre so it could not be developed as Industrial unless it was combined with another parcel to bring it to the minimum size for an Industrial zoned project.

Ms. Sumera Sumbal who owns the business across the highway stated traffic is a real concern in the area and that Bath Township has had several meetings in an attempt to remedy the problem. In her opinion the traffic issue should be addressed prior to any rezoning approval.

Commissioner Trezise stated he supports the rezoning and agreed the traffic issue needs to be addressed by the Michigan Department of Transportation as soon as possible.

Vice-Chair Scott-Craig stated he was in support of the rezoning.

Commissioner Stivers added her support but said she would like to hear the opinion of Bath Township regarding the traffic issue.

Commissioner Lane asked if the business currently operating from the site would be able to continue operation if the rezoning request was denied.

Principal Planner Menser said they would be allowed to continue operation but the use would be non-conforming.

Vice-Chair Scott-Craig asked if it was possible to get the input of Bath Township.

Principal Planner Menser replied that staff has had ongoing discussions with their counterparts at Bath Township regarding the issues of rezoning and development.

A straw poll conducted indicated the Planning Commission would be in favor of approval for Rezoning #18100. Staff was asked to draft a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:50 p.m.

## **7. Unfinished Business**

- A. Rezoning #18080 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).

Principal Planner Menser outlined Rezoning #18080 for discussion. He stated the applicant had provided the deed restrictions for the Sanctuary as he was asked to at the previous meeting.

Commissioner Trezise moved to approve Rezoning #18080 as outlined in the resolution.  
Supported by Vice-Chair Scott-Craig.

VOICE VOTE:

YEAS: Commissioners Trezise, Vice-Chair Scott-Craig, Premoe, Cordill, Stivers, and Chair Ianni

NAYS: Commissioners Richards and Lane

MOTION CARRIED: 6-2.

## **8. Other Business-None**

## **9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS**

Vice-Chair Scott-Craig gave a brief summary of the July 12, 2018 Economic Development Corporation (EDC) meeting. He said the August meeting has been cancelled.

Commissioner Stivers gave a brief summary of the July 9, 2018 Downtown Development Authority (DDA) meeting.

Principal Planner Menser commented the tentative agenda for the August 13<sup>th</sup> meeting did not list any public hearings but one had been added for a Planned Unit Development on Haslett Road called Copper Creek.

## **10. PROJECT UPDATES**

- A. New Applications - None
- B. Site Plan Received
  - 1. Site Plan Review #18-97-31, renovation of existing Arby's restaurant at 2214 Jolly Road.
- C. Site Plans Approved - None

## **11. PUBLIC REMARKS - NONE**

## **12. ADJOURNMENT**

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:07 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary