

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

APPROVED

**April 11, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Premoe,
Shrewsbury, McConnell, Snyder, Cordill (7:03)**

ABSENT:

STAFF: Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:01 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all present except for Commissioner Cordill who arrived at 7:03 pm.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:02 pm.

NONE

Chair Blumer closed public remarks at 7:02 pm.

4. APPROVAL OF AGENDA

**Commissioner Richards moved to approve the agenda.
Seconded by Vice-Chair Trezise.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. March 28, 2022 Regular Meeting

**Commissioner McConnell moved to approve the Minutes of March 28, 2022 Planning
Commission Regular Meeting with amendments. Seconded by Commissioner Premoe.**

**Commissioner McConnell noted the last sentence of page five and first sentence of page six
incorrectly referred to the Transportation Commission as the Traffic Commission.**

Commissioner Snyder noted under Agenda Item 7.A on page three, her statement about adding conditions was in reference to boundary screening, not light screening.

Chair Blumer stated his comment under Commissioner Snyder's was in reference to light screening and could be left as is.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Trustee Scott Hendrickson

7. PUBLIC HEARINGS - NONE

8. UNFINISHED BUSINESS

- A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition

Senior Planner Shorkey outlined Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition for discussion.

Chair Blumer stated in the proposed resolution the lighting issue that needs to be addressed is on the west side of the development.

Commissioner Cordill stated the second line of the third condition in the resolution should read the “new addition” and not “new house”.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #22-041. Seconded by Commissioner Premoe.

Commissioner Shrewsbury noted the resolution should reflect directional documentation addressing landscape screening provided by the applicant.

Chair Premoe asked if the proposed resolution conditions the applicant to turn off exterior lights after school hours.

Applicant Irina Jamison 2745 Mt. Hope Rd., Okemos, MI explained the exterior lights have been routinely shut off after school hours at 5:00 pm since fall 2021 after receiving a complaint from a neighboring resident.

Chair Blumer asked if there is a need for interior security lights after hours.

Ms. Jamison stated security lighting to the southwest will be turned off as of next week, however they feel eastern security lighting is important as they've had issues in that parking lot.

Commissioner Snyder asked if the student cap needs to be addressed.

Senior Planner Shorkey stated the applicant suggested 220 as the cap, however the proposed resolution includes language that allows the student cap to be decided at the state level only.

Commissioner Richards asked if the proposed resolution addresses the student cap issue.

Senior Planner Shorkey replied that it does.

Chair Blumer asked what amendments have been made to the proposed resolution at this point.

Senior Planner Shorkey replied in condition three, "house" will be replaced with "addition". In condition five, "east" will be replaced with "west".

ROLL CALL VOTE: YEAS: Commissioner Snyder, Vice-Chair Trezise, Commissioners Richards Shrewsbury, Cordill, Premoe, McConnell, Chair Blumer

NAYS:

MOTION CARRIED: 8-0

9. OTHER BUSINESS

A. Temporary Containers – Text Amendment Introduction

Senior Planner Shorkey outlined Temporary Containers – Text Amendment Introduction for discussion.

Commissioner McConnell asked how permission to use the containers would be communicated.

Senior Planner Shorkey replied permission would be communicated in some form of writing, such as an email.

Commissioner Shrewsbury stated limiting placement of temporary containers to driveways may be unrealistic for everyone.

Commissioner Richards asked if tying the use of a temporary container to the duration of a building permit is written in the Ordinance.

Senior Planner Shorkey replied it's written in section "C" of the Ordinance.

Commissioner Cordill stated a line giving the Director of Community and Planning discretion of the use and placement of temporary containers in certain circumstances may be helpful.

Commissioner Premoe stated there is a clause in the Ordinance stating permission may be granted to place a temporary container in the street.

Vice-Chair Trezise stated some developments may not have a driveway to place a container on until well into construction.

Chair Blumer stated a dumpster is used only during active construction. He further stated the “pods” are what can become semi-permanent storage and the Ordinance should more clearly define the use of “pods” and not temporary dumpsters.

Commissioner Richards suggested a permit be required if the use of a temporary container will exceed 30 days.

Commissioner Shrewsbury asked what would happen should someone violate this Ordinance.

Senior Planner Shorkey replied a Code Enforcement Officer would issue them a written warning, and eventually a ticket if they do not comply.

Commissioner Shrewsbury asked about the limitation of two 30 day periods in a 12 month window as it pertains to multi-family dwellings.

Senior Planner Shorkey stated he would look into it and come back with an answer.

B. PUD Decks – Text Amendment Introduction

Senior Planner Shorkey outlined PUD Decks – Text Amendment Introduction for discussion.

Commissioner Shrewsbury asked if the item before them is the redlined version.

Senior Planner Shorkey replied it is not. He stated the only section that will be changed is line 19, “except decks not to exceed 10% of the principle structure”.

Vice-Chair Trezise asked if this applies to cement patios, or just decks.

Senior Planner Shorkey replied he will look into it and that he would schedule a public hearing.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update-NONE

B. Liaison reports

Vice-Chair Trezise

- Attended April 7th, Economic Development Corporation meeting where the Haslett Village developers withdrew their ask of \$800,000

Chair Blumer

- Attended April 4th, Downtown Development Authority meeting where there was a discussion on the township acquiring generic signs for local business direction during construction

11. PROJECT UPDATES

A. New Applications

a. Bickford House SUP Amendment

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:54 PM.

NONE

Chair Blumer closed Public Remarks at 7:54 PM.

13. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:54 pm.