

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

APPROVED

July 22, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

**PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Premoe, Cordill,
Richards and Shrewsbury**

ABSENT: None

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal
Planner Peter Menser, Director of Parks & Recreation LuAnn Maisner**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. Jason Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- B. Gerry Broski, 4332 Aztec Way, spoke in opposition to Rezoning #19060.
- C. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. July 8, 2019 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner Lane.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and said hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings

- A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greencliff Drive.

- B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

Chair Scott-Craig opened the public hearing at 7:13 P.M.

Principal Planner Menser provided an overview of the proposals and noted the public hearing would cover both items.

Applicant Frank Fugate, 500 South Front Street Columbus, Ohio, with Woda Cooper Company provided additional information on the requests and said he was available to answer questions.

Public Comments:

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Special Use Permit #19111 and Special Use Permit #19121.

Planning Commission Discussion:

- The Planning Commission should determine if the proposals fits the area, meets the design standards of multi-family zoning districts, and if the proposals meet the special use criteria.
- The numbers of variances are not consistent with the purpose and intent of the ordinance by having too much building in a small area.
- Appreciation for the conditions offered by the developer after listening to concerned residents during the rezoning process.
- The ordinance for this type of development has very strict guidelines and as a result has generated a list of ten requested variances.
- The Greencliff access will be an emergency-only and will also serve as a pedestrian connection.
- Proper screening should be added on the north and east side of the proposed development to provide a natural barrier for light pollution from vehicles.
- The developer has agreed to review the ten variances and meet with staff to see if the number can be reduced and come back to a future meeting with revised plans.

Chair Scott-Craig closed the public hearing at 7:53 p.m.

7. Unfinished Business

- A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Motion by Commissioner Lane to adopt the resolution recommending denial of Rezoning #19060. Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Hendrickson, Shrewsbury, Cordill, Trezise, and Scott-Craig.

NAYS: Commissioner Richards, Premoe

MOTION CARRIED: 6-2

Principal Planner Menser noted the Township Board would discuss the rezoning at its meeting on Thursday, August 8, 2019 starting at 6:00 P.M.

- B. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Trezise to approve Special Use Permit #19061 with conditions.
Supported by Commissioner Lane.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Cordill, Premoe, Shrewsbury, Hendrickson, Richards and Scott-Craig

NAYS: None

MOTION CARRIED: 8-0

- C. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Cordill to recommend approval of Wetland Use Permit #19-02.
Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Cordill, Premoe, Trezise, Lane, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

8. Other Business - None

9. Reports and Announcements

- A. Township Board updates.

Principal Planner Menser provided an update from the Township Board's recent agenda.

Commissioner Premoe provided an update from the July 10, 2019 joint Environmental Commission meeting with the Land Preservation Advisory Board.

Commissioner Hendrickson provided an update from the Corridor Improvement Authority meeting held on July 17, 2019.

Commissioner Richards provided an update from the June, 27, 2019 Transportation Commission meeting.

Chair Scott-Craig provided an update from attending the Economic Development Corporation meeting on July 11, 2019.

10. Project Updates

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved
 - 1. Site Plan Review #19-09 (Meridian Township Parks), establish Market Place on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

11. Public Remarks

- A. Karen Grannemann, 2826 Creekstone Trail, spoke in opposition to Rezoning #19060.

12. Adjournment

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:30 P.M.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary