

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

APPROVED

**February 13, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners DeGroff, Lane, Scott-Craig, Cordill, Tenaglia and Chair Ianni
ABSENT: Commissioners Premoe, Richards, and Baruah
STAFF: Director of Community Planning and Development Mark Kieselbach,
Senior Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda as written.

Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner DeGroff moved to approve the minutes from the January 23, 2017 meeting.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:02 p.m. – No public comments were offered

Chair Ianni closed public remarks at 7:03 p.m.

5. Communications

- A. Lissy Goralnik RE: Rezoning #16060
- B. Neil Bowlby RE: Rezoning #16060
- C. Karen Renner RE: Rezoning #16060
- D. Rhonda Bueche RE: Rezoning #16060
- E. Ali & Sunita Mahdavi RE: Rezoning #16060
- F. Kevin Sayers RE: Rezoning #16060
- G. Donna Bozgan RE: Rezoning #16060
- H. Petition RE: Rezoning #16060
- I. Eleanor & Gay RE: Rezoning #16060
- J. Thomas Conroy RE: Rezoning #16060

6. Public Hearings

- A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately 0.56 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office)

Chair Ianni opened the public hearing at 7:04 p.m.

- Summary of Subject Matter
Senior Planner Menser outlined the rezoning for discussion.

- **Applicant**
Dr. Portnoy and Dr. Tu, the applicants, explained they have requested the rezoning so they can build a new dentist office because their practice has expanded.
- **Public**
Mr. Jim Halm, 3535 Kansas, said he is concerned about the character of the neighborhood changing more than it already has. He spoke of concerns about increased noise and traffic. He commented he could not support the rezoning without first seeing plans for the proposed project.

Planning Commission, applicant’s representative, and staff discussion:

- Kurt Kraulik with DC Engineering, representative for the applicant, noted the building as designed did not fit on the property and would require multiple variances to construct.
- The parcels would be required to be combined.
- The applicant is not offering to condition the rezoning on the submitted site plan.
- Dr. Portnoy and Dr. Tu said their proposed building would look like a home and noted their hours of operation. They said they would share their site plan with Mr. Halm.
- It is unknown whether or not the Ingham County Road Department will require paving of Kansas Road, staff will find out and report back.
- A straw poll of the Planning Commissioners indicated support for recommending approval of the rezoning to the Township Board.

Chair Ianni closed the public hearing at 7:26 p.m.

B. Special Use Permit #17-94071 (242 Church), establish community center at 2630 Bennett Road

Chair Ianni opened the public hearing at 7:27 p.m.

- **Summary of Subject Matter**
Senior Planner Menser outlined the special use permit request.
- **Applicant**
Eric Rauch, Executive Pastor for 242 Community Church, provided a list of uses that could take place at the subject property, including theater, weddings, church study groups, and other community needs.
- **Public**
Leonard Provencher, 5824 Buena Parkway, noted the site plans for the property were out of date with regards to the adjacent road network and that bicycle parking is not shown on the plan. He noted further concerns that alcohol should not be permitted on the property.

Planning Commission, applicant’s representative, and staff discussion:

- The applicant is amenable to limiting the occupancy of the building to correspond with the existing parking on the property.
- The 242 Church does not allow alcoholic beverages per church policy.
- The Township has no definition for a center for social activities.
- Removal of trees along Bennett Road for construction of the pathway.
- High traffic at the Hulett Road roundabout.
- The applicant will schedule and manage the activities of the center.

Consensus of the Planning Commission was to place the request on the next regular meeting agenda for action to approve with conditions.

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

C. Commercial Planned Unit Development #17014 (Saroki), demolish and construct gas station at 1619 Haslett Road

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

- **Summary of Subject Matter**
Senior Planner Menser outlined the commercial planned unit development for discussion.

- **Applicant**
Mr. Robert Saroki, the applicant, stated he was available to answer any questions.

Mr. Jeff Kyes, 2116 Haslett Road, engineer with Keba Inc., stated there are currently four driveways providing access to the service station. The design for the new service center reduces the number of access points to two. He stated the station is meeting parking requirements. He commented the property is a potential brownfield site and they are working with PM Environmental to investigate further. He stated he was willing to answer any questions.

- **Public**
Mr. Leonard Provencher, 5862 Buena Parkway, said he is concerned with brownfield sites with regard to taxes and said the cap should be held at what was quoted at the meeting.

Planning Commission, applicant's representative, and staff discussion:

- Two access drives and the access to Shop Town will be closed as well.
- Three trees are proposed for removal and replaced by landscaping.
- Details on the status of the underground storage tank are not yet available.
- A small storage area will be located above the first floor of the motor vehicle repair shop.
- The applicant is open to moving the bike parking to a location more desirable to the Planning Commission.
- Impervious surface coverage is above the threshold allowed.
- Detailed plans to deal with storm water and the adjacent drain are under development.

- The bus stop on the site is no longer in use.
- Appreciation that the applicant wants to improve the site but concern with the extent of the waivers requested.
- The current building does not meet setback requirements
- Potential to reduce the number of parking to save some trees on the site.
- Desire for more information before making a recommendation to the Township Board.

Chair Ianni closed the public hearing at 8:24 p.m.

7. Unfinished Business - None

8. Other Business

A. Resolution of appreciation for Dan Opsommer

Commissioner DeGroff read the Resolution of Appreciation for Dan Opsommer, seconded by Commissioner Scott-Craig.

VOICE VOTE: 6-0

B. Resolution of appreciation for Patricia Jackson

Commissioner Scott-Craig read the Resolution of Appreciation for Patricia Jackson, seconded by Commissioner Tenaglia

VOICE VOTE: 6-0

C. Resolution of appreciation for Joyce Van Coevering

Commissioner Tenaglia read the Resolution of Appreciation for Joyce Van Coevering, seconded by Commissioner Cordill.

VOICE VOTE: YES: 6-0.

D. Resolution of appreciation for Joyce Van Coevering

Commissioner Scott-Craig read the Resolution of Appreciation for Richard Honicky, seconded by Commissioner DeGroff.

VOICE VOTE: YES: 6-0.

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports.

A. Enactment Day Invitation: Commissioner Scott-Craig stated he would be attending the activities at the State Capitol on February 16, 2017.

- Commissioner Scott-Craig reminded Planning Commissioners about training being offered on March 2, 2017 at Delta Township.
- Commissioner Scott-Craig said Commissioner Baruah had sent out a “Doodle” poll to facilitate attendance at other Boards and Commissions meetings.
- Commissioner Scott-Craig shared with the other Planning Commissioners about the Meridian Transportation Commission and spoke about the Corridor Improvement Authority which is in the process of being formed.

10. Project updates

- A. New Applications – none
- B. Site Plans Received – none
- C. Site Plans Approved – none

11. Public Remarks

- Mr. Leonard Provencher, 5862 Buena Parkway, commented on Commercial Planned Unit Development #17014, he said he was concerned about traffic flow, handicap parking, and wondered if the convenience store will be operating 24 hours a day and offer beer and wine for sale.

12. Adjournment

Chair Ianni adjourned the meeting at 8:44 p.m.

Respectfully Submitted,

Angela M. Ryan, Recording Secretary