

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, June 8, 2026, 6:30 pm

PRESENT: Chair Romback, Commissioners Brooks, Nahum, McConnell, and Shrewsbury

ABSENT: Vice-Chair McCurtis

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the June 8, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:37 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except Vice-Chair McCurtis.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Commissioner McConnell moved to approve the June 8, 2026, Regular Planning Commission meeting agenda as written. Seconded by Commissioner Shrewsbury. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the May 11, 2026 meeting as written. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. REZ #26010 – Copper Creek

Principal Planner Shorkey opened the discussion and summarized the application. Commissioner McConnell asked for an explanation of the overlay. Principal Planner Shorkey

showed the overlay district language to the Planning Commission and explained how it worked.

The applicant, Robert Schroeder, addressed the Commission. Commissioner Nahum asked Mr. Schroeder to describe the natural features that would be preserved. Mr. Schroeder explained why he was applying for a PRD instead of a plat.

Chair Romback opened the floor for public comment at 6:49.

Ruth Baer spoke in opposition of the rezoning.

Chair Romback closed the floor for public comment at 6:50. By informal vote, the Planning Commission indicated support for the application. Principal Planner Shorkey said that Staff would return at the next meeting with a resolution recommending approval.

Commissioner Brooks asked for the history of the zoning on the property. Commissioner Brooks asked about the traffic study and the study requirements. Principal Planner Shorkey explained the traffic assessment and that Staff asked for it to be recertified in light of the current Copper Creek. Commissioner Brooks asked if the PRD allows for more units. Principal Planner Shorkey said the underlying zoning did not change and that no additional lots were proposed. Mr. Schroeder gave a brief history of the Copper Creek development.

B. SUP #26011 – Kedi Craft Restaurant

Principal Planner Shorkey opened the discussion and summarized the application, noting the building's historical character and raising the question of preservation. Principal Planner Shorkey advised that a standalone restaurant in a PO district requires a special land use permit, and that if the Commission was not comfortable making that determination, it could refer the matter to the ZBA or recommend rezoning. Principal Planner Shorkey further noted that the site falls within a PICA area, making C-2 zoning a possible alternative.

Commissioner Brooks asked if Staff was recommending the C-2 zoning. Principal Planner Shorkey said that it depended on the use of the second story. Commissioner Brooks asked if the SUP stays with the property and if a restaurant can function on multiple floors. Principal Planner Shorkey said that they could convert the entire building into a restaurant. Commissioner Brooks asked about commercial kitchens.

Chair Romback asked about the ZBA and if they were bound by their decision. Principal Planner Shorkey described the process for the ZBA.

Jaihoon Khamush, Applicant, presented their concept, noting a reduced seating capacity of 32 and intended use of the upper floor for storage. Principal Planner Shorkey recommended these elements be included as conditions if the SUP moves forward. Commissioner McConnell asked about potential grilling and smoking. Principal Planner Shorkey referenced the nuisance ordinance's smoke provisions but noted potential technique-based workarounds. Mr. Khamush confirmed that an exhaust system is incorporated into their plans.

Chair Romback opened the floor for public comment at 7:17.

David Ledebuhr spoke in favor of the application.
Patricia York spoke in support of the application.
Michael Mumaush spoke in favor of the application.

Chair Rombach closed the floor for public comment at 7:23.

Principal Planner Shorkey said that based on the conditions for the second floor and the seating as proposed by the Applicant, and after hearing the public comments, Staff shares the interest in preserving the building and supported the application. Commissioner Shrewsbury stated support and said that she would be concerned with a commercial rezoning.

Commissioner Nahum discussed the seating and said that he could support more seating. Commissioner McConnell noted that the zoning ordinance permits restaurants in a PO district when appropriate to the primary use of the land or structure and expressed that a restaurant use was compatible with the surrounding residential areas.

Commissioner Brooks asked what happened to the SUP if the property was rezoned to C-2. Principal Planner Shorkey explained and said that C-2 was unnecessary if the second story was not being used as a residence. Chair Rombach asked about the seating. Principal Planner Shorkey said that the applicant proposed 32 seats and that was easier to accommodate with the existing parking.

By informal vote, the Planning Commission indicated support for the application. Principal Planner Shorkey said that Staff would return at the next meeting with a resolution recommending approval.

C. REZ #26013 - Singh

Principal Planner Shorkey opened the discussion and summarized the application.

B. K. Singh, the applicant, described the history of the site and his application.

Commissioner Shrewsbury asked about the services on the site. Principal Planner Shorkey said that he would confirm with the Engineering Department about required connections and suggested the connections are required because of the new residence.

Chair Rombach said that this seemed like a multi-year phased development with the property to the east and asked for the Applicant's vision for the area. Mr. Singh discussed the history of the site. Principal Planner Shorkey described the history of the property to the east and said that the SUP for that property has expired. Commissioner Brooks asked if RDD development would require public connections.

Chair Rombach opened the floor to public comment at 7:51.

Michael Mumaush spoke in support of the rezoning, with concerns regarding preservation of the built environment.

Chair Rombach closed the floor to public comment at 7:53.

Chair Rombach asked about the density in the RDD district. Commissioner Brooks asked if the property is in the USB. Principal Planner Shorkey acknowledged that the requested zoning is inconsistent with the future land use map but noted that RDD zoning aligns with zoning to the east and allows greater density within the existing RR zone.

Commissioner McConnell asked about potential development and extension of services. Principal Planner Shorkey described the zoning in the entire corridor. Commissioner McConnell asked if services would ever extend beyond the Township. Principal Planner

Shorkey said that Bath Township has a completely separate and non-looping system. Commissioner McConnell asked about connections to sewer lines.

Commissioner Shrewsbury said that the requested RDD zoning is closer in intent to the master plan's vision for the area than the existing RR zoning. Commissioner Nahum supported the rezoning, noting that the adjacent parcel's RDD designation makes the current request an extension of existing zoning rather than an isolated inconsistency. Commissioner McConnell cautioned that if the Commission approves an application inconsistent with the master plan, it must clearly articulate the conditions under which such departures are acceptable.

Principal Planner Shorkey said that he would answer the questions about service connections and the Pathway and return for further conversation at the next meeting.

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. Mass Timber Construction Discussion

Commissioner McConnell noted that level three amenities all constitute significant investments by a builder and suggested that mass timber fit this level. In contrast, Commissioner Nahum observed that mass timber construction does not automatically provide many of the community building aspects that other level three amenities hold and does not require as much of an economic investment as other amenities.

Principal Planner Shorkey offered to take the draft MUPUD resolutions to the next Corridor Improvement Authority meeting for their input. Chair Romback tabled the discussion until after that.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Nahum said that the ZBA had not met. Commissioner McConnell reported on the recent activities of the Environmental Commission. Commissioner Brooks reported on the recent activities of the Brownfield Redevelopment Authority.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out updates to the project update report.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Nahum discussed the recent moratoriums that the Board passed on data centers and battery storage facilities.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the June 8, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:42.