



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 26, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. March 12, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Karen/Dennis Rich RE: Zoning Amendment #18020
 - B. Steven L. Cook RE: Rezoning #18030
6. PUBLIC HEARINGS - NONE
7. UNFINISHED BUSINESS
 - A. Rezoning #18030 (Haslett Holding, LLC), rezone approximately five acres from RR (Rural Residential) to RA (Single Family-Medium Density) at 580 Haslett Road.
8. OTHER BUSINESS
 - A. Form-Based Code update.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received
 1. Site Plan Review #18-89-20 (GMRI, Inc.), renovate Olive Garden restaurant at 5015 Marsh Road.
 2. Site Plan Review #18-04 (Gillett), add outdoor seating for Saddleback BBQ restaurant at 1754 Central Park Drive.
 - C. Site Plans Approved
 1. Site Plan Review #18-02 (Stockwell), construct 11,736 square foot shopping center at 1560 Grand River Avenue.
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: EMILY STIVERS

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Providing a safe and welcoming, sustainable, prime community.



TENTATIVE PLANNING COMMISSION AGENDA

April 9, 2018

1. PUBLIC HEARINGS
 - A. None.

2. UNFINISHED BUSINESS
 - A. None.

3. OTHER BUSINESS
 - A. Accessory Dwelling Units.
 - B. Future Land Use Map categories.

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

DRAFT

**March 12, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:13 P.M.**

PRESENT: Commissioners Lane, Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant Planner Justin Quagliata, Director of Economic Development Chris Buck, Principal Planner Peter Menser

1. Call meeting to order

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

2. Public Remarks – None

3. Approval of Agenda

Commissioner Lane moved to approve the agenda as written.
Seconded by Commissioner Richards.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. February 26, 2018 Regular Minutes

Commissioner Lane moved to approve the minutes as written.
Seconded by Commissioner Richards.
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Eric Benbow RE: Zoning Amendment #18020**
- B. Petition RE: Zoning Amendment #18020**
- C. Leslie Kuhn RE: Zoning Amendment #18020**
- D. Julie Larson RE: Zoning Amendment #18020**
- E. Kathryn Buysee RE: Zoning Amendment #18020**

Principal Planner Menser remarked there was a letter that came in after the meeting packet was sent from Dennis and Karen Rich. A copy will be in the next meeting packet and copies were distributed to each commissioner.

6. Public hearings

- A. Rezoning #18030 (Haslett Holding, LLC), rezone approximately five acres from RR (Rural Residential) to RA (Single Family-Medium Density) at 580 Haslett Road.

Chair Ianni opened the Public Hearing at 7:04 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Robert Schroeder, the applicant, stated this rezoning originally started prior to 2008 and was delayed due to the economic downturn but the development is ready to resume.

Dane Pasquel, from KEBS, commented he was available for questions regarding the rezoning.

Commissioner Premoe asked if the traffic study showed any concerns with the increase in trips from the potential development.

Mr. Pasquel replied no concerns were cited by the traffic engineer.

Vice-Chair Scott-Craig asked exactly what the entire project entails.

Mr. Pasquel replied the parcel is approximately 5 acres surrounded by another 50+ which is zoned RA and the goal would be to develop it into a neighborhood.

Vice-Chair Scott-Craig commented the rezoning would not be in agreement with the Master Plan's vision for future land use.

Principal Planner Menser stated the zoning currently agrees with the master plan but will not if the rezoning is approved.

A straw poll indicated the Planning Commission would like to have a resolution to approve rezoning #18030 at its next meeting.

Chair Ianni closed the public hearing at 7:24 p.m.

7. Unfinished Business

- A. Zoning Amendment #18020 (Township Board), amend Section 86-440 to remove residential density and building height limitations in downtown Okemos and downtown Haslett.

Principal Planner Menser outlined the zoning amendment for discussion. He stated the language for the zoning amendment was revised by a Planning Commission sub-committee. Mr. Menser said the requirement for 15% renewable energy was eliminated and the language regarding building height and number of stories was clarified.

Commissioner Lane moved to approve recommending Zoning Amendment #18020 to the Township Board.

Seconded by Commissioner Stivers

Vice-Chair Scott-Craig asked for a friendly amendment to the language at the beginning of item 10, he thought it should say “considers” rather than “demonstrates.”

Commissioner Lane accepted the friendly amendment.

Commissioner Stivers seconded the friendly amendment.

Commissioner Cordill remarked for some developers a 14 foot ceiling on the ground floor would be too tall and for some it would not be tall enough. She commented perhaps the concern should be how deep the project goes rather than the height of the development.

Commissioner Lane stated the language purposely left room for developers to engineer their own project.

Commissioner Premoe stated perhaps the language could allow 4 stories and a 5th story with the proper setback, or the language could be changed to a minimum requirement instead of a maximum requirement.

Economic Development Director, Chris Buck, said the language was meant to accommodate commercial projects that could vary anywhere from 14 feet to 20 feet in ceiling height on the ground floor. He stated the zoning amendment effort is being made to attract redevelopment but there are no specific projects known to the Township at this time.

Commissioner Cordill recommended looking at redevelopment projects in other communities prior to approval of the zoning amendment.

Director Buck replied he has visited several communities with active redevelopment and spoken with both architects and developers about what they are looking for in a redevelopment project. He said the proposed zoning amendment was the synthesis of his site visits and conversations.

Commissioner Lane remarked sub-section 9 would ensure the resulting developments match the surrounding buildings in size and character.

Commissioner Premoe suggested a clear statement be included to express development is not to exceed 60 feet and let the developer decide how tall each story will be.

Director Buck said 60 feet would help attract a diversity of projects for redevelopment. He said the ultimate goal is to remove barriers to redevelopment.

Commissioner Trezise commented that minimums also present limits of their own and there should be clearly stated maximums and minimums.

Commissioner Premoe moved to add language for buildings not to exceed 60 feet in height.

Seconded by Commissioner Trezise.

ROLL CALL VOTE ON AMENDMENT:

YEAS: Commissioner Premoe and Trezise

NAYS: Commissioners Cordill, Scott-Craig, Richards, Stivers, Lane and Ianni

Motion failed 2-6.

ROLL CALL VOTE ON ORIGINAL MOTION:

YEAS: Commissioner Lane, Scott-Craig, Richards, Premoe, Trezise, Stivers, and Ianni

NAYS: Cordill

Motion carried 7-1.

8. Other Business

- A. Sign revision recommendations from Meridian Economic Development Corporation (EDC).

Principal Planner Menser outlined the requested sign ordinance amendments proposed by the EDC for discussion.

The Commissioners were concerned these amendments would needlessly complicate enforcement of the Township Sign Ordinance and allow a proliferation of signs to the detriment of the Township residents.

The Planning Commission declined to make a motion to amend the sign ordinance.

- B. Form-based code update.

Director Kieselbach recapped Form Based Code for the new Commissioners. He mentioned that the Shaping the Avenue consultants were able to extend their contract and may be available to orient new commissioners if needed. Director Kieselbach asked the Planning Commissioners to consolidate their questions about Form Based Code so that the Commission can be well educated prior to holding public hearings on the topic.

Commissioner Cordill suggested that each Commissioner who was present for prior discussions on Form Based Code review their notes and consolidate questions for a future work session.

Commissioner Stivers commented she would like to review Form Based Code during a work session and have input from the consultants during the session.

Chair Ianni stated he thought a work session with the consultants would be beneficial to bring all of the new Commissioners up to date with the information on Form Based Code.

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

Vice-Chair Scott-Craig attended the last EDC meeting and gave a brief summary of topics discussed.

Director Buck commented he thought an official from the City of Kalamazoo could help answer questions about Form Based Code and he would reach out to her to see. Director Buck also stated he may encourage the EDC to address some of the Planning Commission's objections to changing the sign ordinance and come back with refined language.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received-None
- C. Site Plans Approved
 - 1. Site Plan Review #18-01 (Meridian Township Parks Dept.), construct picnic shelter at 5191 Meridian Road (North Meridian Road Park).
 - 2. Site Plan Review #18-3 (Saroki), redevelop Haslett Marathon gas station at 1619 Haslett Road.

11. PUBLIC REMARKS

Commissioner Premoe stated some of the recent correspondence to the Planning Commission seems to imply that the Planning Commission has been trying to bypass public input and suggested there may be a need to do a better job of making the public aware of the processes that go on behind the scenes and of all of the opportunities for public input. He commented it was very concerning.

Director Buck commented part of his objective is to make the public more aware of opportunities to make their opinions known. He is currently working on public outreach strategies.

Commissioner Premoe said the Planning Commission is here to act as ambassadors and advocates for the public interest.

Commissioner Stivers said the current use of social media allows bad news and misinformation to travel very quickly and is glad the Township is trying to address these issues.

12. ADJOURNMENT

Commissioner Premoe moved to adjourn the meeting.
Seconded by Vice-Chair Scott-Craig.
VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:50 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, March 12, 2018 10:58 AM
To: Peter Menser
Subject: Zoning Amendment #18020 Email contact from Meridian Township, MI

Message submitted from the <Meridian Township, MI> website.

RECEIVED
MAR 12 2018

Site Visitor Name: Karen/Dennis Rich
Site Visitor Email: dekarich20@gmail.com

Hello Peter and the Planning Commission Members
We live at 4619 Okemos Rd Just south of Clinton St.

We are writing to encourage you in your efforts to redevelop Downtown Okemos but disagree with lifting all restrictions as to the density and building height of the potential projects. At your last meeting there was some discussion as to keeping to the "look of the community" The area in Haslett was described as a walkable and retirement friendly location. We here in Okemos feels the same way about our four corners. Please do not allow the potential for overbuilding this area. We have concerns about increasing traffic as well as feel a need for green space (please keep in mind the wildlife and bird population) and quiet respectful residents. We heard a concern about the 45 foot limit restricting creativity. We believe this desired uniqueness in design could be accommodated without giving no limits to the builders. A four story building is already out of character for our residential setting. We have been part of the Okemos Community for over 40 years and are looking forward to better days.



Haslett Public Schools

Steven L. Cook
Superintendent
cooks1@haslett.k12.mi.us

Sherren K. Jones
Associate Superintendent
jonesk@haslett.k12.mi.us

March 22, 2018

RECEIVED

MAR 22 2018

Dante Ianni, Chairperson
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

RE: Rezoning Request #18030

Dear Mr. Ianni:

I am writing on behalf of Haslett Public Schools to support the rezoning request submitted by Haslett Holding, LLC. The Meridian Township Planning Commission will be voting on this rezoning request on Monday, March 26, 2018. I am not able to present my support in person, as our Haslett Board of Education Meeting is scheduled that same night.

Haslett Public Schools is in support of the Haslett Holding, LLC plan to move forward with the Cooper Creek Condominium project on Haslett Road. The P.U.D. plan submitted to the Haslett Board of Education adds approximately 100 single-family homes to our district. Currently, Haslett Public Schools is projecting flat or declining enrollment in the future, and this project could help stabilize enrollment.

We appreciate the positive working relationship that Haslett Public Schools has with Meridian Township, and we hope the Planning Commission can partner with our district and support this request. Please feel free to contact my office if you have any questions.

Sincerely,

Steven L. Cook
Superintendent



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: March 20, 2018

Re: Rezoning #18030 (Haslett Holding, LLC), rezone approximately 5.03 acres located at 580 Haslett Road from RR (Rural Residential) to RA (Single Family-Medium Density).

The public hearing for Rezoning #18030 was held at the March 12, 2018 regular meeting. A resolution to recommend approval to RA (Single Family-Medium Density) is provided.

- **Motion to adopt the attached resolution to recommend approval of Rezoning #18030.**

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category.

Attachment

1. Resolution to recommend approval

RESOLUTION TO APPROVE RA

**Rezoning #18030
Haslett Holding, LLC
580 Haslett Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of March, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Haslett Holding, LLC requested the rezoning of approximately 5.03 acres located at 580 Haslett Road from RR (Rural Residential) to RA (Single Family-Medium Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on March 12, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandum dated March 9, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed RA (Single Family-Medium Density) zoning district; and

WHEREAS, the subject site is adjacent to an existing RA (Single Family-Medium Density) zoning district to the north; and

WHEREAS, the proposed rezoning to RA (Single Family-Medium Density) is consistent with the 2017 Future Land Use Map designation of R2-Residential 0.5 to 3.5 dwelling units per acre; and

WHEREAS, public water and sanitary sewer services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18030 to rezone approximately 5.03 acres from RR (Rural Residential) to RA (Single Family-Medium Density).

ADOPTED: YEAS: _____

NAYS: _____



To: Planning Commission

From: Mark Kieselbach, Director of Community Planning and Development

Date: March 21, 2018

Re: Form Base Code Training

Staff contacted the consultant regarding their availability to provide a training session for the Planning Commission. They are available on Monday April 30th for the training session. At the training session they will go through each section of the code and explain the intent and what is being regulated. Their goal is to make the code as straightforward as possible. The consultant is also willing to address any specific items a Commissioner may have, as long as they know in advance so they can prepare.

It is anticipated the training would be a minimum of two hours to three hours starting at 6:00 p.m. with dinner provided. Since the consultant will be traveling from out of state we want to make sure a majority of the Commissioners can attend. If April 30th does not work staff can schedule the training another day. We are hoping Commissioners can let us know at the March 26th meeting if they can attend.

G:\Community Planning & Development\Planning\Shaping The Avenue\PC Memo from MK 03.21.18.docx