

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

APPROVED

May 23, 2022

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

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Premoe, Richards, Shrewsbury, Snyder

ABSENT: Commissioner Cordill

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:03 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except Commissioner Cordill.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:03 pm.

NONE

Chair Blumer closed public remarks at 7:03 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. May 9, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the May 9th, 2022 Planning Commission Regular Meeting. Seconded by Commissioner Shrewsbury.

Commissioner McConnell noted under item 8.E Bath Township Master Plan – Discussion, “Commissioner McConnell stated if the Planning Commission has plans to write a letter to Bath Township they should complement the wetland Ordinance to protect priority wetlands” should add after, “especially in the context of climate change.”

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Bath Township Master Plan Response Letter

7. PUBLIC HEARINGS

- A. Special Use Permit #22-061 – Meridian Township Changing Message Signs

Chair Blumer opened the Public Hearing at 7:06 pm.

Director Schmitt outlined Meridian Township Changing Message Signs for Public Hearing.

Chair Blumer asked if these would be flashing messages.

Director Schmitt replied they would not.

Commissioner McConnell asked if there would be emergency messaging on the board.

Director Schmitt replied it's possible.

Commissioner McConnell asked if there is an existing changing message sign to look at to get a rough idea of this sign.

Director Schmitt replied Culvers, Walgreens and the Okemos High School have changing message signs.

Chair Blumer asked why there is a limit on the amount of times the signs can be changed during the day.

Director Schmitt it's at the Planning Commissions discretion to make that decision and staff is being consistent with previous changing message signs that have been recommended for approval in the township.

Vice-Chair Trezise noted if the Planning Commission excludes all township signs from Zoning Laws then this won't be necessary.

Director Schmitt stated even with that the special land use will still be in place for the sign, so the conditions will still be in place unless the sign is substantially modified.

Commissioner Snyder asked what the township is trying to communicate if the sign is only changing twice a day.

Director Schmitt replied the sign is mostly for special events and special messages.

Commissioner Snyder asked why limit the sign to only two changes a day.

Mr. Corby stated there isn't any land set aside for additional parking, however parallel parking could be changed to angled parking to increase parking density however he doesn't believe it will be necessary.

Vice-Chair Trezise asked when Commercial Building H1 is planned for building as it's not listed in the schedule.

Mr. Corby stated building H1 will be marketed immediately, and hopes it's part of the initial building phase.

Vice-Chair Trezise stated H1 is a significant part of the mixed use of this project and would like to see it in the construction plans.

Mr. Corby stated it could be included in plans, no later than the last phase.

Commissioner Snyder asked if previous development that have used 1.5 parking spaces per unit were mixed-use or primarily residential.

Mr. Corby replied they have been primarily residential.

Commissioner Snyder asked if potential food truck staging area parking spaces are included in the parking count.

Mr. Corby replied they are.

Commissioner McConnell asked about connecting the side walk on the west side at the Pine Village corner.

Mr. Corby stated they are fine with making the connection and making a cross walk.

Commissioner McConnell asked about the west most inner urban connection may need a different shape so it's not so steep.

Mr. Corby replied there is some berming that will be taken down with a small inlet though the berming.

Commissioner McConnell asked about the trailhead restrooms area.

Mr. Corby replied there will be drinking fountains, restrooms, a bike kiosk for bicycle maintenance, benches and a fenced in dog park, all of which will be available to the general public.

Chair Blumer asked if there has been a demographic projection.

Applicant Representative, Chad Koster, 940 Floral Ave., Grand Rapids, MI stated there has been a market study and one of the reasons the project was taken down to 290 is because they want more two bedroom units. They project residents who are younger professionals and older people who are looking for an easier way of life.

Commissioner Richards noted the plans show less than one parking lot per bedroom, and would like to see a comparable project to be sure planned parking will be sufficient.

Commissioner Premoe noted the applicant has stated a contingency plan for parking if it's not sufficient.

Commissioner Richards stated he would like to see how many parking spaces could be added if the current number isn't enough.

Mr. Corby stated he could show how many parking spaces could be added.

Commissioner McConnell stated the development is 8 minutes from the Meridian mall by CATA bus, and 24 minutes to MSU campus. He further stated CATA operates a shopping bus that serves shopping centers.

Chair Blumer asked what the drive through is for.

Mr. Corby stated the one on the corner could be a pharmacy but wasn't certain, while the other is planned for a coffee shop.

Commissioner Snyder asked where the playground will be located.

Mr. Corby replied the playground is likely to be close to building I.

Vice Chair Trezise moved to approve Mixed-Use Planned Unit Development #22014. Seconded by Commissioner Premoe.

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

NAYS: Commissioner Richards

Motion carried: 6-1

B. Text Amendment 2022-10 – PUD Decks

Director Schmitt outlined Text Amendment 2022 -10 –PUD Decks for discussion.

Commissioner Trezise moved to approve Text Amendment 2022-10 – PUD Decks. Seconded by Commissioner Snyder.

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

NAYS: Commissioner

Motion carried: 7-0

9. OTHER BUSINESS - NONE

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Director Schmitt reported the Township Board has adopted the series of text amendments the Planning Commission has worked on in the beginning of the year. The Township board has also had the initial review of the Bickford House addition, and it has approved \$1.25 million dollars for the infrastructure costs as it relates to the village of Okemos project and is considering the adoption of a Commercial Rehabilitation District for the support of the Haslett Village Project.

B. Liaison reports - NONE

11. PROJECT UPDATES

A. New Applications

- a. 3560 Hulett Road – Planned Unit Development

B. Site Plans Received

- a. 4720 Marsh Road – Parking Lot Expansion

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:06 PM.

NONE

Chair Blumer closed Public Remarks at 8:06 PM.

13. ADJOURNMENT

Commissioner Premoe moved to Adjourn. Seconded by Chair Blumer.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:07 pm.