

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, October 27, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Romback, Brooks, McCurtis, and McConnell

ABSENT: None

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 27, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present. Chair Shrewsbury confirmed that Commissioner Fowler resigned.

3. PUBLIC REMARKS

1. Paulette Grace spoke against APP #25022
2. Jade Shi spoke against APP #25022
3. Kaisen Lin spoke against APP #25022
4. Mark Clause spoke in favor of APP #25022
5. Yidi Du spoke against APP #25022
6. Rupender Veridhi spoke against APP #25022
7. Ramen S spoke against APP #25022
8. Anbarasu Appasamy spoke against APP #25022
9. Vincent Tomonica spoke against APP #25022
10. Milton Scales spoke against APP #25022

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the October 27, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the October 13, 2025 meeting as corrected. Seconded by Commissioner Romback. Motion passed unanimously.

6. COMMUNICATIONS

No additional communications.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal

Director Schmitt spoke to the application and reviewed the application and his memo. Director Schmitt discussed the process for the project.

Commissioner Romback spoke about the zoning and pointed out that the Planning Commission could recommend any zoning, not just that requested. Commissioner McConnell thanked Staff for their suggestions on nonmotorized connection and asked for them to be displayed. Director Schmitt described the proposed connections. Commissioner McCurtis asked about the traffic signalization and asked if button signals would be used. Director Schmitt said yes, they are on Central Park Boulevard and that would be proposed to the Road Department.

Commissioner Romback asked if there is a similar apartment complex that could be looked at to compare. Director Schmitt said that he would have to look into it. Commissioner Romback discussed the question further said that he was looking for a historical comparison and asked about the Aldi site. After some discussion, Director Schmitt pointed out that the Lofts at Hannah Plaza are actually zoned commercial.

Commissioner Brooks thanked Staff for their work on the Planning Commission's questions and asked if there were any surprising points to bring up. Director Schmitt discussed the traffic data and the Future Land Use map. Director Schmitt discussed the street system and said that there was no concern about the project being divided by the streets. Commissioner Brooks said that he thought about it a lot and said that there are other places where apartments are built by homes. Commissioner Brooks discussed the traffic crash data and asked about the SUP ordinance and confirmed that the Planning Commission was not looking at an SUP and asked about building height. Director Schmitt confirmed that the proposed building heights meet our code.

Commissioner McCurtis discussed the density and the trip generation and asked if they had a traffic study. Director Schmitt said that the traffic study was in the October 13 packet and discussed the findings and said that it showed a decreased impact on the site.

Vice-Chair Snyder asked how the zoning will work, given that this is a settlement agreement. Director Schmitt discussed the potential legal course. Chair Shrewsbury asked about how the settlement agreement had led to the current residential development on Central Park Estates. Director Schmitt agreed and said that this process was similar to the process held in 2004.

Commissioner Brooks asked if built under the current zoning, would there be a requirement for an SUP. Director Schmitt said that he would have to ask our attorney and he would have to reread

the agreement. Commissioner Brooks asked if part of the discussion was that the SUP requirement be overlooked in this case. Director Schmitt said that there was a question on whether to go through the process again or if it could be part of the settlement agreement. Commissioner Brooks said that by doing this process now, is there anything that they are missing on the SUP process. Director Schmitt said no, they have followed the process closely and that like an SUP of this size, the Planning Commission is making a recommendation to the Board.

Commissioner Rombach asked what Central Park Estates is zoned. Director Schmitt confirmed RA. Rombach asked what the density of RA is. Vice-Chair Snyder asked what the density of RDD is; Director Schmitt said five per acre. Chair Shrewsbury said that the applicant is considering the third piece of the property with the wetlands on the overall density, but the development would be denser. Discussion about the proposed density.

Vice-Chair Snyder asked to see the parcels on the screen. Commissioner Brooks asked if Walmart has to agree. Director Schmitt said that they do not need to agree but they would get noticed since they are part of the settlement agreement. Commissioner McConnell asked about Staff's suggested motion language and Director Schmitt discussed that. Brooks asked about the SUP maximum occupancy. Director Schmitt described the RC zoning requirement.

Director Schmitt said the applicant had a prepared presentation. Chair Shrewsbury said that would be helpful to see. Mark Clause, representative from Eyde, addressed the Commission and first discussed the history of the development in the area and the settlement agreement. Brett Mosetti from Continental discussed building height and that it was his understanding that 35 feet height is allowed in the RC zoning. Mr. Mosetti recapped his request and gave his presentation.

Commissioner Rombach asked about rents in his memo and asked what the proposed rent is. Mr. Mosetti described the memo and said the average would be \$1,678. Discussion about income and rental rates. Commissioner Rombach asked why they were pursuing the apartment development versus what is allowed by right. Mr. Mosetti said that Continental is a housing development company and does not do other types of development. Commissioner Rombach asked about Continental's Better Business Bureau rating. Mr. Mosetti said that the company looked into comments after the public meeting on August 20. Commissioner McConnell discussed Central Park Drive and the traffic situation before it was redesigned as a three-lane road. Commissioner McConnell said that generally, volume decreases speed and increases accidents that tend to be less severe.

Commissioner Brooks asked about Mr. Mosetti's Walmart potential development comparison. Mr. Mosetti described the comparison and how the comparison was made. Discussion about potential development comparisons in the presentation. Commissioner Brooks pointed out the parking ordinance and asked if the development requires this amount of parking. Mr. Mosetti said that it meets the requirements of the parking ordinance. Commissioner Brooks asked if there could be a lower space requirement, what would the space become. Mr. Mosetti said that they would have to look at the redistribution of the parking spaces. Commissioner Brooks asked if it would be possible to place the pathway on Belvedere on the north side. Director Schmitt answered that it would be best to avoid raised pathways that would result of the pathway was moved to the north side.

Chair Shrewsbury asked if there are any more questions and discussed the next steps. Vice-Chair Snyder discussed income and AMI in Haslett and asked if Authentix would be willing to set aside units to be priced at 30% AMI in the area. Mr. Mossetti said that Continental does not rent such units without an incentive. Discussion about rents and rental incentives.

Commissioner McConnell said that he is pleased with the thorough work of Staff and the applicant and is satisfied. Commissioner McConnell suggested allowing additional time to review the material. Vice-Chair Snyder and Commissioner Rombach both agreed and said that they are not ready to vote. Commissioner Rombach suggested looking at what zoning past rezonings like this landed on. Commissioner Brooks discussed the conditions in the recommended resolution to approve and suggested clarifying that the development happen on the north two parcels and that parking be limited to 1.75 per unit.

Commissioner Brooks asked about an ordinance requirement to provide funds for development. Director Schmitt said that there are allowances for escrows for certain improvements. Commissioner Brooks suggested an escrow to provide for the maintenance of the Pathway. Director Schmitt said that the maintenance of the Pathway would be provided for by the Township Pathway fund,.

Vice-Chair Snyder said that nothing around the site is zoned RC and suggested RD is more appropriate, especially since one of the parcels is zoned RD already. Director Schmitt said that he could run the numbers to see how many apartments that would result in and provide that at the next meeting.

Commissioner McCurtis said that the development looks clunky and his biggest concern is traffic and that he is not prepared to vote. Commissioner Brooks agreed that it looks clunky and that he thinks that this is the opportunity to think about this. Commissioner McCurtis discussed some concerns about the site's drainage. Vice-Chair Snyder said that the Planning Commission is the first review and that the Drain Commission would review this during site plan.

Commissioner Rombach discussed the zoning and the Planning Commission's role and said that he is trying to think this through. Commissioner Rombach said that he needed more time to ponder the application. Chair Shrewsbury said that seemed to be the consensus that the Planning Commission isn't ready to act tonight. Chair Shrewsbury further discussed the application and said that it is important to look at the residents' values and concerns but their job isn't to say should it be developed or not, but should it be developed as proposed.

Chair Shrewsbury asked the Commissioners if they had further questions for Staff. Vice-Chair Snyder asked if the next packet would include the Planning Commission's recommendations. Director Schmitt said yes. Discussion.

Mr. Mossetti asked if they wanted to make changes to the plan, could they be presented before the next meeting. Chair Shrewsbury said that they could be included in the next packet and go out before the meeting. Vice-Chair Snyder asked if there is privacy fencing on the plan. Director Schmitt said not at this point. Vice-Chair Snyder asked about light pollution. Director Schmitt said they would have to meet the lighting ordinance and that a condition could be included. Vice-Chair Snyder said that the Future Land Use and zoning for the area are confusing for any potential

resident for Central Park Estates. Commissioner McConnell asked where the dumpster is on the northern parcel. Director Schmitt said it isn't shown at this level yet.

Chair Shrewsbury asked Director Schmitt to let the residents know where the packet can be found. Director Schmitt described the Township website and said that Staff would try to get the packet out a little early. Director Schmitt said the next meeting is November 17th.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity. Board is reviewing the St. Martha SUP and the Dobie Road SUP.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updated report in the packet.

12. PUBLIC REMARKS

1. Henry Kwan spoke against APP #25022
2. Ramen S spoke against APP #25022
3. Jade Shi spoke against APP #25022
4. Yidi Du spoke against APP #25022
5. Milton Scales thanked the Planning Commission for listening and spoke about the comments he heard
6. Rupender Veridhi spoke against APP #25022

13. COMMISSIONER COMMENTS

Commissioner Brooks asked how the residents in the northern parcel get to residents in the southern parcel. Commissioner Brooks confirmed with Staff that the Board makes the final decision on the application.

Vice-Chair Snyder said that all the processes that the Planning Commission follows Michigan law and encouraged people to look into different sources about the development process.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 9:10 pm

Commissioner McConnell moved to adjourn the October 27, 2025 regular meeting of the Planning Commission. Seconded by Vice-Chair Snyder. Motion passed unanimously at 9:10.