

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

APPROVED

**January 22, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, Richards and Stivers
ABSENT: None
STAFF: Principal Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:01 P.M.

2. Public Remarks

Mr. Leonard Provencher, 5824 Buena Parkway, said there should be pedestrian/cyclist crossings at the intersections of Saginaw Highway and Marsh Road, Saginaw Highway and Towner Road and Saginaw Highway and Newton Road to increase safety. Mr. Provencher also noted the 2017 Master Plan did not address the number of people or the makeup of the Township's population in the future.

3. Approval of Agenda

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

4. Approval of Minutes

A. January 8, 2018 Regular Minutes

Commissioner Richards moved to approve the minutes with a correction to Mr. Menser's title.
Seconded by Commissioner Scott-Craig
VOICE VOTE: Motion approved unanimously.

5. Communications-NONE

6. Public hearings-NONE

7. Unfinished Business-NONE

8. Other Business

**A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – Saginaw Highway
(Newton Estates)**

Principal Planner Menser gave a brief summary of the project.

Mr. Chuck Holman, 1317 Coolidge Road, outlined the proposed project in depth.

Jeff Kyes, KEBS, 2116 Haslett Road, stated there would be several variances needed for the plan as proposed. He said the majority of the variances would be set back related with the possibility for a request to reduce the number of required parking spaces in the commercial portion of the parcel. He said the applicant is working on a list of amenities to offer as part of the proposed development.

Mr. Holman said the list of possible amenities includes items such as sidewalks and pathways, outdoor seating areas, open space, raised gardens, trees, landscaping and underground utilities.

Raji Uppal, 6133 Cottage Drive, stated the proposed plan is based on concepts that have been well received in other communities they have developed in the Lansing area. He stated DTN has a goal of creating a sense of community in their developments.

Mr. Holman mentioned the amenities for the residents include clubhouse fitness areas, coffee, meeting spaces, playgrounds, grill areas, pools, hot tubs and landscape maintenance.

Commissioner Premoe asked about the storm water treatment that would be proposed as part of the project. Mr. Kyes replied wetland A has been delineated and is large enough for the Township to regulate so wetland B would most likely be the treatment area detention basin and that storm water will have to tie into the county drain.

Commissioner Cordill asked if traffic information was available. Mr. Kyes replied there is no data available at this time. Michigan Department of Transportation has not completed a review.

Commissioner Cordill asked if the applicant had considered moving the building proposed for area A further from the highway due to noise concerns.

Commissioner Richards asked if the units above the commercial spaces have balconies and if they span the entire width of the building. The architect answered the current plans have two units across the width of the building, all units do have balconies.

Commissioner Stivers asked if the applicant had tried to develop the parcel without needing variances. Mr. Kyes replied they had tried to develop the plans with eliminating variances in mind but it is not entirely possible due to the nature of mixed use developments.

Chair Ianni asked what properties surround the parcel. Mr. Kyes responded there is a consumer's energy tower, Sierra Ridge (residential development), a new Township park and a water tower surrounding the parcel.

Vice Chair Scott-Craig commented he liked most aspects of the proposed plan except the location. He said the parcel in question will very difficult to develop given all of the traffic on Saginaw Highway.

Chair Ianni asked if there was a bus route near-by or if the applicant had approached CATA about having a bus stop on the property.

Vice Chair Scott-Craig recommended access on Towner Road if it could be arranged to lessen the traffic congestion.

Commissioner Richards asked if utilities are available for the parcel. Mr. Kyes responded water is available and sanitary sewer could be extended from Sierra Ridge.

B. Zoning Board of Appeals and commission liaison assignments

Commissioner Lane offered to continue serving as the Planning Commission representative on the Zoning Board of Appeals.

Vice-Chair Scott-Craig moved to appoint Commissioner Lane as the Zoning Board of Appeals representative.

Seconded by Commissioner Stivers.

ROLL CALL VOTE: YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Cordill and Ianni

NAYS: None

Motion approved unanimously.

The following Commissioners volunteered to serve on the following commissions.

- Commissioner Stivers on the Downtown Development Authority
- Vice-Chair Scott-Craig on the Economic Development Commission
- Commissioner Premoe on the Environmental Commission
- Commissioner Richards on the Transportation Commission

Commissioner Premoe moved to approve the appointments.

Seconded by Commissioner Richards.

VOICE VOTE: motion approved unanimously.

C. Accessory Dwelling Units

Principal Planner Menser gave details regarding accessory dwelling units, how they would fit in with the Township's zoning designations and he gave a summary of the three types of accessory dwellings seen most often. Internal accessory dwelling units are incorporated into an existing dwelling like a basement or attic apartment. Attached accessory dwelling units are an addition to an existing dwelling and detached accessory dwelling units are separate from the main dwellings but on the same lot.

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

Commissioner Richards attended the January 18, 2018 Transportation Commission meeting where the main topics included upcoming MDOT projects and the Township's Redi-Ride program with CATA.

Commissioner Premoe commented 2017 was a very productive year for the Planning Commission.

Principal Planner Menser said Director Kieselbach had forwarded a copy of the MDOT report to the commissioners for their review and copies of Planning and Zoning News were included at everyone's place. He said he would like feedback from the commissioners about whether they find it useful.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved - None

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Chair Ianni adjourned the regular meeting at 8:45 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary