

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, January 27, 2025, 6:30 pm

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

ABSENT: Vice Chair Snyder

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the January 27, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members except for Vice-Chair Snyder were present.

3. PUBLIC REMARKS

- Joel Major, Township resident, spoke in opposition to REZ #25001
- Peggy Anderson, Township resident, spoke in opposition to REZ #25001
- Kris Kloc, Township resident, spoke in opposition to REZ #25001
- David Kloc, Township resident, spoke in opposition to REZ #25001
- John Leone, Township resident, spoke in opposition to REZ #25001
- David Fedewa, applicant, spoke in support of REZ #25001
- Jerry Fedewa, applicant, spoke in support of REZ #25001
- Greg Fedewa, applicant, spoke in support of REZ #25001

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Romback moved to approve the January 27, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner Brooks asked that the Commissioner McConnell be given credit for his comment under item number 7.A paragraph three.

Chair Shrewsbury asked that an incomplete sentence be struck from the record under item 7.A

Commissioner McConnell asked that the word unanimous be added to Commissioner McCurtis's election as Planning Commission Secretary.

Commissioner Romback moved to approve Minutes of the January 13, 2025, Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed as amended.

6. COMMUNICATIONS

A. 2025 Joint Board and Commission Invitation

7. PUBLIC HEARINGS

NONE

8. UNFINISHED BUSINESS

A. REZ #25001 – Fedewa Rezoning

Principal Planner Shorkey gave an overview of the application and discussion that has occurred to date. The applicant has added information to the application as requested by Commissioners and that information is included in the packet.

Commissioner McCurtis asked about the Drain Commissioner's timeline for the drainage issues on the property. Principal Planner Shorkey outlined the process for the special use and site planning processes and clarified that engineering is not typically done for rezoning applications. Chair Shrewsbury noted that residents could address current drainage issues on their properties with the County, confirmed by Principal Planner Shorkey.

Commissioner McConnell asked for background information about the land use plan update regarding the land division application that created this parcel. Principal Planner Shorkey clarified that the land division application came in after the master plan update that met the zoning at the time and by law does not consider future land use.

Commissioner McConnell asked about split zoning on properties. Principal Planner Shorkey stated that staff will never recommend split zoning but were it to happen, the determination of zoning on the property would be made by the Director of Planning and Development. He also clarified that the Planning Commission cannot impose conditions on a rezoning.

Commissioner Brooks asked for details regarding the denial letter sent to the applicant in 2019. Principal Planner Shorkey said that the two reasons stated for denial were that their 2019 request didn't agree with the land use map and that the 2019 request didn't fit the character of the area.

Commissioner Brooks asked the applicant about the market data in their application. The applicant stated that it is the data their financing company used to decide to finance the project. The data supports the applicant's evidence that the project will be viable and is not the applicant's only source of information to determine viability.

Commissioner Brooks acknowledged the public feedback as well as the applicant's work, stating that this is a compromise that meets the Township's need for higher density housing while honoring the desire to maintain green space.

Principal Planner Shorkey suggested an amendment to the resolution. On condition number four he suggests adding "(west side)" after "rear" and eliminating "building".

Commissioner Brooks moved to adopt the resolution to recommend approval of Rezoning #25001 to rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RD (Multiple Family, maximum 8 dwelling units per acre), with a Conditional Rezoning Agreement limiting the development on the site, subject to the conditions found in the attached resolution. Supported by Commissioner McCurtis. Motion passed unanimously.

9. OTHER BUSINESS

A. Discussion – Sec. 86-755 – Schedule of Requirements for Parking Space

Principal Planner Shorkey outlined the discussion that has occurred to date.

Commissioners discussed individual headings and the manner in which the number of spaces were determined for individual uses and asked about shared parking if a business has multiple uses. Principal Planner Shorkey gave details about the reasoning and noted that there is a section of the ordinance that may apply if a business has multiple uses.

Commissioner Brooks indicated that he supports simplification of the ordinance and suggested engaging with the community to make sure needs are met.

Commissioner Romback made a specific recommendation that golf courses be assumed to have driving ranges in their calculations, not ask them to comply with each use separately.

B. 2025 Brownfield Redevelopment Authority Appointment

Principal Planner Shorkey gave an overview of the packet item.

Commissioners discussed their respective schedules but were unable to nominate a Commissioner to the position at this time. Chair Shrewsbury suggested discussing this item again at the next meeting.

C. 2024 Annual Report

Chair Shrewsbury asked that the Chairperson's name be updated. She asked if staff could break out staff actions versus Commission actions versus Board actions in future reports.

Commissioner McConnell moved to approve the 2024 Annual Report to be presented to the Township Board. Supported by Commissioner Romback. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the new Township Manager has started work and noted that the Village of Nemoka zoning ordinance text amendment has been approved.

B. Liaison Reports

Planning Commissioners updated the Commission about their other board and commission activities.

Commissioner Brooks reported that ZBA approved a variance for Playmaker's storage facility parking lot to accommodate semi-trucks and postponed a decision on a DTN site plan regarding wetland buffer variances.

11. PROJECT UPDATES

NONE

12. PUBLIC REMARKS

NONE

13. COMMISSIONER COMMENTS

Commissioners discussed the upcoming 2025 Joint Board and Commission meeting. Chair Shrewsbury noted that she is unable to present for the Planning Commission. Vice-chair Snyder was tentatively recommended to present the Planning Commission's report and all Commissioners were encouraged to attend.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:06 pm

Commissioner Romback moved to adjourn the January 27, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.