

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 12, 2015**

**APPROVED**

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

PRESENT: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering  
ABSENT: Commissioner Deits  
STAFF: Principal Planner Oranchak

**1. Call meeting to order**

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

**2. Approval of agenda**

**Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Ianni.**

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Ianni moved to approve the Regular Meeting Minutes of December 8, 2014 and December 15, 2014. Seconded by Commissioner Scott-Craig.**

VOICE VOTE: Motion carried 8-0.

**4. Introduction of New Members**

Chair Jackson introduced the two new members of the Planning Commission: Christine A. Tenaglia and Brett DeGross.

**5. Election of the Chair, Vice-Chair and Secretary for 2015.**

**Chair Jackson opened the nominations for 2015 Chair of the Planning Commission.**

**Commissioner Van Coevering nominated Commissioner Scott-Craig.**

**Commissioner Scott-Craig nominated Commissioner Deits.**

**Chair Jackson closed the nominations for 2015 Chair of the Planning Commission.**

VOICE VOTE FOR COMMISSIONER DEITS: Motion failed 3-5.

VOICE VOTE FOR COMMISSIONER SCOTT-CRAIG: Motion carried 5-3.

**Acting Chair Jackson opened the nominations for 2015 Vice-Chair of the Planning Commission.**

**Commissioner Tenaglia nominated Commissioner Ianni.**

**Commissioner Honicky nominated Commissioner Jackson.**

**Acting Chair Jackson closed the nominations for 2015 Vice-Chair of the Planning Commission.**

VOICE VOTE FOR COMMISSIONER JACKSON: Motion carried 5-3.

VOICE VOTE FOR COMMISSIONER IANNI: Motion failed 3-5.

**Acting Chair Jackson opened the nominations for 2015 Secretary of the Planning Commission.**

**Commissioner Scott-Craig nominated Commissioner Cordill.**

**Acting Chair Jackson closed the nominations for 2015 Secretary of the Planning Commission.**

VOICE VOTE: Motion carried 8-0.

**6. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Eckhart Dersch, 2203 Butternut Drive, Okemos, spoke to the upcoming public hearing on Commercial Planned Unit Development #15-13034, construction of a building in the southwest corner of the Meridian Mall site.

Chair Scott-Craig closed public remarks.

**7. Communications (None)**

**8. Public hearings (None)**

**9. Unfinished Business**

A. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan

Principal Planner Oranchak summarized changes to the draft amendments of the 2005 Master Plan Goals and Objectives.

Planning Commission discussion:

- Rationale for suggested merge of Goal 5, Objectives B and C
- Preference for Objectives B and C of Goal 5 to be separate objectives

**Commissioner Jackson moved to adopt the suggested changes by Commissioner Deits: bullet points 1, 2, 3 and 5. Seconded by Commissioner Ianni.**

VOICE VOTE: Motion carried 7-0.

**(Without objection, Commissioner Tenaglia abstained from voting).**

**Commissioner Ianni moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:**

**The Planning Commission of the Charter Township of Meridian hereby adopts amendment to the 2005 Master Plan Chapter 2, Goals and Objectives.**

**Seconded by Commissioner Honicky.**

Planning Commission discussion:

- Concern over possible confusion with the Board's 2015 Goals and Objectives
- Board's Goals and Objectives are short term goals revisited on a yearly basis
- Planning Commission Goals and Objectives relate to the long range plans for the Master Plan
- No conflict between the Township Board's Goals and Objectives and the Master Plan Goals and Objectives
- Appreciation to Commissioner Deits for his editorial comments
- Continued concern with the lack of public participation

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

## **10. Other Business**

### **A. Resolution of Appreciation – Lynn Hildebrandt**

**Commissioner Ianni moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:**

**The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Lynn Hildebrandt grateful thanks for her voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.**

**Seconded by Commissioner Cordill.**

Planning Commission discussion:

- Commissioner Hildebrandt was extremely dedicated to the issues which came before the Planning Commission
- Commissioner Hildebrandt had vast knowledge of planning related information

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

### **B. Resolution of Appreciation – James Salehi**

**Commissioner Cordill moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:**

**The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to James D. Salehi grateful thanks for his voluntary effort on behalf of the entire Meridian Township community during this period of dedicated service on the Planning Commission.**

**Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Commissioner Salehi's spent many hours outside of the Planning Commission meetings doing research and site visits
- Appreciation for the perspective he brought to the numerous issues before the Planning Commission

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

C. Planning Commission Representative to the Downtown Development Authority

**It was the consensus of the Planning Commission to take this item up at the next Planning Commission meeting.**

Planning Commission discussion:

- Downtown Development Authority (DDA) meetings are held once per month on Monday mornings at 7:30 AM
- Planning Commissioners have the ability to attend any established Meridian Township Board and Commission meeting for information gathering purposes
- Planning Commissioner suggestion for a list of upcoming Boards and Commissions meetings included in each Planning Commission packet
- Boards and Commissions meetings are placed on the calendar located on the home page of the Township website
- Televised meetings can be viewed whenever individual schedules allow

D. Master Plan Update

Principal Planner Oranchak capsulized work and discussion on the chapter reviews. She indicated staff is evaluating data obtained and will provide the analysis to the Planning Commission when complete.

Planning Commission and staff discussion:

- One Planning Commissioner met with the state demographer who can provide tools for Planning Commission staff to use in mining the data from the 2010 census more quickly
- Need for Planning Commission consensus on how best to utilize a consultant's services
- Suggestion to call Kalamazoo, Ypsilanti, Grand Rapids, Midland, etc. to obtain copies of their RFP's and a statement of work used when hiring their consultant
- Format for the Master Plan
- Use of each goal as a chapter
- 2005 Master Plan does not contain a significant amount of planning relative to goals and metrics to measure the progress towards the established goals

- Master Plan document is a tool to look at future development of the Township over a 20-year period
- Suggestion to take existing chapters in the Master Plan and see if they align with the current goals and objectives
- Need to take the chapters apart and place their various components under the proper goal, taking into consideration land use and development questions included in the goals
- RFP must include direction to the consultant
- Goal for housing states what the neighborhoods look like but does not say who the Township's residents are
- Concern with "throwing out" other plans being considered
- Midland plan gave a description of what Midland is like today and then followed with goals and objectives in order to plan into the future
- Use of the three (3) prong planning model: what we have, what we want, and how we are going to get there
- Plans should be cooperatively drafted with Township residents and the business community
- Many good ideas came out of the Grand River Corridor charrettes
- Other Boards, commissions and neighborhood groups were involved in the Midland process
- Basic structure must be created prior to receiving community input and acquiring other stakeholders
- Staff is in the process of compiling updated demographics for the Master Plan
- Information was obtained from the 2010 census, plus Census Bureau estimates each year
- Chair update on Planning Commission work to date relative to the Master Plan
- 2005 Master Plan uses the three (3) prong planning model
- Implementation chapter, future land use chapter and the future land use map are the planning components of the 2005 Master Plan document which have not been vetted by the Planning Commission as a whole
- Need for implementation of a project plan which focuses on the specific process towards completion
- Planning Commissioner proposal for a work session which develops a project plan
- Possibility of a work session on the project plan after the January 26<sup>th</sup> Planning Commission meeting if the schedule allows

**It was the consensus of the Planning Commission to have Commissioner Van Coevering and Chair Scott-Craig meet with staff in the preparation of a project plan outline.**

**11. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

In response to Planning Commission inquiry, Vice-Chair Jackson noted the Meridian Leadership Group meetings are called by the Manager for the first Friday of the month.

Commissioner Ianni announced a site plan review presentation will be held on March 5, 2015 in Lansing.

Chair Scott-Craig reported the Environmental Commission will be writing a letter to the Board regarding the Planning Commission's denial of SUP #14111 (MF Okemos). He noted the next Environmental Commission Green Theme Series presentation will be held on February 4<sup>th</sup> where the speaker will be Julie Powers, Chair of the Greater Lansing Housing Coalition. Chair Scott-Craig outlined the speakers for the next few months, and encouraged Commissioners to attend the Wednesday evening presentations.

Chair Scott-Craig and Commissioner Honicky attended the latest Mid-Michigan Environmental Action Council Land Use Lunch where Mark Grebner spoke on the topic of regional cooperation and the difficulty in attaining it. He noted these monthly lunches are held at the Michigan Environmental Council offices in downtown Lansing and urged Commissioners to attend when their schedules permit.

Principal Planner Oranchak announced Planning Commissioner training sessions are available on February 4<sup>th</sup> in Kalamazoo and in Ann Arbor on February 26, 2015 from 4:00 P.M. until 9:00 P.M. She stated interested Commissioners should contact her for registration purposes.

Commissioner Jackson spoke to the memorandum from Associate Planner Menser apprising Commissioners on land use development in Meridian Township.

Chair Scott-Craig reminded fellow Commissioners an attorney training session will be scheduled sometime either the first or third Monday in March at a starting time of 6:00 P.M. He requested Commissioners submit their questions to Planning staff with ample time to forward on to the attorney.

**12. New applications** (None)

**13. Site plans received** (None)

**14. Site plans approved**

- A. Site Plan Review #15-04-2 (Whole Foods), modification to an approved site plan to add 3,600 square feet to the building at 2750 Grand River Avenue

**15. Public remarks**

Chair Scott-Craig opened and closed public remarks.

**16. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 8:19 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary