

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, October 13, 2025, 6:30 pm

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

ABSENT: Commissioner Fowler

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 13, 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 except for Commissioner Fowler.

3. PUBLIC REMARKS

- 1. Debra Major spoke against SUP #25020
- 2. Joel Major spoke against SUP #25020
- 3. David Kloc spoke against SUP #25020
- 4. Kristina Kloc spoke against SUP #25020
- 5. John Leone spoke against SUP #25020

Director Schmitt spoke about the previous appearance of a conflict of interest by Commissioner Romback and explained that it had been vetted by the Township Attorney's and no conflict existed.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McConnell moved to approve the October 13, 2025, Regular Planning Commission meeting agenda, with the amendment to move Item 8 - Unfinished Business ahead of Item 7 - Public Hearings. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner McCurtis moved to approve Minutes of the September 22, 2025 meeting as corrected. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

## 6. COMMUNICATIONS

In addition to the communications in the packet, five additional communications were handed out to the Planning Commission.

1. Kiren Reddy wrote an email against APP #25022
2. Kaisen Lin wrote an email against APP #25022
3. Kristina Kloc wrote an email against SUP #25020
4. David Kloc wrote an email against SUP #25020
5. John Leonne handed out a document against SUP #25020

## 7. PUBLIC HEARINGS (Presented after 8 – Unfinished Business)

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

Director Schmitt spoke to the application and gave a history of the site. Commissioner McCurtis asked the location of the site and the access drive; are the applicants going to work out the emergency access. Director Schmitt said that will be a future issue. Commissioner McConnell asked about the history of the settlement agreement. Commissioner Brooks asked for clarification about what land use questions were under consideration. Commissioner Romback asked if the 1992 order is still in place and what every settlement that comes in place governs.

Brett Mozzetti, applicant, gave a presentation and described the project. Commissioner Romback asked about the EPIQ rating and the Better Business Bureau rating in the public comments. Mr. Mozzetti said BBB is not a standard for multi-family developers and that it is not regulated. Mr. Mozzetti said that they have an A rating after addressing unresolved issues. Discussion followed regarding this issue.

Commissioner McConnell asked to speak to the traffic engineer. Applicant's engineer, Julie Grove, addressed the Commission regarding the report submitted. Commissioner McConnell asked if the traffic assessment included non-motorized transportation and Ms. Grove responded that it did not. Commissioner McConnell said that to be infill, they had to explain how non-motorized traffic could move around. Ms. Grove said that they could look at accommodations for pedestrians and bicycles.

Commissioner Romback asked about the traffic assessment and said that the comparison does not seem spot on. Ms. Grove said that they had performed a traffic study between the proposed and what could be built under the current agreement. Commissioner Brooks asked about the access points, which is better between four or two points of access. Ms. Grove said that there was no measurable change between two and four. Discussion occurred about site access. Commissioner Brooks expressed concern about the Central Park Drive access versus those on Columbus and Times Square.

Chair Shrewsbury asked about amenities and the pool and if the project is considered as three parcels or one site. Mr. Mozzetti said that the project was considered as one site and pointed out planned connections between the parcels.

Commissioner Brooks asked about residents per unit and asked if the comparison for the project was accurate. Mr. Mozzetti described the estimate and said that they considered it to be a good

estimate for the proposed project and the 1.8 per unit would stand. Commissioner Brooks asked if the parking was based on that number. Mr. Mozzetti said that it was based on the Township Parking Ordinance. Commissioner Brooks asked if they are going above the requirement. Mr. Mozzetti said that they are complying with the code and not going above it.

Chair Shrewsbury asked about the configuration of the project. Mr. Mozzetti said that was an old version of the plan and showed the current plan. Commissioner Brooks asked what the cost per square footage rental rate was for the project. Mr. Eric Hahn, applicant, addressed the Commission. Commissioner Brooks asked how AMI is calculated. Mr. Hahn explained and further discussion occurred about cost versus income.

Vice-Chair Snyder asked about missing middle housing and asked for a clarification about the AMI. Mr. Mozzetti explained and said that they are below 100% AMI, but not quite at the 80% AMI rate. Snyder said that the calculation might not be accurate based on the number of residents in a unit. Mr. Hahn talked about their AMI calculations. Vice-Chair Snyder asked about utilities. Mr. Hahn said that tenants pay for utilities.

Chair Shrewsbury called a five minute break at 8:04.

Chair Shrewsbury called the back to order at 8:09 and opened the public comment.

1. Prem Nalaganti spoke against APP #25022.
2. Paulette Grace spoke against APP #25022.
3. Jade Shi spoke against APP #25022.
4. Hang Nguyen spoke against APP #25022.
5. Nara Parameswaran spoke against APP #25022.
6. Doug Hartman spoke against APP #25022.
7. Rupender Veridhi spoke against APP #25022.
8. Sarah Kovach spoke against APP #25022.
9. Yidi Du spoke against APP #25022.
10. Henry Kwan spoke against APP #25022.
11. Dianna Cavalier spoke against APP #25022.
12. Tarek Sesy spoke against APP #25022.
13. Ninah Sesy spoke against APP #25022.
14. Vince Tomani spoke against APP #25022.
15. Paveen Raparathi spoke against APP #25022.
16. Wayne Hutchinson spoke against APP #25022.
17. Binod spoke against APP #25022.
18. Supratic Rayamajhi spoke against APP #25022.

Chair Shrewsbury closed the public comment at 8:56.

Commissioner McConnell asked about activities that have taken place on the property and asked Director Schmitt to elaborate. Director Schmitt explained the land clearing violation and how it was being addressed by Staff. Commissioner Brooks asked the project site and asked if this is one

parcel and if the unit per acre calculation is based on the entire site. Director Schmitt confirmed that it covered the entire site. Commissioner Romback discussed the Board's action that directed the Planning Commission to make recommendations on the land use on the project; RD and CS to RC. Commissioner McCurtis asked if there are wetlands around the Times Square and Madison Avenue area. Director Schmitt said that Staff would provide the wetland delineation at the next meeting. Chair Shrewsbury pointed out that higher density was in the north and asked if they could ask the Board to consider conditions specific to parcels or across the entire site. Director Schmitt said that they could condition higher density to the north and lower density to the south.

Commissioner McConnell asked for Staff's suggestions for conditions for walkability. Vice-Chair Snyder asked about the process and asked about the next meeting and how the Commission would be involved. Director Schmitt said that Staff hoped for input tonight and that the normal process was to raise all the issues and make a decision at the following meeting. Chair Shrewsbury asked if they could email further questions before the next meeting. Director Schmitt agreed.

Commissioner McCurtis asked how the proposal fits with our future land use and pointed out the apartments next to Central Park Estates and the traffic. Chair Shrewsbury said that the settlement agreement pertained to. Vice-Chair Snyder asked for clarification on what the FLU Transitional Residential designation means. Commissioner Romback asked about the settlement agreement and urged taking time to make sure that they get it right.

Commissioner Brooks said that there are multiple roads and pointed out that the southern parcel is not getting any development at all. Commissioner Brooks asked for the units per acre for each parcel and asked for the affects on the buildings and parking. Commissioner Brooks continued and discussed traffic and said that he is wondering if there are alternatives to mitigate traffic, such as a traffic circle. Commissioner Brooks suggested not having the access points on Central Park Drive. Commissioner Brooks then asked about our 25,000 square foot SUP requirement and Director Schmitt said that he would clarify for the Commission. Vice-Chair Snyder asked when the last time 30 acres was rezoned. Director Schmitt said that Staff would provide comparisons.

Chair Shrewsbury discussed the conflict between the right to use the land versus the requested zoning versus the natural area of the property. Chair Shrewsbury said that the neighborhood was undeveloped at one point too. Chair Shrewsbury said that it was important to balance the needs of natural preservation and the development of the property and asked for examples of transitions between commercial and single-family residential. Chair Shrewsbury reiterated Commissioner McConnell's suggestion for conditions addressing pedestrian access.

Vice-Chair Snyder asked about an MUPUD and asked if this fits the situation. Director Schmitt said it did not given the change in the ordinance in 2021. Commissioner McConnell commented about public engagement and thanked the audience for their participation. Commissioner McConnell expressed concern about certain terms about potential populations being used. Commissioner McConnell said that from a land use perspective, if there was no single-family neighborhood nearby, that this proposal would be a no brainer for him and it is the sort of infill development he wants to see. Commissioner McConnell said that in 1938, nine tenths of the property was row cropped with trees along the edges and discussed historical development.

Director Schmitt told the Commissioners to email with further questions and Chair Shrewsbury closed the item.

8. UNFINISHED BUSINESS (Presented before 7 – Public Hearings)

A. SUP #25020 – Fedewa (Dobie Road)

Principal Planner Shorkey introduced the item and said that Staff had no further comment and that there was a resolution to recommend approval in the packet.

Commissioner Brooks asked about drainage on the site. Commissioner McCurtis asked about drainage and the effect of filling in the natural area. Principal Planner Shorkey said that the plan did not show the filling of the natural area and that filling the natural area would result in a major amendment of the SUP. Commissioner McConnell said that the project is not incompatible with the multiple-family development to the north.

**Commissioner McConnell moved to adopt the resolution to recommend approval of SUP #25020 to construct a multiple-family development over 25,000 square feet at 4601 Dobie Road, seconded by Commissioner Brooks, subject to the conditions found in the resolution to approve, *for the following reasons:***

- The proposed multiple-family development conforms with the Township Master Plan and the Future Land Use map.
- The proposed multiple-family development conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The proposed multiple-family development conforms to the review criteria found in Sec. 86-658 in the zoning ordinance.
- The proposed multiple-family development conforms to the conditions of Rezoning #25001.

B. SUP #25021 – St. Martha Parish

Principal Planner Shorkey introduced the item and said that Staff had no further comment and that there was a resolution to recommend approval in the packet.

**Vice-Chair Snyder moved to adopt the resolution to recommend approving Special Use Permit #25021 to allow the construction of an 11,000 square foot addition to an existing church building at 1100 Grand River Avenue, seconded by Commissioner McCurtis, subject to the conditions found in the resolution to approve, *for the following reasons:***

- The proposed new classroom building with the Township Master Plan and the Future Land Use map.
- The proposed classroom building conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The applicant has agreed to comply with the conditions in the resolution to approve.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Romback thanked Director Schmitt for his clarification about Commissioner Romback's prior non-conflict.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 9:30 pm

**Commissioner Brooks moved to adjourn the October 13, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously.**