

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

**APPROVED**

**April 26, 2021**

**Meeting held virtually using the Zoom web conferencing application  
7:00 P.M.**

**PRESENT: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Snyder, Blumer, and Trezise**

**ABSENT: Commissioner Hendrickson**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Assistant Planner Keith Chapman, Neighborhoods and Economic Development Director Amber Clark, Information Technology Director Stephen Gebes, and Multimedia Producer Samantha Diehl**

**1. CALL MEETING TO ORDER**

Vice-Chair Trezise called the regular meeting to order at 7:00 P.M.

**2. PUBLIC REMARKS- None**

**3. APPROVAL OF AGENDA**

Commissioner McConnell moved to approve the agenda.

Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously.

**4. APPROVAL OF MINUTES**

A. April 12, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.

Seconded by Commissioner Cordill.

Commissioner Snyder commented under item 8A-SmartZone to spell out LEAP-Lansing Economic Area Partnership.

Commissioner Premoe accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

**5. COMMUNICATIONS**

Commissioner Trezise noted one communication.

**6. PUBLIC HEARINGS**

- A. Special Use Permit #121031 (EROP, LLC), construct a drive-through car wash at 2703 Grand River Avenue.

Commissioner Trezise opened the public hearing at 7:11 p.m.

Director Kieselbach provided an overview of the special use request to construct a drive-through car wash at 2703 Grand River Avenue. The location is at the southeast corner of Grand River Avenue. The proposal is to remove the existing building on the site (old Paul Revere's) and construct a new 3,300 square foot drive-through car wash.

Reid Cooksey, designer for Stonefield Engineering & Design, spoke on behalf of the applicant. He stated he believes the use would be worthwhile in this area with the adjacent automotive uses currently on Grand River Avenue. The applicant is willing to go to the ZBA to request variances due to the size of the property.

Public Comments-None

Planning Commission Discussion:

- The applicant stated the setback for the project will be moving the building back 30 feet from where the current building is located.
- The applicant stated the car wash will be automated. A customer would stay in the car while it moves along the track. It will have a monthly membership fee with unlimited monthly washes/vacuums.
- Hypershine is a chain out of Illinois with locations in Michigan.
- Discussion regarding the numbers of car washes in the Township.
- Discussion regarding the noise of the vacuums. It is mainly an industrial area and should not be an issue.
- Customers can enter the wash and then vacuum, or just vacuum and leave. Cars cannot enter the wash from the vacuum area.
- Discussion about the benefit of closing the two driveways on Grand River Avenue.
- Concern regarding the sight distance from Dawn Avenue to Grand River Avenue.
- Consideration for moving the pathway back from the curb to allow for easier snow clearing.
- Concern regarding the visual look of the vacuums on the site. The vacuums will be tubing on a pole without a large housing unit. The designer will bring a drawing of the building and vacuums to the next meeting.
- Concern regarding the parking lot landscape buffer of only three feet.
- The Planning Commission suggested to the Township Board that this area be included in Form Based Code. It is consistent with Form Based Code.
- The Planning Commission could put a condition on the project for the exterior of the building.
- Interest in retractable vacuum hoses.

Straw Poll:

Most Commissioners state they could support this project and the Special Use Permit with a condition regarding finished masonry of the exterior of the building. Commissioner Trezise suggested this project be brought back at the next Planning Commission meeting on May 10, 2021 for approval.

Commissioner Trezise closed the public hearing at 7:58 p.m.

- B. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density).

Commissioner Trezise opened the public hearing at 8:00 p.m.

Director Kieselbach provided an overview of the rezoning of two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density). The applicant has offered a voluntary condition on the rezoning request. If the applicant does not purchase the property by September 19, 2022, then the property would revert back to C-2 (Commercial).

Michele Sons and Winn Bishop from Smith/Packett, spoke on the behalf of the applicant. Smith/Packett is a family owned senior housing developer based in Roanoke, VA and working in a variety of states. Harmony Senior Services are the operators of the senior development. Okemos was identified as an area of unmet need for seniors. The developers plan to avoid the wetlands and are working with the seller to increase the acreage needed to ten acres. Applicant mentioned that the building will be designed by their architect based on the surrounding area and each building is unique.

Public Comments-None

Planning Commission Discussion:

- Discussion regarding the legality of the property reverting back to C-2 (Commercial). This is allowed as a condition and has a date associated with it.
- The applicant stated construction time for the project is approximately 20 months.
- The condition would allow the developers to sell the property after closing, if they chose. However, they have no plans for that. They plan on having all approvals in place prior to closing and beginning construction 30 days after closing.
- The proposed use of the site is favorable.
- The developer could seek a waiver from the Zoning Board of Appeals (ZBA) for the 10 acre minimum.
- Should the project be built, discussion regarding the two parcels to the east of the property should be considered for residential.
- The 10 acre minimum for the project probably would not be met by having the developer purchase the additional acreage on the east side of the road because the parcel is not contiguous.
- If the project does proceed, it would need a special use permit.

Straw Poll:

Commissioners state they could support the rezoning request for this project and this is a good use for the site despite that it is not in agreement with the future land use map. Not meeting the acreage requirement should not stop this project from moving forward. The project will be brought back to the Planning Commission on May 10, 2021 for action.

Commissioner Trezise closed the public hearing at 8:49 p.m.

**7. UNFINISHED BUSINESS -None**

**8. OTHER BUSINESS**

A. Pathway Master Plan

Deputy Manager Perry provided an update on the Pathway Master Plan. The Township has a robust pathway system and the pathway millage was renewed in 2016 and provides \$600,000 annually for the pathway system including new construction and maintenance. The Plan is reviewed every five years including both short term and long term plans. The 2021-2023 Plan includes the MSU to Lake Lansing Pathway construction. The 2024-2025 Plan would include closing gaps in the pathway system. There are ten recommendations for updates to the Plan. Deputy Manager Perry will be sharing the proposed Plan updates with other commissions including the Transportation Commission. Ultimately, there will be a public hearing at the Township Board and adoption of the Plan.

Planning Commission Discussion:

- Support of the Pathway Master Plan and how it continues to develop.
- The map of the Pathway Master Plan is available on the website, via email, or in person at the Town Hall.
- It would be nice to have a pathway from Hulett Road to Hagadorn.

Commissioner McConnell moved that the Planning Commission support the Pathway Master Plan, as presented. Supported by Commissioner Blumer.

Commission Richards requested to review the Plan further and take action at the next meeting on Monday, May 10, 2021. Commissioner McConnell agreed.

**9. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on April 20, 2021. On the agenda, was the approval of the zoning amendment regarding motor vehicle sales. The next Township Board meeting will be on Thursday, May 6, 2021, due to the Okemos Schools election. Items for that meeting will include the Final Plat for Silverstone Estates, Extension of the Special Use Permit for Newton Place, and the Kansas Road and Jolly Road rezoning project has been moved to the May 18, 2021 Township Board meeting.

B. Liaison reports.

Commission Blumer reported that there was a sub-committee put together to interview potential Planning Director candidates. A recommendation was made for Mark's successor.

**10. PROJECT UPDATES**

A. New Applications-None

- B. Site Plans Received -None
- C. Site Plans Approved -None

**11. PUBLIC REMARKS - None**

**12. ADJOURNMENT**

Commissioner Trezise adjourned the regular meeting at 9:08 p.m.

Respectfully Submitted,  
Michelle Prinz, Recording Secretary