

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

APPROVED

**May 9, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Richards, Shrewsbury

ABSENT: Commissioner Premoe, Snyder

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except Commissioners Premoe and Snyder.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

**Commissioner Cordill moved to approve the agenda.
Seconded by Vice-Chair Trezise.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. April 25, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the April 25th, 2022 Planning Commission Regular Meeting with amendments. Seconded by Commissioner McConnell.

Commissioner Cordill noted that she attended the previous meeting but was not listed as present.

Commissioner McConnell noted a correction on the last line of page two, under agenda item 7A, "Commissioner McConnell stated he would like to see all native trees planted on the slope." This is two separate points. The record should reflect he would like to see native plant species as well as additional trees planted on the slope.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS

A. PUD Decks – Text Amendment

Chair Blumer opened the public hearing at 7:03 pm.

Director Schmitt outlined the PUD Decks text amendment for Public Hearing.

Commissioner Cordill noted the third whereas in the resolution should read, "not to exceed 10% of the total square footage of the house."

Chair Blumer asked if the word Deck is defined.

Director Schmitt replied he believes it is defined under the encroachments section, but will confirm.

Commissioner Shrewsbury noted the Ordinance amendment reads, "10% of the square footage of the principal structure." While the resolution reads, "10% of the total square footage of the house." She asked if these should be consistent.

Director Schmitt replied the consistency makes sense.

Chair Blumer stated this should come back after a few changes have been made.

Chair Blumer closed the Public Hearing at 7:09 pm.

8. UNFINISHED BUSINESS

A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion

Director Schmitt outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion and explained the previous variance that had been granted on the parcel.

Commissioner Richards stated the north parking lot is higher than the building and asked how that would be engineered.

Applicants Engineer Greg Petru, 2116 Haslett Rd., Haslett, MI explained they plan on removing a lot dirt from the hill and the building will continue at the same elevation. There will also be a drop off for storm water retention.

Commissioner Richards asked if there will be a storm water pond on the north side of the building as the addition is being built.

Mr. Petru replied yes but not a big one.

Commissioner Richards asked if there are plans for a fence around the pond.

Mr. Petru replied the bank will likely be stabilized with native landscaping.

Commissioner Richards stated the new landscaping should match what is currently in place.

Commissioner McConnell asked if changes the applicant has included in their May 3rd, 2022 letter could be included as conditions in the Resolution.

Director Schmitt replied they could.

Commissioner Cordill asked if the building, with the addition, would remain one story and if the grade would be level with what currently exists.

Director Schmitt replied yes to both.

Applicants Representative, Richard Eby, 13112 W. 126th St., Overland Park, Kansas gave an overview of the grading on the parcel for clarification.

Chair Blumer spoke in support of this project as long as the terrain is not destabilized.

Commissioner McConnell moved to adopt the resolution approving Special Use Permit #22-05-011 request to add 9488 sq. ft. to the building at 3830 Okemos Rd. and incorporate the property at 3836 Okemos Rd. into the development with the additional condition including the changes to the site plan proposed by the applicant in their letter of May 3rd. Seconded by Commissioner Trezise.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

- B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet

Director Schmitt outlined Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet for discussion.

Commissioner Richards moved to approve Special Use Permit #22-051. Seconded by Commissioner Cordill.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

~~C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road –
Haslett Village~~

This item has been removed from the agenda.

D. Temporary Containers – Text Amendment

Senior Planner Shorkey outlined the Temporary Containers Text Amendment for discussion.

Vice-Chair Trezise asked if it should be made clear that in the case of multi-family developments that it is the building owner’s responsibility to enforce the Ordinance.

Senior Planner Shorkey stated building owner enforcement is a strategy that is already used.

Commissioner McConnell stated this could be interpreted as targeting a business that provides this service.

Senior Planner Shorkey stated this Ordinance language has been used in other communities and “the pods” have become colloquial in Ordinance language.

Chair Blumer referred this item back to staff for revision.

E. Bath Township Master Plan – Discussion

Senior Planner Shorkey outlined the Bath Township Master Plan for discussion.

Commissioner McConnell stated he could not find their non-motorized transportation map, and stated we should see it for connectivity.

Commissioner McConnell stated if the Planning Commission has plans to write a letter to Bath Township they should complement the wetland Ordinance to protect priority wetlands especially in the context of climate change. He also suggested on Bath’s goal to, “draft a landscape Ordinance for new commercial industrial mixed use developments to better manage storm water in an aesthetic way”, to add language for managing storm water in light of expected changes in climate. He further stated the township could learn from Bath’s goal to review Zoning Ordinances, amending as necessary to allow for missing middle housing.

Commissioner McConnell noted Bath Township’s urban service boundary is missing from their maps.

F. Zoning Board of Appeals Liaison – Appointment

Director Schmitt overviewed the process for the Zoning Board of Appeals Liaison.

Commissioner Richards moved to appoint Commissioner Premoe as the Liaison to the Zoning Board of Appeals. Seconded by Vice-Chair Trezise.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

Commissioner Richards moved to appoint Vice-Chair Trezise as the Liaison to the Brownfield Redevelopment Authority. Seconded by Commissioner Shrewsbury.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

9. OTHER BUSINESS

A. Master Plan Request for Proposals

Director Schmitt outlined Master Plan Request for Proposals for initial discussion.

Commissioner Shrewsbury asked if the planning commission could use community input already gathered by the township.

Director Schmitt replied the community survey, and input on ARPA money would be used.

Chair Blumer noted the importance of face to face meetings.

Vice-Chair Trezise suggested another survey, or having larger events in the local school auditoriums.

Commissioner Cordill spoke about the importance of face to face interactions.

Commissioner McConnell spoke about the change in demand for Professional Office and some commercial uses have changed things since 2016. He further stated it would be important to focus on Mixed-Use walkable communities, but the conversation could be very different based on the state of the Okemos and Haslett PICA developments.

Chair Blumer asked about reaching out to Michigan State University for input.

Director Schmitt stated he is in talks with Michigan State University and is trying to borrow one of their mapping tools they use to find insights on their campus.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board has adopted the new Zoning Board of Appeals standards, the new Lake Lansing front yard setbacks, and the new Lake Lansing front yard lot coverage. The board also approved the Becky Beauchine Kulka Rezoning. Ordinances for non-residential fences, encroachments into yards and elimination of RRR zoning has been introduced and expected to be adopted at their next meeting. Michigan State University is currently going through their campus planning update where they have been tasked with reviewing all of MSU holdings in the state. The Township Board adopted the final resolution setting the roll for Daniels drain project, and the construction at the intersection of Grand River and Okemos is expected to start May 11th, continuing until approximately the middle of October.

Commissioner Cordill asked if you could drive northbound through the Okemos and Grand River intersection.

Director Schmitt replied you will not be able to go North-South on Okemos Rd. at all.

B. Liaison reports

Commissioner Cordill

- Spoke about Michigan State University policy effecting land use, for instance how students are now required to live on campus until the end of their sophomore year

Chair Blumer.

- The Downtown Development Authority canceled their last meeting, however an issue was brought up with light posts in the Okemos construction zone in regards to who owns which light posts and who is responsible for removal and reinstallation of the light posts.

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

Senior Planner Shorkey noted a minor site plan approved for the Douglas J site. The plan included vestibule modifications and replacement of the pedestrian bridge.

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:03 PM.

NONE

Chair Blumer closed Public Remarks at 8:03 PM.

13. ADJOURNMENT

Commissioner McConnell moved to Adjourn. Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:03 pm.