

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

APPROVED

August 26, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Shrewsbury, Cordill and Richards

ABSENT: Commissioner Premoe

STAFF: Director of Community Planning & Development Mark Kieselbach and Principal Planner Peter Menser

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. Sergey Barysheva, 2767 Mt Hope Road, spoke in opposition to Special Use Permit #19-74011.
- B. Gary Laundroche, 4000 W. Highland Road, Highland Township, MI, applicant for Special Use Permit #19101, stated he provided a written response to the Special Use Permit request standards for the Planning Commissioners to review and also submitted a letter of the new policy the dealership would implement with staff regarding test driving restrictions in the surrounding neighborhood.
- C. Jim Gigure, 6253 Fenwick Court, introduced himself and said he was available to answer any questions about Preliminary Plat #19012.

3. Approval of Agenda

Commissioner Trezise moved to approve the agenda as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. August 12, 2019 Regular Meeting

Commissioner Cordill requested the complete address, including city and state, be added into the minutes when guests are speaking during public remarks.

Commissioner Hendrickson moved to approve the minutes as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and said hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings - None

7. Unfinished Business

- A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greencliff Drive.

Motion by Commissioner Lane to approve Special Use Permit #19111 with conditions.
Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Richards, Hendrickson, Shrewsbury, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

Motion by Commissioner Hendrickson to recommend approval of Special Use Permit #19121 to the Township Board.
Supported by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Cordill, Trezise, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19101 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), construct 24,902 square foot new car dealership at 1510 Grand River Avenue.

Motion by Commissioner Lane to approve Special Use Permit #19101 with conditions.
Supported by Commissioner Trezise.

Planning Commission Comments:

- The applicant has proposed motion sensor lighting on the north side of the property during non-business hours as a courtesy for residents in that area but residents to the south who reside across Grand River Avenue have also expressed concern about lighting during non-business hours.
- The applicant, Gary Laundroche, noted lights will be shielded and aim north.
- Subtle lighting would be safer for drivers and pedestrians to the south, east, and west side of the business during non-business hours.

- Friendly amendment offered by Commissioner Hendrickson to require the applicant dim the lights in the parking lot to 50% outside of business hours. Amendment was not accepted by the maker.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Trezise, Cordill, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- D. Wetland Use Permit #19-03 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), discharge storm water to regulated wetland at 1510 Grand River Avenue.

Motion by Commissioner Trezise to approve Wetland Use Permit #19-03.
Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Richards, Hendrickson, Shrewsbury, Lane, Cordill and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- E. Special Use Permit #19-74011 (Michigan Montessori), appeal of approved special use permit to add 0.50 acre parcel to Montessori Radmoor School property at 2745 Mt. Hope Road.

Motion by Commissioner Lane to affirm the decision of the Director.
Supported by Commissioner Trezise.

Planning Commission Comments:

- Focused on the appeal understanding if the empty lot is used for anything else other than green space in the future then the Special Use Permit will need to be amended.
- The appeal relates to the minor amendment and not the potential code enforcements, which the Planning staff will investigate.
- The Planning Commission encouraged better communications between the school and neighbors.
- The Planning Commission requested clarification on whether the Planning staff had discovered the code enforcement violations.
- Director Kieselbach indicated having all the information coming to light since the initial ruling- that he would have made the same decision on this minor amendment.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Trezise, Cordill, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- F. Preliminary Plat #19012 (Giguere Homes), proposed seven lot subdivision titled Sanctuary 3 located on the north side of Robins Way, east of Hulett Road.

Motion by Commissioner Lane to recommend approval of Tentative Preliminary Plat #19012 with conditions.

Supported by Commissioner Shrewsbury.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Shrewsbury, Hendrickson, Richards, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

8. Other Business

- A. Form based code initiative.

Principal Planner Menser provided additional information on the Form based code initiative. He noted a revised version of the code was included in the packet and is the result of recent meetings with the Director of Planning and Development and consultant team.

Planning Commission Comments:

- Concern that the regulating plan is outdated as the railroad is not shown and the river is not listed. Good maps are needed with detail.
- Idea to create a sub-committee with members from the Planning Commission and the Township Board to meet and discuss how to best move forward. Principal Planner Menser offered to speak the Township Manager and Director of Planning and Development to discuss options.

9. Reports and Announcements

- A. Township Board updates.

Principal Planner Menser provided an update on recent Township Board activities, noting the scheduled Township Board Meeting on August 20, 2019 was cancelled and the upcoming Township Board Meeting on September 3, 2019 will include the 2020 Budget.

10. Project Updates

- A. New Applications - None
B. Site Plans Received - None
C. Site Plans Approved - None

11. Public Remarks

- A. Appellant Sergey Barysheva, 2767 Mount Hope Road, expressed concern with Special Use Permit #19-74011.

Principal Planner Menser suggested Mr. Barysheva contact the Planning and Development Department to schedule a meeting and discuss his concerns.

12. Adjournment

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:21 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary