

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, March 10, 2025, 6:30 pm

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

ABSENT: None

STAFF: Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the March 10, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members except for Commissioner Romback were present. Commissioner Romback arrived at 6:34 pm.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McCurtis moved to approve the March 10, 2025, Regular Planning Commission meeting agenda. Seconded by Vice Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner McCurtis moved to approve Minutes of the February 24, 2025 meeting with minor amendments. Seconded by Vice chair Snyder. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25003 – Okemos Land Investments

Principal Planner Shorkey gave an overview of the Special Use Permit process and briefed the Commission on the application.

Commissioner McCurtis asked for more details about the timeline for completing the demolition and building of the proposed project, expressing concerns that the developer be held accountable to a reasonable timeline. Principal Planner Shorkey outlined the parts of the planning process that involve specific timelines.

Commissioner Brooks noted that the reason the Commission denied a previous permit for this development was to get an updated traffic study. Commissioner Brooks then asked about the non-conformance of the lot size. Principal Planner Shorkey stated that so long as the construction fits the existing building, no variance will be required.

Commissioner McCurtis asked about the proposed appearance of the property. Anderson Grandstaff, the attorney representing the applicant, explained that the original plan was to remodel the existing building, but the new plan proposes a new but smaller building. John Gumma, project engineer, noted that the project should be completed within six months and the building is intended to look like a house consistent with the applicant's branding.

Commissioner Romback asked why the plan was changed from remodeling the original building to building a new structure. Mr. Gumma stated that it would be faster, easier, and energy-compliant to build new than to rehabilitate the existing building.

Commissioner McConnell asked for more details regarding the traffic study. Zach Lask, project manager, interpreted the data provided and noted that the building size will limit the amount of traffic. Principal Planner Shorkey noted that if the Road Department has problems with the site plan, it will not be approved until those problems are resolved.

Commissioner Romback questioned the long-term viability of the type of business planned for the location. Mr. Grandstaff noted that market research shows the need for this type of business in this area based on data that shows residents are traveling out of the area to access this type of business.

Commissioners indicated via straw poll that they would likely support the permit.

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. 2025 Brownfield Redevelopment Authority Appointment

Commissioner Brooks stated that he would like to be appointed to the Planning Commission's seat on the BRA.

Commissioner McConnell moved to appoint Commissioner Brandon Brooks to the Brownfield Redevelopment Authority. Supported by Commissioner McCurtis. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated that there was an update to the Emergency Management Plan, Rezoning 2025-03 was discussed as was potential housing Tax Increment Funding. Action on Rezoning 2025-03 will be taken at the next meeting.

B. Liaison Reports

Commissioner McConnell noted that the Environmental Commission welcomed a new staff member and adopted a resolution for a grant application for installing solar on a fire station and submitted a proposal for small scale anaerobic digestion units.

11. PROJECT UPDATES

Principal Planner Shorkey noted that Puff Puff Tobacco is going into a vacant property on Okemos Road and is expected to open in April. Principal Planner Shorkey gave Commissioners a copy of the Notice of Intent-CHILL Grant public notice that appeared in Lansing Pulse.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioners discussed clarifying requirements for traffic studies.

Commissioners discussed attendance at upcoming meetings. Principal Planner Shorkey asked that members notify him immediately if they were going to be absent as that would mean that there would be no quorum.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:22 pm

Commissioner McConnell moved to adjourn the March 10, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.