

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

**APPROVED**

**April 25, 2022  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards,  
Premoe, McConnell, Snyder, Cordill (7:05)**

**ABSENT: Commissioner Shrewsbury**

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

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 7:05 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioners Hendrickson and Cordill (arrive 7:05).

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:05 pm.

Neil Bowlby, 6020 Beechwood Dr., Haslett, MI spoke about the Five Year Master Plan and “Residential Creep” in Township mixed-use projects.

Chair Blumer closed public remarks at 7:11 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 11, 2022 Regular Meeting

**Commissioner McConnell moved to approve the Minutes of the April 11<sup>th</sup>, 2022 Planning  
Commission Regular Meeting as presented. Seconded by Commissioner Snyder.**

VOICE VOTE: Motion approved unanimously.

## 6. COMMUNICATIONS

- A. Timothy Mowers RE: MUPUD 22-014

Chair Blumer noted a communication was hand delivered by Lynn Page just before the meeting.

## 7. PUBLIC HEARINGS

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

Chair Blumer opened the Public Hearing at 7:12 pm.

Director Schmitt outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion for Public Hearing.

Commissioner Premoe asked why this establishment would have no traffic impact.

Director Schmitt replied with only 16 memory care beds are being added and visitation will be minimal.

Commissioner McConnell asked about the Special Use Permit numbering system.

Director Schmitt explained the current numbering system is a holdover from his predecessor and he will be updating the system next year.

Applicants Representative, Richard Eby, 13112 W. 126<sup>th</sup> St., Overland Park, Kansas further outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road, Bickford House Expansion for Public Hearing.

Vice-Chair Trezise asked how much of the hill to the north will be taken down.

Mr. Eby replied about half.

Applicant's engineer, Greg Petru 2116 Haslett Rd., Haslett, MI stated the parking lot will drain through a filtration area and into a detention area. He further stated he will try to save as many trees as he can along the north property line and the north east corner will be untouched.

Commissioner McConnell stated about 18 of the trees on the northern slope will be saved and asked about what percentage is that of the total trees.

Mr. Petru replied about half.

Commissioner McConnell asked if there is a plan to plant woody planting on the slope.

Mr. Petru replied they were willing to work with staff on that matter.

Commissioner McConnell stated he would like to see native plant species and additional trees planted on the slope.

Chair Blumer asked about current staffing levels and how many new staff will be hired to accommodate the resident increase.

Director of Bickford House, A'Lynne Dukes, 2515 Victor Ave., Lansing, MI stated there are currently five staff members during 1<sup>st</sup> and 2<sup>nd</sup> shift and three during 3<sup>rd</sup> shift. She expects to add two staff members to 1<sup>st</sup> and 2<sup>nd</sup> shift.

Lynne Page, 3912 Rowley Dr., Okemos, MI spoke about the possible impact of this construction to the Briarwood Sub-Division.

Captain Rick Grillo, 3847 New Salem Ave., Okemos, MI spoke in support of the addition.

Chair Blumer asked Captain Grillo if this addition will have any impact on Meridian Township's emergency services.

Captain Grillo replied any impact would be minimal.

Commissioner Richards asked if a solid fence will be constructed on the east side of the property between residential properties and parking area.

Mr. Petru replied placing a fence anywhere but the very top of the hill wouldn't help.

Commissioner Richards suggested noise screening should be tested before approval and asked if the refuge container will remain where it currently is.

Director Schmitt replied the container is moving further away from the residential area.

Mr. Petru stated interlocking evergreens will be planted along the top of the slope.

Ms. Dukes stated on Thursday there are two deliveries for produce and trash is picked up twice weekly.

Commissioner Premoe asked what time of day deliveries are expected.

Ms. Dukes stated trash is picked up at 8 am. And food delivery is scheduled between 6-11 am on Thursdays.

Chair Blumer called for a straw poll.

STRAW POLL: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards, Cordill, Premoe, McConnell, Chair Blumer

NAYS: NONE

Commissioners are generally in support of this Special Use Permit but would like to see the following conditions:

- Noise and odor regulation and screening

- Construction noise level screening
- Efforts to avoid erosion on the bank

Chair Blumer closed the Public Hearing at 8:02 pm.

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

Chair Blumer Opened the Public Hearing at 8:02 pm

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

Chair Blumer called for a straw poll.

STRAW POLL: YEAS: Commissioners McConnell, Premoe, Cordill, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

Chair Blumer Closed the Public Hearing at 8:05 pm.

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

Chair Blumer opened the Public Hearing at 8:05 pm.

Senior Planner Shorkey outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing.

Commissioner McConnell stated the applicant needs two more amenity points from tier one amenities, and asked if they use one tier two amenity instead.

Senior Planner Shorkey replied not for the building height, but if they lower building A1 by one foot the requirement goes away.

Applicant's representative Mike Bosgraaf, 873 S. Shore Dr., Holland, MI introduced the other applicants representatives and stated their roles in the project.

Applicant's representative Mike Corby, 840 Ottawa Ave., Grand Rapids, MI, further outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing and listed the amenities planned for including:

Tier 1

- Dog Park
- Trail Head

Tier 2

- Electric Car Charging Station
- Outdoor Public Seating Plaza with Wi-Fi

- 50% of units being one bedroom dwellings

Tier 3

- Greenspace
- Low Flow Plumbing Fixtures
- Wireless Access
- Decorative Lighting

Commissioner Cordill stated the drive through seems to defeat the idea of a pedestrian environment.

Mr. Corby stated they are trying to create loops and pathways to avoid pedestrians walking near large parking lots, but the section in G1 is not convenient and he is trying to work around it.

Commissioner Cordill asked if there will be an additional special use permit for the drive through within the MUPUD.

Director Schmitt replied there will not.

Commissioner Cordill stated a nice feature could be added to the round-about.

Mr. Corby stated they do plan on having something in the round about other than just grass.

Commissioner Cordill asked if there are plans to light the pickle ball courts.

Mr. Corby replied no.

Commissioner Cordill asked for elaboration on the dwellings.

Mr. Corby explained building A1 on Haslett Rd. will be stacked flats with a central corridor. The units on ground level will have front porches and their own entry points.

Mr. Bosgraff described the townhomes as two story units with one entrance, a back patio or porch, and a garage.

Mr. Corby explained the 12 and 24 unit buildings as having internal stairs and entrances for above ground units, while the ground units will have their own front doors.

Commissioner McConnell asked about an issue with pedestrian access to the community center from Haslett Rd.

Mr. Corby stated he could enhance the pedestrian access along Haslett Road.

Commissioner McConnell asked if there is any plan for outdoor seating at the retail restaurant on the south east corner.

Mr. Corby stated it's difficult to say at this point. Director Schmitt indicated that there was nothing that would prevent it if a user or tenant came along and wanted it.

Commissioner McConnell asked if the community center and pickle ball courts will be open to general public.

Mr. Corby replied the community center will be open to the general public, but the pickle ball courts will not.

Commissioner McConnell asked who will manage the dog park.

Mr. Bosgraff stated it's currently viewed as a public space, and the township will likely take over the Dog Park.

Commissioner Snyder asked about the placement of the playground.

Mr. Corby stated it's probably going to be placed by G1.

Commissioner Snyder asked about the townhomes becoming reconsidered for home ownership instead of rentals.

Mr. Bosgraff stated the townhomes are currently planned to be rentals.

Vice-Chair Trezise asked what structure will be built first.

Applicants Representative Chad Koster, 940 Floral Ave., Grand Rapids, MI stated demolition will start in summer. Underground construction of utilities and roads will begin in fall and winter of 2022 and continue into spring of 2023. Construction of buildings G1, A1, B3, B4, B5, and D4 will begin in spring of 2023.

Vice-Chair Trezise expressed concern with the possibility of commercial space becoming residential of the course of construction.

Commissioner Cordill asked about affordability of the residential areas.

Mr. Corby replied he is not planning for Michigan State Housing Development Authority affordability levels.

Commissioner Snyder asked for a ball park price point.

Mr. Bosgraff stated those numbers exist, however was not able to give a complete answer at this time.

Commissioner Premoe asked if there will be a continuing process of approval during construction to address possible project changes.

Director Schmitt stated if the changes would meet the definition of a major amendment under the Ordinance adopted then the project would be looked at again.

Neil Bowlby, 6020 Haslett Rd., spoke about the Haslett PICA zones and Haslett Village Project.

Director Clark spoke about her work in attracting businesses to the Village of Haslett Project.

Chair Blumer closed the Public Hearing at 9:27 pm.

## **8. UNFINISHED BUSINESS - NONE**

## **9. OTHER BUSINESS**

### **A. Bath Township Master Plan – Introduction**

Director Schmitt outlined and discussed the Bath Township Master Plan with the Planning Commission.

### **B. Zoning Board of Appeals Liaison – Appointment**

Director Schmitt outlined and discussed the Zoning Board of Appeals Liaison with the Planning Commission.

### **C. Municipal Signage – Text Amendment Introduction**

Director Schmitt outlined and discussed the Municipal Signage Text Amendment with the Planning Commission.

## **10. REPORTS AND ANNOUNCEMENTS**

### **A. Township Board update.**

Director Schmitt reported the Township Board has had initial discussion on six Ordinance Amendments and one rezoning request, 4 of them will be brought for introduction at the Tuesday April 26<sup>th</sup> meeting, and three more will be brought on the May 3<sup>rd</sup> meeting.

### **B. Liaison reports**

Commissioner Premoe

- The Brownfield Redevelopment Authority have not met recently

Commissioner Snyder

- The Transportation Committee will be meeting in May

## **11. PROJECT UPDATES**

### **A. New Applications**

NONE

### **B. Site Plans Received**

NONE

C. Site Plans Approved

NONE

**12. PUBLIC REMARKS**

Chair Blumer opened Public Remarks at 9:45 PM.

NONE

Chair Blumer closed Public Remarks at 9:45 PM.

**13. ADJOURNMENT**

**Commissioner Cordill moved to Adjourn. Seconded by Commissioner McConnell.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 9:45 pm.