

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

APPROVED

**February 14, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

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

ABSENT:

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 7:02 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present.

Chair Blumer announced Supervisor Styka is currently in the hospital and took a moment of silence out of respect for Supervisor Styka and his family.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:04 pm.

NONE

Chair Blumer closed public remarks at 7:05 pm.

4. APPROVAL OF AGENDA

**Commissioner Richards moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. January 10, 2022 Regular Meeting

Commissioner Richards moved to approve the Minutes of January 10, 2022 Planning Commission Regular Meeting as presented. Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

Director Schmitt noted that he had received a communication relevant to item 7.B from the Ingham County Drain Commissioner's office and a copy of that communication was provided to each commissioner.

7. PUBLIC HEARINGS

- A. Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet

Chair Blumer opened the Public Hearing at 7:07 pm.

Director Schmitt outlined Special Use Permit – 22-011 for discussion.

Applicant Jim Phillipich, 5823 Wood Valley Dr., Haslett, MI further outlined Special Use Permit – 22-011.

Chair Blumer asked applicant if they planned on keeping the pre-existing office building on the property.

Applicant replied that he planned on subletting the building to an industrial use compliant entity to be determined in the future.

Commissioner Hendrickson moved to waive Planning Commission bylaw 6.4b for the purposes of consideration of this agenda item this evening. Seconded by Commissioner Premoe.

Commissioner Richards asked the applicant if there was a need to expedite the process.

Applicant replied it would be helpful if he could start the next step of the process tomorrow.

Chair Blumer stated that he understood there was no major opposition to this building plan, and staff supported it.

Director Schmitt replied that is correct.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

Commissioner Premoe moved to approve Special Use Permit – 22-011 – Meridian Company, vacant M-78 property – Building greater than 25,000 square feet, as presented by staff. Seconded by Commissioner Hendrickson.

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

NAYS: None

Motion carried: 9-0

Vice-Chair Trezise closed the Public Hearing at 7:22 pm.

B. Special Use Permit – 22-021 – Silverleaf PUD Development, vacant Bennett Road property – Floodplain fill

Chair Blumer opened the Public Hearing at 7:25 pm.

Senior Planner Shorkey outlined Special Use Permit – 22-021 for discussion.

Applicant representative Alan Patrick 2116 Haslett Rd., Haslett, MI further outlined Special Use Permit – 22-021 for discussion.

Commissioner Cordill asked for clarification on the letter received from the Ingham County Drain Commissioner.

Director Schmitt stated the letter explained the Drain Office is aware of concerns raised by neighbors. They're studying it now due to a petition filed in 2020 by the homeowners of Champion Woods and work is actively occurring to solve the issues now. There will be a review in the future from the Drain Commission to ensure this project will not cause any long term issues and no construction will begin until the Drain Commissioner's office has approved the plans.

Vice-Chair Trezise stated he feels it is appropriate to approve the project at this time, but that it is contingent on Drain Commission approval.

Director Schmitt agreed.

Applicant representative explained the main outlet pipe comes from basin three. The pipe goes through the floodplain behind lots 39 and 40 and outlets into the floodplain in the upper right section of lot 40.

Chair Blumer asked the applicant how it is possible to remove 14,000 cubic yards of fill, replace 2,900 cubic yards of fill and not change the contour of the land as the applicants plan suggests.

Senior Planner Shorkey replied a pipe that is 27 inches in diameter will fill the remaining space.

Norman Grannemann, 2628 Creekstone Tr., Okemos, MI asked the applicant if the pipe discharged into Heron Creek or the Flood Plain.

Applicant Representative replied the pipe discharges into the floodplain.

Commissioner Cordill asked if the pipe discharge would impact any nearby homes or designated park areas.

Applicant's representative replied all discharge is flowing into floodplains and Heron Creek and not towards other developments.

Mr. Granneman asked if the area where the pipe discharges is on township property or adjacent to township property.

Director Schmitt replied it is not.

Commissioner McConnell asked if there was a typo on packet page 77, the end of paragraph nine where it's stated "the pathway shall be 1'0 wide".

Senior Planner Shorkey confirmed it was a typo.

Chair Blumer called for a Straw Poll on SUP – 22-021

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

NAYS: None

Motion carried: 9-0

Commissioner Hendrickson and Chair Blumer stated they will support this item only with Drain Commissioner approval.

Chair Blumer closed the Public Hearing at 7:45 pm.

- C. Special Use Permit – 22-031 – Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill

Chair Blumer opened the Public Hearing at 7:45 pm.

Director Schmitt outlined Special Use Permit – 22-031 for discussion.

Vice-Chair Trezise asked if they are filling the floodplain at the intersection and making a compensation cut behind the fire station.

Director Schmitt replied that is correct.

Vice-Chair Trezise stated there are buildings in between these locations and asked how the water will travel from the road to the cut area.

Director Schmitt explained the water doesn't directly flow into the cut area, but the cut provides additional space for water to go to offset the work being done at the Okemos intersection.

Commissioner Premoe stated there will still be flooding, but it will reduce the amount of flooding.

Director Schmitt agreed.

Mr. Granneman asked if the compensation cut would make flooding worse north of the intersection.

Director Schmitt replied it would not.

Commissioner Hendrickson moved to waive Planning Commission bylaw 6.4b for the purposes of consideration of this agenda item this evening. Seconded by Vice-Chair Trezise.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

Vice-Chair Trezise moved to approve Special Use Permit 22-031 Michigan Department of Transportation, 5000 Okemos Road – Floodplain fill. Seconded by Commissioner Richards.

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

NAYS: None

Motion carried: 9-0

Chair Blumer closed the Public Hearing at 7:58 pm.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS

A. Planning Commission Goals

Director Schmitt outlined the Planning Commission Goals that had been discussed at the December meeting.

B. Planning Commission Annual Report

Director Schmitt outlined the Planning Commission Annual Report.

Vice-Chair Trezise moved to approve the Planning Commission Annual Report. Seconded by Commissioner Premoe.

Commissioner Richards asked if the Zoning Board of Appeals also had an Annual Report.

Director Schmitt replied the Zoning Board of Appeals is not required to produce an Annual report but that he always includes one with the Planning Commission Annual Report. He also stated he would clarify the Zoning Board of Appeals Annual Report is included with the Planning Commission Annual Report.

Commissioner McConnell asked if a section could be added that reviews variance requests and zoning amendments brought before the Zoning Board of Appeals.

Director Schmitt replied yes.

VOICE VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe, Hendrickson

NAYS: None

Motion carried: 9-0

C. Text Amendment 2022-06 – Sight Triangles

Director Schmitt outlined the Sight Triangle text amendment.

Vice-Chair Trezise clarified this amendment only applies to sight triangle issues found after the passing of the amendment.

Director Schmitt stated that is correct, however he may waive a sight triangle issue, past or present, at his discretion.

Commissioner Shrewsbury asked if there would be opportunity for public comment before a waiver is granted. She also asked if there would be a record of the waiver kept and how long the waiver would be in effect.

Director Schmitt he still hadn't worked out the details, but he would always hear resident complaints before making a decision.

Commissioner Shrewsbury stated the waiver process would apply to low volume roads. She asked if there is a definition for "low volume roads" or if it was at the Director's discretion.

Director Schmitt replied for now it would be at his discretion but would provide a solid definition in the future.

Commissioner Premoe stated it should be clear what conditions would cause a waiver to be considered and a clear understanding of what would overturn a waiver.

D. Text Amendment 2022-07 – Lake Lansing Front Yard Setbacks

Director Schmitt outlined the Lake Lansing Front Yard Setbacks amendment.

The Commission generally supported the proposal and Director Schmitt indicated that it would be brought back for formal consideration in the future.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board meets Tuesday, February 15th. The standardization of the township’s fire hydrants will be on the agenda. The board will also soon be discussing issues with Winslow Mobile Home Park.

B. Liaison reports.

Commissioner Premoe

- The Brownfield Redevelopment Authority will be meeting this Thursday, February 17th
- Thanked Commissioner Hendrickson for the work he did as Chair of the Planning Commission in the previous two years

Commissioner Cordill

- The Corridor Improvement Authority meets on Wednesday, February 16th at 6 pm

Vice-Chair Trezise

- The Economic Development Corporation is meeting Tuesday, February 15th at 7:30 am to discuss a grant request from the Village of Okemos Project to be used for infrastructure improvements

Commissioner McConnell

- The Environmental Commission is actively implementing a wetlands education program and began a study group on organics, waste, processing, composting and anaerobic digestion that’s connected to the Capital Area sustainability partnership which received a grant from EGLE to study potentially diverting organics from landfills into composting or anaerobic digestion
- Commissioner McConnell asked if there is a review of code enforcement actions on a quarterly or annual basis.

Director Schmitt stated he can run those reports however he doesn’t like the idea of discussing code enforcement in public for the sake of resident privacy

Commissioner Hendrickson

- The Zoning Board of Appeals is meeting Wednesday, February 16th for their monthly meeting
- South bound Okemos is closed after the bridge, there is a detour available on Dobie Rd.

Commissioner Snyder

- The Transportation Commission is meeting Thursday, February 17th

Chair Blumer

- The Downtown Development Authority met last week, the focus of the meeting was to elect new officers in the committee

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

SPR 22-02 – Village of Okemos

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer Opened Public Remarks at 8:28 pm.

NONE

Chair Blumer Closed Public Remarks at 8:28 pm.

13. ADJOURNMENT

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

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:31 p.m.