

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
September 28, 2009**

**APPROVED**

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

PRESENT: Chair Wilcox, Secretary Jorkasky, Commissioners Beyea, Deits, Domas, Honicky,  
Jackson, Klemans, Reicosky  
ABSENT: None  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

Chair Wilcox called the regular meeting to order at 7:00 P.M.

**2. Approval of agenda**

**Commissioner Klemans moved to approve the agenda. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

**Commissioner Honicky moved to approve the Regular Meeting Minutes of September 14, 2009.  
Seconded by Commissioner Deits.**

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks**

Chair Wilcox opened and closed the floor for public remarks.

**5. Communications (None)**

**6. Public hearings (None)**

**7. Unfinished Business**

A. Zoning Amendment #09040 (Township Board), an amendment to permit extensions of special use permits and site plan reviews

**Commissioner Klemans moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #09040 to establish a mechanism for extension of special use permit and site plan review approval periods. Seconded by Commissioner Honicky.**

ROLL CALL VOTE: YEAS: Commissioners Beyea, Deits, Domas, Honicky, Jackson, Jorkasky,  
Klemans, Reicosky, Chair Wilcox

NAYS: None

Motion carried unanimously.

**8. Other Business**

A. 1586 Haslett Road, possible rezoning initiation

Principal Planner Oranchak summarized the possible rezoning initiation as outlined in staff memorandum dated September 24, 2009.

Planning Commission and staff discussion:

- Area is in transition and the situation needs a temporary fix until it becomes a commercial use
- Township does not provide the option of a use variance

- Property is a non-conforming use
- Mixed area of both commercial and residential use
- Future plans may consider a planned commercial development
- Not all lenders require a property to have a conforming use in order to obtain a mortgage
- Setback standards for commercial adjacent to residential is more restrictive than adjacent commercial sites
- Appreciation for staff analysis of this rezoning initiation request
- Rezoning this parcel to residential requires each surrounding parcel to meet or receive a variance from the 100 foot setback requirement currently in the C-2 district when developed or redeveloped
- Concern that Planning Commission initiation of the rezoning request makes the Planning Commission the applicant
- No changing circumstances at this time which would warrant revisiting the Master Plan
- Parcel does not have sufficient frontage to be a conforming lot in the C-2 district
- This parcel and surrounding ones are very shallow in depth
- Concern that parcel is zoned commercial but cannot have a commercial use without several variances
- Redevelopment for this area warrants further attention as it is not currently a good residential or commercial property
- During creation of the Master Plan and the Future Land Use Map, consideration was given to future land use in order to create a downtown Haslett
- Planning Commission should adhere to the Master Plan

**It was the consensus of the Planning Commission to take no action on this rezoning initiation request.**

#### **9. Announcements**

Commissioner Jackson received information about adaptive reuse and redevelopment strategy workshops from the Land Policy Institute and encouraged each Commissioner to consider taking the course.

Commissioner Deits requested a resolution of support to reduce the speed limit on Jolly Road between Okemos and Hagadorn Roads be on a future Planning Commission agenda.

#### **10. New applications**

- A. Special Use Permit #09051 (Meridian Township), a request to place fill in the 100-year floodplain to construct an off-road pedestrian-bicycle pathway north of Jolly Road and west of Okemos Road.
- B. Wetland Use Permit #09-05 (Meridian Township), a request to impact regulated wetlands to construct an off-road pedestrian-bicycle pathway north of Jolly Road and west of Okemos Road.
- C. Special Use Permit #09071 (Enright Architects), a request to construct a Belle Tire store at 2045 Grand River Avenue

#### **11. Site plans received (None)**

#### **12. Site plans approved (None)**

#### **13. Public remarks**

Chair Wilcox opened and closed public remarks.

**14. Adjournment**

Chair Wilcox adjourned the regular meeting at 7:36 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary