

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

**APPROVED**

**December 11, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Baruah, Cordill, Ianni, Premoe, Scott-Craig, Richards,  
Tenaglia (arrived 7:25)  
ABSENT: None  
STAFF: Principal Planner Peter Menser**

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:03 P.M.

**2. Public Remarks-NONE**

**3. Approval of Agenda**

Commissioner Scott-Craig moved to approve the agenda as written.  
Seconded by Commissioner Baruah  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

A. November 27, 2017 Regular Minutes

Commissioner Premoe moved to approve the minutes as amended.  
Seconded by Commissioner Scott-Craig  
VOICE VOTE: Motion approved unanimously.

**5. Communications-NONE**

**6. Public hearings-NONE**

**7. Unfinished Business**

**A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots  
on 25.5 acres located east of Powell Road, north of Grand River Avenue.**

Commissioner Cordill moved to approve Tentative Preliminary Plat #17012  
Seconded by Commissioner Baruah  
ROLL CALL VOTE: YEAS: Premoe, Baruah, Cordill, Richards, Lane, Scott-Craig  
and Chair Ianni  
NAYS: None  
Motion carried:7-0.

## **8. Other Business**

### **A. Shaping the Avenue/form-based code**

Principal Planner Menser said he had not prepared site layout examples of how the form-based code would work. He said the City of Lansing currently uses form based code for properties along Michigan Avenue and the City of East Lansing has not progressed any further in adopting form-based code. Principal Planner Menser stated he thought this decision should not be rushed, that understanding and vision should come first. Planning Commissioners agreed that there is no need to rush the process and that discussions need to focus on developing the vision for the community and gathering the support of business and property owners. Commissioner Lane requested any review of the draft code should include an overview of the development process.

### **B. 2018 Planning Commission goals**

Principal Planner Menser commented the packet contained a proposed list of goals from staff and from Commissioner Scott-Craig. He gave a brief summation of staff's list; support the Township Board, enact the Master Plan, look into affordable housing and provisions for tiny Homes.

Commissioner Scott-Craig commented his list was similar to staff's list; enact the Master Plan, update the MUPUD ordinance, training and refresher courses for Planning Commissioners, look into eliminating density limits and redevelopment ready communities.

## **9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS**

Commissioner Scott-Craig attended the most recent Economic Development Corporation meeting and gave a brief update on the topics discussed.

Commissioner Premoe attended the most recent Environmental Commission meeting where they were discussing goals for 2018.

## **10. Project Updates**

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

## **11. Public Remarks**

## **12. Adjournment**

Chair Ianni adjourned the regular meeting at 7:36 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary