

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

APPROVED

**February 12, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, and Stivers
ABSENT: Commissioner Richards
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata, Principal Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:02 P.M.

2. Public Remarks

A gentleman later referred to as "Steve" by one of his neighbors, spoke in opposition to Rezoning #18010.

3. Approval of Agenda

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

4. Approval of Minutes

A. January 22, 2018 Regular Minutes

Commissioner Stivers moved to approve the minutes as written.
Seconded by Vice-Chair Scott-Craig
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Jay Murthy RE: Rezoning #18010
- B. Brent Felton RE: Rezoning #18010
- C. George Brookover, P.C. RE: Rezoning #18010

Principal Planner Menser noted two additional communications were received by staff and distributed to the Planning Commission, both of which will be included in the next meeting packet.

6. Public hearings

- A. Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Chair Ianni opened the public hearing at 7:04 P.M.

Principal Planner Menser outlined the proposed rezoning for discussion.

The applicant, Jim Giguere, 6253 Fenwick Court, stated the rezoning would be required to optimize development of the land.

Margaret Wade, 2562 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Jody Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Michelle Massey, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Christine Sermak, 2571 Robin's Way, spoke in opposition to rezoning #18010.

Prem Chahal, 2549 Robin's Way, spoke in opposition to rezoning #18010.

Charlie Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Isabella Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Chris Buck, 2642 Loon Lane, spoke in opposition to rezoning #18010.

Jay Murthy, 2483 Robin's Way, spoke in opposition to rezoning #18010.

Suzanne Flowers, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Thomas Wolff, 2595 Robin's Way, spoke in opposition to rezoning #18010.

Valerie Nilson, 2565 Robin's Way, spoke in opposition to rezoning #18010.

Scott Golde, 2556 Robin's Way, spoke in opposition to rezoning #18010.

Andrew Zwyzghuizen, 2496 Robin's Way, spoke in opposition to rezoning #18010.

Cathleen Heath, 2607 Robin's Way, spoke in opposition to rezoning #18010.

Alina Gorelik, 2577 Robin's Way, spoke in opposition to rezoning #18010.

James Sherman, 2610 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, spoke in support of rezoning #18010.

Commissioner Premoe commented he appreciated the input of the residents but he reminded everyone to keep an open mind concerning the development.

Commissioner Stivers stated the residents have valid concerns and wanted further discussion of the rezoning.

Vice-Chair Scott-Craig said there has to be a balance between the desires of the residents and the developer. He encouraged them to come together and discuss possible solutions.

Chair Ianni commented the rezoning would be compatible with the recently adopted Master Plan.

Commissioner Cordill said the current zoning would allow approximately 7 lots.

Vice-Chair Scott-Craig asked Principal Planner Menser if he could provide information about the drainage and site plan at the next meeting.

Principal Planner Menser commented those items would not be available because they are not required information for a rezoning.

Commissioner Premoe asked if the developer would be able to fit 12 lots on the property if the rezoning was approved.

Principal Planner Menser stated the number of lots given in the staff report was only an estimate.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to have a resolution to approve the rezoning available at the next meeting.

Chair Ianni closed the public hearing at 8:22 P.M.

The Planning Commission took a five minute recess.

- B. Special Use Permit #18011 (Sparrow Hospital), install changing message sign at 2682 Grand River Avenue.

Chair Ianni opened the public hearing at 8:30 P.M.

Principal Planner Menser outlined Rezoning #18011 for discussion.

A representative of the applicant, Cathryn Hodemaki, stated the changing message sign would be used to inform potential customers of the wait time for urgent care services.

Chair Ianni asked how many times per day the sign would change.

Leslie Noel, Signs Now, Holland, replied the sign would change depending on when the wait time changes, possibly several times or more each hour. She stated the sign would not change when the urgent care was closed between 8 p.m. and 8 a.m.

Commissioner Premoe asked what the advantage of the message is to the consumer.

Ms. Hodemaki replied it allows the consumer to better plan when they stop for care.

Commissioner Premoe stated it would be a distraction to drivers in a 45 M.P.H. speed zone which could be very dangerous.

Commissioner Lane asked if the wait time information was available on line.

Vice-Chair Scott-Craig said the sign would be of little value if it is a distraction from driving. He commented there are only two signs in the Township at this time that change and they are only allowed to change the message once a day.

Commissioner Stivers commented she disagreed about the value of the sign. She said she would like to be aware of the wait time prior to stopping at the urgent care. Commissioner Stivers asked if there are signs like this for other Sparrow Urgent Care operations.

Ms. Hokemaki commented there are currently no other Sparrow Urgent Care facilities with this type of sign.

Commissioner Stivers commented it may be prudent to wait until the technology has been proven to not be a distraction to drivers.

Commissioner Cordill said her concern would be the number of times the sign changes in the course of a day, she commented it may be better to get that information on-line rather than on the road.

Ms. Hodemaki pointed out not everyone has the technology to get online.

Chair Ianni stated his agreement with the other commissioners that the changing sign would be distracting to drivers and potentially dangerous. He said the general consensus of the Planning Commission would be for the staff to prepare a resolution of denial for the next meeting.

Chair Ianni closed the public hearing at 8:52 P.M.

7. Unfinished Business-NONE

8. Other Business

A. Accessory Dwelling Units

Principal Planner Menser stated staff had been researching the topic of Accessory Dwelling Unit Ordinances they found in Ann Arbor. He said the Planning Commissioners had a fact sheet and FAQ sheet in the meeting packet. He said that Ann Arbor had significant opposition to the ordinances from the public and since adopting the ordinances in 2016 they only have one application which is currently under review.

Commissioner Cordill commented any potential ordinances could be difficult to adopt and even more difficult to enforce and monitor.

Commissioner Premoe said the Township could handle each request on a case by case basis or adopt ordinances copied from another municipality with changes specific to Meridian Township.

Commissioner Stivers said the Township should hold a public hearing to see what the public thinks of accessory dwelling units.

Principal Planner Menser stated accessory dwelling units are included in the Master Plan to enhance the PICAs. He commented the Master Plan does not require them but having ordinances in place would be helpful when needed. He said a public hearing would need to be formally noticed and conducted just like all other public hearings.

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

Vice-Chair Scott-Craig attended the Transportation Bonanza with Michigan Association of Planners and the Michigan Department of Transportation.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received
 - 1. Site Plan Review #18-01 (Meridian Township Parks Department), construct pavilion at 5191 Meridian Road (North Meridian Park)
 - 2. Site Plan Review #18-03 (Saroki), redevelop Haslett Marathon gas station at 1619 Haslett Road
- C. Site Plans Approved - None

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Chair Ianni adjourned the regular meeting at 9:27 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary