

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

APPROVED

**February 26, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Richards, Ianni, Premoe, Scott-Craig, and Stivers
ABSENT: Commissioner Cordill
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 7:03 P.M.

2. Public Remarks

- Chris Buck, 5151 Marsh Road, spoke in support of Zoning Amendment #18020.
- Jeff Wesley, 2550 Robins Way, spoke in opposition to Rezoning #18010.
- Jody Wesley, 2550 Robins Way, spoke in opposition to Rezoning #18010.
- Alina Gorelik, 2577 Robins Way, spoke in opposition to Rezoning #18010.
- Neil Bowlby, 6020 Beechwood, spoke in opposition to Rezoning #18010 and Zoning Amendment #18020.
- Thomas Wolff, 2595 Robins Way, spoke in opposition to Rezoning #18010.
- Lucy Maillette, 2418 Indian Hills Drive, spoke in support of Zoning Amendment #18020.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.
Seconded by Commissioner Richards
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. February 12, 2018 Regular Minutes

Commissioner Lane moved to approve the minutes as written.
Seconded by Commissioner Stivers
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Bill & Michelle Hallan RE: Rezoning #18010
- B. Dr. Leonid and Mrs. Alina Goelik RE: Rezoning #18010
- C. Isabella Thomson-Orsua RE: Rezoning #18010
- D. John Russell RE: Zoning Amendment #18020
- E. Karen Renner RE: Walnut Hills Golf Course

- F. Catherine Ferguson RE: Zoning Amendment #18020
- G. Chris Buck RE: Zoning Amendment #18020
- H. Steve Fortino RE: Zoning Amendment #18020
- I. Kathleen A. Fay RE: Zoning Amendment #18020

6. Public hearings

- A. Special Use Permit #18021 (Meridian Township), replace two drain structures in the floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Interurban Pathway located east of Okemos Road, west of Marsh Road, and south of Haslett Road.

Chair Ianni opened the public hearing at 7:24 p.m.

Principal Planner Menser outlined the Special Use Permit for discussion. He added due to the urgent nature of the request the applicant is requesting a decision at this meeting which would necessitate suspending the by-laws for a vote.

Younes Ishraidi, Chief Engineer, Charter Township of Meridian, said a lot of the trails in Meridian Township are in the flood plain and this particular section floods frequently. He said the drain is needed to allow people to walk on the pathway without danger. Mr. Ishraidi commented a good portion of the funding was part of the Ingham County Trail Millage.

Commissioner Richards moved to suspend the Planning Commission by-laws to allow a vote on the Special Use Permit at this meeting.

Seconded by Commissioner Stivers.

VOICE VOTE: Motion carried unanimously.

Vice Chair Scott-Craig asked how long the project would require the pathway to be closed.

Chief Engineer Ishraidi answered it could be closed a week or more but they would try to minimize any inconvenience.

Commissioner Richards moved to approve Special Use Permit #18020.

Seconded by Commissioner Lane

ROLL CALL VOTE

YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Stivers and Chair Ianni

NAYS: None

Motion approved unanimously.

Chair Ianni closed the public hearing at 7:36 p.m.

- B. Zoning Amendment #18020 (Township Board), amend Section 86-440 to remove residential density and building height limitations in downtown Okemos and downtown Haslett.

Chair Ianni opened the public hearing at 7:36 p.m.

Principal Planner Menser outlined Zoning Amendment #18020 for discussion. He mentioned the Zoning Amendment is limited to the Okemos and Haslett PICAs as outlined in the Master Plan.

- Ms. Renee Korrey, 4633 Okemos Road, spoke in support of Zoning Amendment #18020.
- Mr. Brian McLean, 1672 Haslett Road, spoke in opposition to Zoning Amendment #18020.
- Mr. Vance Poquette, 2226 Kent Street, spoke in opposition to Zoning Amendment #18020.
- Ms. Catherine Ferguson, 6177 Foster Drive, spoke in opposition to Zoning Amendment #18020.
- Mr. Neil Bowlby, 4460 Beechwood, said he would support the increase in density but not in height for Zoning Amendment #18020.
- Ms. Lucy Maillette, 2418 Indian Hills Drive, spoke in support of Zoning Amendment #18020.

Vice-Chair Scott-Craig stated the details of the PICA areas are in the Master Plan and are not being changed for a specific development. He said the public was involved in the writing of the Master Plan throughout the process via public hearings and meetings held by the Township.

Commissioner Lane agreed and supported the concept of the amendment but said he was concerned the language was too broad.

Commissioner Stivers commented the increase in density would be fine but increasing height was a concern as the character of the downtown spaces may change with taller buildings. She said the Zoning Amendment would require the public to have confidence that the Township Board and Planning Commission would approve projects based on what was desired by the public.

Commissioner Premoe said he would like to see language for the amendment be more specific.

Commissioner Richards stated he supported the amendment, he suggested decreasing the Haslett PICA to retain the character of the town.

A straw poll indicated that the Planning Commission would like to discuss the Zoning Amendment further at the next meeting.

Chair Ianni closed the public hearing at 8:32 p.m.

7. Unfinished Business

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

Principal Planner Menser outlined the rezoning request for discussion and outlined changes proposed by the developer including a conditional rezoning agreement which if approved would remain with the property that limits the development to 12 home sites. Mr. Menser also stated during the development phase that a wetland delineation would be conducted and

verified by the Township consultant. In the land division ordinance 35 homes are allowed on a single access road.

Commissioner Lane moved to approve the rezoning
Seconded by Vice-Chair Scott-Craig

Commissioner Richards commented this is development in a completed subdivision which will cause disturbance for the existing residents. He said the parcel can be developed as it is currently zoned. He stated he could not support the rezoning.

Commissioner Lane commented the rezoning request is consistent with the Master Plan and any development is subject to wetland restrictions and other criteria which would limit development.

ROLL CALL VOTE

YEAS: Commissioner Scott-Craig, Lane, Stivers and Chair Ianni

NAYS: Commissioners Richards and Premoe

Motion approved 4-2.

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

Principal Planner Menser outlined the Special Use Permit for discussion, noting there were no changes from the applicant.

Vice-Chair Scott-Craig moved to deny Special Use Permit #18011.
Seconded by Commissioner Lane.

Vice-Chair Scott-Craig commented the sign would change too often to be safe for driver's to read in a 45 m.p.h. speed zone.

Commissioner Stivers stated the sign is a good idea for customers but she would like to see how it does in another community prior to allowing one in the Township.

ROLL CALL VOTE

YEAS: Commissioner Richards, Scott-Craig, Lane, Stivers, Premoe and Chair Ianni

NAYS: None

Motion approved unanimously.

8. Other Business

A. Accessory Dwelling Units

Principal Planner Menser summarized previous discussions about Accessory Dwelling Units. He said two issues that had been brought up in earlier discussions were if there is a demonstrated need for accessory dwelling units in the Township and if other communities allow only family in these types of units or if they are registered rental units. Mr. Menser said staff had researched Traverse City and their Accessory Dwelling Units are required to be registered rental units.

Commissioner Lane thanked staff for looking into that question and stated the Planning Commission should wait and see if there is any public interest in the Township developing a policy.

Commissioner Stivers commented the Planning Commission should be actively seeking input from community members about interest in Accessory Dwelling Units so that in 6 months they have a good idea of interest and direction of any policy to be drafted.

Commissioner Stivers moved the Planning Commission should move forward with drafting ordinance language based on the City of Ann Arbor's ordinance.
Seconded by Commissioner Richards.

Vice-Chair Scott-Craig commented the Planning Commission should start by taking a look at the R3 districts outlined in the Master Plan, he cautioned drafting ordinance language is a lot of work so the Planning Commission should proceed cautiously.

Commissioner Premoe commented he agrees the matter is not urgent and would like to have input from Home Owner's Associations prior to drafting ordinance language.

ROLL CALL VOTE

YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Stivers and Chair Ianni

NAYS: None

Motion approved unanimously.

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

Vice-Chair Scott-Craig encouraged the Planning Commissioner's to join him at the Mid-Michigan Environmental Action Council lunch meeting. He said there is plenty of parking and lunch and it is very informational.

10. PROJECT UPDATES

A. New Applications - None

B. Site Plan Received

1. Site Plan Review #18-02 (Stockwell), construct a 11,736 square foot shopping center with drive through window at 1560 Grand River Avenue.

C. Site Plans Approved - None

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Vice-Chair Scott-Craig moved to adjourn the meeting.

Seconded by Commissioner Richards

VOICE VOTE: Motion carried unanimously

Chair Ianni adjourned the regular meeting at 9:05 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary