

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

APPROVED

May 14, 2018

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill, Shrewsbury

ABSENT: Commissioner Lane

STAFF: Director of Community Planning and Development Mark Kieselbach, 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

1. Mr. Roland Harmes, 5120 Cornell Road, spoke in opposition to rezoning #18050
2. Ms. Kristine Zayko, 2116 Isaac Lane, spoke in opposition to rezoning #18040
3. Mr. Matt Zayko, 2116 Isaac Lane, spoke in opposition to rezoning #18040
4. Ms. Cindy Whiddon, 1710 Foxcroft, spoke regarding rezoning #18040
5. Mr. Tim Tahaney, 2097 Isaac Lane, spoke in opposition to rezoning #18040
6. Mr. Matt Mansfield, 6085 Sacramento Lane, spoke in opposition to rezoning #18040
7. Ms. Catherine Cleveland, 6025 Marietta Way, spoke in opposition to rezoning #18040
8. Ms. Amy Clark, 2110 Isaac Lane, spoke in opposition to rezoning #18040
9. Mr. Brad Brogren, 5004 Cornell Road, spoke in opposition to rezoning #18050
10. Mr. Sean Zielinski, 6107 Fresno Lane, spoke in opposition to rezoning #18040
11. Ms. Amy Krause, 6081 Sacramento Way, spoke in opposition to rezoning #18040
12. Ms. Meghan Block, 2104 Isaac Lane, spoke in opposition to rezoning #18040
13. Mr. Sean Liddick, 2128 Isaac Lane, spoke in opposition to rezoning #18040
14. Ms. Jean Kaufmann, 5140 Cornell Road, spoke in opposition to rezoning #18050
15. Mr. Larry Brya, 6029 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
16. Ms. Victoria Santucci, 2200 Sacramento Way, spoke in opposition to rezoning #18040
17. Ms. Amra Taiym, 6044 Marietta Way, spoke in opposition to rezoning #18040
18. Mr. Brad Archambault, 6083 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
19. Mr. John Kaufmann, 5140 Cornell Road, spoke in opposition to rezoning #18050
20. Mr. Spencer Soka, 2103 Isaac Lane, spoke in opposition to rezoning #18040
21. Mr. Mark Clouse, 300 S. Washington, Suite 400, spoke regarding rezoning #18050
22. Ms. Jennifer Joseph Lewandowski, 6035 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
23. Ms. Dana Zecchino, 6370 Pine Hollow Drive, spoke in opposition to rezoning #18040
24. Mr. Neil Isaacs, 2085 Isaac Lane, spoke in opposition to rezoning #18040
25. Mr. Lokesh Kumar, 3995 Sunwind Drive, introduced himself as running for congress.
26. Ms. Darcie Whiddon, 3885 Highwood Place, spoke regarding rezoning #18040
27. Mr. Thomas Voice, 5160 Cornell Road, spoke in opposition to #18050
28. Mr. Suresh Komirisetty, 2133 Isaac Lane, spoke in opposition to rezoning #18040

29. Ms. Erin Rodammer, 2139 Isaac Lane, spoke in opposition to rezoning #18040

3. Approval of Agenda

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. April 23, 2018 Regular Meeting

B. April 30, 2018 Work Session

Commissioner Stivers moved to approve the minutes as written.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Pamela Fraker RE: Rezoning #18050
- B. Laura Smale RE: Rezoning #18050
- C. Thomas F. Kearney RE: Rezoning #18040
- D. James D. Salehi RE: Rezoning #18050
- E. Habib & Joan Salehi RE: Rezoning #18050
- F. Rhonda Bueche RE: Rezoning #18050
- G. Kristine Zayko RE: Rezoning #18040
- H. Amy Clark RE: Rezoning #18040
- I. Sean Zielinski RE: Rezoning #18040
- J. Jennifer Joseph Lewandowski RE: Rezoning #18040
- K. Dave Card RE: Rezoning #18050
- L. Cecelia Kramer RE: Rezoning #18050
- M. Harmes RE: Rezoning #18050
- N. Submitted article
- O. Mark Clouse RE: Rezoning #18050
- P. Larry & Mary Byra RE: Rezoning #18040
- Q. Michelle M. Brya RE: Rezoning #18040
- R. John & Megan Block RE: Rezoning #18040
- S. Matthew & Kristine Zayko RE: Rezoning #18040
- T. Jennifer & Dustan Budd RE: Rezoning #18040
- U. Thomas & Marilyn Allor RE: Rezoning #18040
- V. Pritoj & Magan Gill RE: Rezoning #18040
- W. Catherine & Chris Cleveland RE: Rezoning #18040
- X. Amy Clark RE: Rezoning #18040
- Y. Jennifer Budd RE: Rezoning #18040 (Petition)
- Z. Philip & Brenda Rose RE: Rezoning #18040
- AA: Neil & Janet Isaacs RE: Rezoning #18040
- BB: Sean & Stacy Liddick RE: Rezoning #18040
- CC: Jianrong Wang RE: Rezoning #18040
- DD: Ruth Powell RE: Rezoning #18050
- EE: Mary & Randall Lovejoy RE: Rezoning #18040

6. Public hearings

- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Chair Ianni opened the public hearing at 8:16 p.m.

Principal Planner Menser outlined Rezoning #18060 for discussion and commented the Planning Commission may want to add C-3 zoning into the language prior to approval of the zoning amendment.

There was no public comment.

Vice-Chair Scott-Craig asked Principal Planner Menser if the Planning Commission added C-3 zoning in the language why would they not add C-1 as well.

Principal Planner Menser replied the uses are not consistent with C-1 zoning but are with the other commercial zoning districts.

Commissioner Cordill asked if the zoning amendment limited hours, lighting and seasons for outdoor activities.

Principal Planner Menser replied each property would require a Special Use Permit which would dictate hours, lighting and seasonal use on a case by case basis.

Vice-Chair Scott-Craig commented he would support the zoning amendment with the addition of C-3 zoning added to the language.

A straw poll indicated unanimous support for the zoning amendment.

Chair Ianni closed the public hearing at 8:24 p.m.

- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Principal Planner Menser outlined Rezoning #18070 for discussion.

Mr. Jerome Abood spoke representing the applicant; he said he was available to answer questions.

There was no public comment.

Commissioner Richards remarked the subject property is quite a bit lower than the surrounding neighborhood and land preserve. He said with the surrounding C-2 zoned properties, this rezoning would be a good fit.

Commissioner Trezise commented this seems to be an appropriate zoning change but asked if development would have a significant impact on the greenspace plan.

Principal Planner Menser replied the property is shown as a “link” between green spaces on the Master Plan.

Vice-Chair Scott-Craig stated there is a township land preserve adjacent to the property and potential increase in traffic is a concern.

Commissioner Cordill asked what the setbacks were in the proposed rezoning. She stated she was concerned about the proximity to the land preserve and adjacent neighborhood.

Principal Planner Menser replied there would not be setbacks for the land preserve and as far as the nearby residences were concerned the setbacks would be 100 feet or possibly 60 feet with appropriate screening.

Commissioner Stivers asked Mr. Abood what the vision is for the property.

Mr. Abood replied the current vision would be a mixed use development with commercial and Residential.

A straw poll indicated the Planning Commission was unanimously in favor of approval for the rezoning.

Chair Ianni closed the public hearing at 8:49 p.m.

7. Unfinished Business

- A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18040. He said the applicant had offered a condition on the rezoning limiting development to 8 dwelling units. He commented that any condition remains with the property regardless of ownership.

Commissioner Stivers moved to deny rezoning #18040.

Supported by Commissioner Premoe.

Commissioner Stivers commented she had walked the property and was dismayed at the amount of debris she found there. She stated she had a very difficult time exiting the property as well due to the traffic.

Commissioner Premoe commented the Master Plan calls for a variety of housing options but in his opinion this would not be the ideal location for a multi-unit residential development.

Commissioner Trezise stated he did not think it was a good use of the property either.

Commissioner Stivers thanked the members of the public who were present for their involvement in the process.

ROLL CALL VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Premoe, Richards, Stivers, Trezise, Shrewsbury, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 8-0.

- B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18050. He provided updated maps that included all the phases of the Georgetown development.

Vice-Chair Scott-Craig moved to deny rezoning #18050.

Supported by Commissioner Trezise.

Vice-Chair Scott-Craig said the proposed rezoning would create too much density in an area of the Township that a majority of the community would like to remain rural.

Commissioner Trezise commented the Urban Services Boundary is a guide to how the community feels about allowing high density development beyond a certain point.

Commissioner Richards agreed that if the rezoning was approved the density could increase more than the community would like to see in that area of the Township.

Chair Ianni agreed the future land use map is a only a guide and the availability of utilities does not guarantee a desire for higher density development.

ROLL CALL VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Trezise, Richards, Stivers, Premoe, Shrewsbury, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 8-0.

8. Other Business

- A. Form-Based Code update

Principal Planner Menser thanked all of the Commissioners for attending the work session on form-based code and said if any Commissioners had feedback on the draft ordinance that staff is preparing he would welcome the input.

Director Kieselbach reminded the Planning Commission that the consultants are working with East Lansing as well and would be available for questions on 6/21/18 if the Commissioners found it necessary.

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

Commissioner Stivers gave a summary of the last Downtown Development Authority meeting

Commissioner Premoe said the Environmental Commission had decided to draft an ordinance regarding the use of non-asphalt sealant on driveways.

Commissioner Premoe provided a summary of a meeting he had with Brent Forsberg regarding a proposed Mixed Use Planned Unit Development.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
 - 1. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Stivers.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:45 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary