

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

APPROVED

June 25, 2018

5151 Marsh Road, Okemos, MI 48864-1198

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

**PRESENT: Commissioners Richards, Cordill, Ianni, Premoe (7:15), Scott-Craig, Stivers,
Trezise, Shrewsbury, and Lane**

ABSENT: None

STAFF: 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. Mr. B.K. Singh spoke in support of Special Use Permit #18051

3. Approval of Agenda

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

Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. June 11, 2018 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion approved unanimously.

5. Communications

A. Carolyn Beia RE: Rezoning #18070

6. Public Hearings

A. Special Use Permit #18061 (Meridian Township), replace drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road.

Chair Ianni opened the public hearing at 7:04 p.m.

Principal Planner Menser outlined Special Use Permit #18061 for discussion.

Younes Ishraidi, Meridian Township Chief Engineer, commented the current bridge is a safety hazard. He stated the project is funded entirely with funds from the Ingham County Parks Millage.

Commissioner Cordill asked why the construction of the bridge was changing.

Chief Engineer Ishraidi replied the aluminum arch bridge will increase the flow capacity and will last longer and be safer than the existing bridge.

Commissioner Cordill asked if the proposed bridge is larger than the current bridge.

Chief Engineer Ishraidi replied it will have a higher capacity and be much safer than the current bridge.

Commissioner Cordill asked if pictures were available of the proposed bridge.

Chief Engineer Ishraidi showed a rendering of the new bridge and pointed out the size increase over the existing bridge. He stated the new bridge would have a railing.

Vice-Chair John Scott-Craig asked about the life span of the proposed bridge.

Chief Engineer Ishraidi stated the life span of the proposed bridge would be at least as long as the current bridge and possibly longer.

Vice-Chair John Scott-Craig asked if the proposed bridge would increase the capacity of water flowing through the drain.

Chief Engineer Ishraidi stated it will increase the capacity. He explained the current bridge was on an angle and the proposed replacement will follow the drain better which will increase the capacity.

Vice-Chair Scott-Craig asked what was going to happen to the extra soil created by the replacement.

Chief Engineer Ishraidi replied it will be hauled away from the site.

There was no opposition from the Commissioners, Chair Ianni directed staff to prepare a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:17 p.m.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the proposed Special Use Permit at the next meeting.

Chair Ianni closed the public hearing at 7:32 p.m.

7. Unfinished Business

- A. Commercial Planned Unit Development #18024 (Affinity 9 Investments), construct 4,534 square foot Panera restaurant with drive-through window at 2080 Grand River Avenue.

Principal Planner Menser outlined Commercial Planned Unit Development #18024 for discussion.

Commissioner Stivers moved to approve C-PUD #18024 as outlined in the resolution.
Supported by Commissioner Trezise.

Commissioner Cordill commented though she was in support of the C-PUD she still did not care for the drive-through aspect of the project and what it will mean in the future when the proposed form based code may take effect.

VOICE VOTE:

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

NAYS: None

MOTION CARRIED: 9-0.

- B. Special Use Permit #18051 (Singh), construct a multiple family housing development with seven dwelling units at 1954 Saginaw Highway.

Principal Planner Menser outlined Special Use Permit #18051 for discussion.

Commissioner Richards moved to approve SUP #18051 as outlined in the resolution with commencement within 4 years and a possible extension of one year.
Supported by Commissioner Trezise.

Commissioner Lane asked what would happen if utilities never became available for the site.

Principal Planner Menser replied utilities would be available the issue would be who provided them and at what cost to the applicant.

Vice-Chair Scott-Craig asked how far away Meridian Township water is from the site.

Mr. Kyes responded Meridian Township water is currently available at M-78 and Towner Road to the west. It is hoped that construction of New Hope Church will continue township water across M-78 and will continue toward the site. He said currently the closest option would be from the Board of Water and Light where the Bath Township Meijer store is located. It is the responsibility of the owner to pay to have water and sewer extended to the site.

Commissioner Stivers asked the applicant when he thought he would be able to start phase two of the development.

Mr. Singh replied the start of phase two would be dependent on the water/sewer and financing available.

Commissioner Trezise asked what would happen if the SUP was granted and then the development was not able to proceed.

Principal Planner Menser responded the SUP would expire and the whole process would have to start over and that a request for extension would have to be received prior to expiration.

VOICE VOTE:

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

NAYS: None

MOTION CARRIED: 9-0.

8. Other Business

- A. Commission Review #18073 (Meridian Township), Section 61 Review of the character, location, and extent for the installation of a solar panel array at 5151 Marsh Road.

Vice-Chair Scott-Craig moved to approve Commission Review #18073
Supported by Commissioner Stivers

Commissioner Premoe asked for a friendly amendment that the commission “supports” instead of “approves” the Commission Review.

The motion maker and supporter both accepted the friendly amendment.

VOICE VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Stivers, Trezise, Premoe, Shrewsbury, Lane and Chair Ianni

NAYS: Commissioner Cordill

MOTION CARRIED 8-1.

B. Future Land Use Map review

Principal Planner Menser outlined the process he is proposing for the Planning Commission to review the Future Land Use Map available in the current Master Plan section by section.

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

Vice-Chair Scott-Craig commented about the importance of site visits in preparation for hearing cases brought before the Planning Commission.

10. PROJECT UPDATES

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

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

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

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:20 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary