

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

**APPROVED**

**August 27, 2018  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

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

**1. Call meeting to order**

Vice-Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Public Remarks**

- A. Mr. Michael Casby, 5624 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- B. Ms. Donna Wicke, 1660 Pepper Ridge Drive, spoke in support of Rezoning #18110.
- C. Mr. Brian Dyke, 486 Haslett Road, spoke in opposition to Planned Unit Development #18014.
- D. Mr. Chris Kapp, 5612 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- E. Ms. Dawn Kettinger, 5600 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- F. Mr. Scott Schopieray, 2154 Banyon Trail, spoke in support of Special Use Permit #18071.
- G. Mr. and Mrs. Don Buckley, 3914 Calypso Road, the applicants of Rezoning #18110, explained their rezoning request and stated they are available to answer questions during the public hearing.

**3. Approval of Agenda**

Commissioner Cordill moved to approve the agenda as written.  
Supported by Commissioner Trezise.  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

August 13, 2018  
Vice-Chair Scott-Craig noted two minor corrections to the minutes as written.  
Commissioner Premoe moved to approve the minutes with minor corrections.  
Supported by Commissioner Shrewsbury.  
VOICE VOTE: Motion approved unanimously.

## 5. Communications

- A. Helen Stonehouse RE: PUD #18014
- B. Randy Kindy RE: PUD #18014
- C. John & Kristen Hood RE: PUD #18014
- D. Rich Patterson RE: REZ #18110
- E. John Garcia RE: PUD #18014
- F. Janet Oberst RE: REZ #18110

Principal Planner Menser noted eight communications were received after the meeting packet was sent out, and that those communications will be included in the next meeting packet. He noted hard copies of the eight communications were distributed to the Planning Commissioners at their places on the dais prior to the meeting. Additionally, there was a communication received at the meeting that will be included in the next meeting packet.

## 6. Public Hearings

- A. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road

Vice-Chair Scott-Craig opened the public hearing at 7:18 p.m.

Principal Planner Menser outlined Special Use Permit #18071 for discussion.

Chief Engineer Ishraidi provided additional information on the project and stated he is available to answer questions.

Ms. Connie Nelson, 4690 Kingswood Drive, stated her support of the boardwalk project.

Commissioner Premoe asked Chief Engineer Ishraidi questions regarding the boardwalk support pilings and how deep the pilings would need to go into the wetland to reach solid ground.

Commissioner Richards asked Chief Engineer Ishraidi how the pedestrian boardwalk would be funded.

Chief Engineer Ishraidi stated \$975,000 was obtained through the Ingham County Trail Millage to finance the majority of the project.

Commissioner Cordill had questions regarding the height of the boardwalk, the lifespan of the boardwalk, and the materials to be used in the project.

Chief Engineer Ishraidi stated the boardwalk would be elevated above the floodway, the lifespan of the boardwalk would be approximately 75 years, and the boardwalk would be constructed using pressure treated wood. The support pilings may be a form of metal or wood.

Commissioner Stivers asked Chief Engineer Ishraidi why wood was chosen as the building material and who would be responsible for maintaining the boardwalk.

Chief Engineer Ishraidi stated the Township would be responsible for the maintenance of the boardwalk once constructed and that it would be a part of the pathway system. He stated wood was chosen for the boardwalk material due to cost and weight considerations.

Commissioner Trezise had concerns regarding the height of the boardwalk in relation to the floodway.

Chief Engineer Ishraidi stated the proposed boardwalk would be situated above the floodplain elevation, minimizing impact to flood waters.

Commissioner Shrewsbury asked if railings would be on the boardwalk.

Chief Engineer Ishraidi stated railings would be installed along the boardwalk.

Commissioner Premoe asked about the major challenges of the project.

Chief Engineer Ishraidi stated caution will need to be taken when installing the support pilings in proximity to a nearby petroleum pipeline.

Vice-Chair Scott-Craig asked about the outlook planned for the area of the boardwalk over the drain and if it was acceptable to the Ingham County Drain Commissioner. Chief Engineer Ishraidi noted they are still in discussion with the Drain Commissioner over the best location for the outlook.

A straw poll indicated the Planning Commission would be in favor of approval of Special Use Permit #18071 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 7:44 p.m.

B. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).

Vice-Chair Scott-Craig opened the public hearing at 7:45 p.m.

Principal Planner Menser outlined Rezoning #18110 for discussion.

The applicant, Mrs. Pat Buckley, discussed the situation relating to the property and stated they have the support of a neighbor to rezone the property.

Commissioner Premoe asked Principal Planner Menser if the Planning Commission could make a decision on the rezoning request tonight.

Principal Planner Menser stated the rezoning was not advertised for a decision the same night as the public hearing and a resolution was not prepared. He noted a provision of the Planning Commission Bylaws prohibits the commission from taking action on a rezoning request the same night as the public hearing.

Commissioner Trezise stated he is in favor of supporting the rezoning request.

Commissioner Stivers asked if a waiver could be granted from the minimum lot area requirement of the RB zoning district so the applicant would not have to apply for a variance to build a house if the property is rezoned.

Principal Planner Menser stated the Planning Commission does not have authority to grant waivers from the lot area requirement.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18110 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:07 p.m.

## **7. Unfinished Business**

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Principal Planner Menser stated this time is an opportunity for the Planning Commission to review and discuss the revised PUD plans.

Commissioner Cordill stated concerns with the side, rear, and front setbacks.

Commissioner Trezise stated concerns relating to the single access from Haslett Road.

Vice-Chair Scott-Craig questioned the applicant's representative, David Straub, about the style of homes being considered for the project, and wanted to know if Copper Creek would resemble the Okemos Preserve planned unit development. Further points involved the proposed emergency access not being an adequate secondary access as it would be for emergency access only, and not a means for residents to enter and exit the development. Vice-Chair Scott-Craig stated there is a need for at least one additional access point and it should be built as part of the first phase.

A straw poll indicated the Planning Commission would not be in favor of Planned Unit Development #18014 as proposed and staff was asked to prepare a resolution to recommend denial for the next meeting.

## **8. Other Business**

- A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – 6365 Newton Road

Principal Planner Menser introduced the mixed use planned unit development concept plan for discussion.

The applicant, Mr. Jerome Abood, 246 East Saginaw Street, explained the ideas being proposed and showed diagrams of the concept to get feedback from the commissioners.

Commissioner Premoe asked Mr. Abood if any of units in the development would be set aside as affordable housing, and if some form of senior housing had been considered.

Vice-Chair Scott-Craig stated concerns regarding the need to have a buffer zone between the adjacent subdivision and the new development and stated the importance of landscaping and amenities in the proposed development.

Commissioner Trezise expressed support for seeing the site developed as a mixed use planned unit development.

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

Commissioner Richards gave a brief summary of the August 23, 2018 Transportation Commission meeting.

#### **10. PROJECT UPDATES**

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
  - 1. Site Plan Review #18-82-4 (Carlin), 116 square foot building addition at 1841 Newman Road.

#### **11. PUBLIC REMARKS**

Ms. Kristen Hood, 5636 Creekwood Lane, expressed concerns regarding Planned Unit Development #18014.

Mr. Randy Kindy, 5642 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.

#### **12. ADJOURNMENT**

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Vice-Chair Scott-Craig adjourned the regular meeting at 9:13 p.m.

Respectfully Submitted,

Debbie Budzynski  
Recording Secretary