

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

APPROVED

**October 8, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

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

ABSENT: None

STAFF: Principal Planner Peter Menser and Park Naturalist Kelsey Dillon

OTHERS

PRESENT: Land Preservation Advisory Board Chair Jon Mayes

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Public Remarks- None

3. Approval of Agenda

Principal Planner Menser requested to add 8. E MUPUD Review to the meeting agenda.

Commissioner Scott-Craig moved to approve the addition of the new agenda item and the agenda as written.

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

September 24, 2018 Not Available

5. Communications- None

6. Public Hearings- None

7. Unfinished Business- None

8. Other Business

- A. Commission Review #18113 (Meridian Township), Section 61 Review of the location, character, and extent of a 3.4 acre Land Preservation purchase located at 3663 Stagecoach Drive.

Principal Planner Menser outlined the proposed land preservation donation and then introduced Kelsey Dillon, Meridian Township Stewardship Coordinator/Parks Naturalist and Jon Mayes, Chair of the Meridian Township Land Preservation Advisory Board, to address further questions or concerns the Planning Commission may have.

Kelsey Dillon provided an overview of land preservation projects over the last year. Ms. Dillon stated the Ponderosa Land Preserve is a 92 acre parcel south of Legg Park and the proposed property is adjacent to and separated by the railroad which makes it a nice extension for current wildlife and also contains many hardwood trees and ponds. The proposed 3.4 acre parcel includes a 1 acre Consumers Power easement. The members of the Land Preservation Advisory Board determined the proposed land would be an excellent addition to the current land preserve.

Commissioner Premoe moved to adopt the resolution approving the Section 61 Review. Supported by Commissioner Stivers.

VOICE VOTE:

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

NAYS: None

MOTION CARRIED: 9-0

B. Urban Service Boundary amendment process

Principal Planner Menser stated the Township Board discussed during their October 2, 2018 meeting the process to review requests to extend utilities outside of the Urban Service Boundary (USB). The Board agreed to send these requests to the Planning Commission for consideration using the Section 61 review process.

Principal Planner Menser asked for suggestions on how requests would be handled in the future. The Master Plan process is a long and drawn out process and very labor intensive.

Commissioner Lane asked about the process to review future requests and Principal Planner Menser stated the criteria would be reviewed under the Master Plan and Section 61 process.

Commissioner Scott-Craig mentioned the possible complications of evaluating character and extent when reviewing requests relating to personal property under the Section 61 process.

Commissioner Trezise commented on the amount of time the process would take during a review.

Commissioner Lane wanted to know if a zoning ordinance could be amended to create a procedure in order to be responsive to residents in the community when a request to extend utilities outside the urban service boundary (USB) is submitted.

Commissioner Stivers mentioned changes coming to the county level regarding septic inspections. In the past septic inspections took place when a home was listed for sale but she has learned septic inspections will happen every ten years. Maybe this will impact Meridian Township residents in the future who want to look into connecting to Township sewer utilities.

C. 2017 Future Land Use Map review: Sections 3 & 4

Principal Planner Menser reviewed areas to be addressed in 2020 Future Land Use Map update and will create a list to date documenting properties proposed for change.

D. 2017 Future Land Use Map review: Sections 5 & 6

Principal Planner Menser and his staff used Google maps with zoning maps. He stated they are not obligated to match existing land use with future land use categories. Consider the future of the areas based on developments or other potential scenarios.

E. Mixed Use Planned Unit Development (MUPUD)

Principal Planner Menser mentioned the subcommittee will meet at 6:00pm before the next Planning Commission meeting on October 22, 2018. Commissioners Scott-Craig, Trezise, and Stivers have volunteered to be on the subcommittee. The meeting is open to the public as well.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports

Commissioner Richards attended the Transportation Committee Meeting on September 27th. Local road conditions were discussed.

Commissioner Premoe attended the Environmental Commission Meeting on October 3rd and was happy to report a new member who is a Junior at Okemos High School has joined the commission.

Commissioner Scott-Craig attended the September 25th Brownfield Authority Meeting along with other Township and County staff to discuss the current Brownfield project (Elevation) and the additional acquisition to expand the Elevations development and adding an additional Brownfield project. Additional discussion involved if the county would transfer the property to the Township and additional Brownfield projects would also be coming in the future.

Commissioner Stivers stated the Downtown Development Authority postponed their meeting and rescheduled it for October 10th to review the TIF Plan.

Commissioner Scott-Craig noted his attendance at the Meridian Leadership Group breakfast meeting with MSU Athletic Director Bill Beekman.

10. Project Updates

A. New Applications – NONE

B. Site Plans Received

1. Site Plan Review #18-95-14 (Fred Piette Co. Inc.), 200 square foot building addition and parking lot reconfiguration at 4876 Marsh Road.

C. Site Plans Approved

1. Site Plan Review #18-95-14 (Lansing Mart Associates LLC), revisions to parking lot at 2020 Grand River Avenue.

2. Site Plan Review #06-08 (River Terrace Church), revisions to approved landscape plan at 1509 River Terrace Drive.

11. Public Remarks- None

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:18 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary