

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

APPROVED

**October 22, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Premoe, Shrewsbury, Trezise, Scott-Craig, Stivers, Richards and Lane
ABSENT: Commissioners Ianni, Cordill
STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Economic Development Director Chris Buck and Meridian Township Fire Inspector Tavis Millerov

1. Call meeting to order

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

2. Public Remarks

- A. Denise Kane, 5600 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- B. Dawn Kettinger, 5600 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- C. Christina Morey, 5609 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- D. Brian Dyke, 486 Haslett Road, spoke in opposition to Planned Unit Development #18014.
- E. Michael Casby, 5624 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- F. Kristen Hood, 5636 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- G. Randy Kindy, 5642 Creekwood LN, spoke in opposition to Planned Unit Development #18014.

3. Approval of Agenda

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

4. Approval of Minutes

October 8, 2018-Regular Meeting-Not Available
September 24, 2018-Regular Meeting-Not Available

5. Communications

Principal Planner Menser noted there were 31 communications received relating to Rezoning #18120 (Bennet Road Holding LLC) and 8 communications received relating to the Copper Creek proposal as of October 19, 2018 when the Planning Commission Meeting Packets were assembled. He further noted that hard copies of the communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included on the agenda for the November 5, 2018 Planning Commission Meeting.

6. Public Hearings

- A. Rezoning #18120 (Bennet Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family, Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density).

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

Principal Planner Menser thanked the residents who took the time to attend the public hearing tonight before he provided a staff summary of the rezoning request. Seven parcels are involved in the request. Clarification was made regarding the Schultz Veterinary Clinic not being proposed for rezoning as there was some confusion with the map that was in the staff report.

Principal Planner Menser reviewed how the rezoning and public notification process and noted there will be public comment opportunities throughout this process and encouraged residents to continue with written communication or attending public hearings. The best way to stay connected is by visiting the Meridian Township Website as no further written communication will be mailed.

Mr. David Straub introduced himself as well as the owner of Mayberry Homes, Mr. Robert Schroeder. Mr. Jeff Kyes of KEBS Civil Engineering and Land Surveying was also in attendance for support as well as the Sturk and Schultz families who are owners of the land being considered for rezoning.

The applicant said his company would like to change the zoning in order to allow for more flexibility in land planning for home designs while taking into consideration wetland boundaries, natural features of the area, mature trees and the availability of water and sewer service.

Public Comments

- A. Larry McCurdy, 2710 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- B. Mukundan Agaram, 2683 LaForest Circle, spoke in opposition to Rezoning #18120.
- C. Srinvasa Vyyuri, 2573 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- D. Kirt Butler, 4279 Shadow Ridge, spoke in opposition to Rezoning #18120.
- E. Charles Jones, 2654 Creekstone Trail, spoke in opposition to Rezoning #18120.
- F. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #18120.
- G. Benjamin Bushong, 4368 Aztec Way, spoke in opposition to Rezoning #18120.
- H. Katen Patel, 2708 LaForet Circle, spoke in opposition to Rezoning #18120.
- I. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #18120.
- J. Dana Flink, 2717 Spohiea Pkwy, spoke in opposition to Rezoning #18120.

- K. Jing Ting, Usiak Circle, spoke in opposition to Rezoning #18120.
- L. Eric Torng, 4138 Benca Way, spoke in opposition to Rezoning #18120.
- M. Daniel McCole, 4137 Benham Way, spoke in opposition to Rezoning #18120.
- N. Jill Stephenson-McCole, 4137 Benham Way, spoke in opposition to Rezoning #18120.
- O. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #18120.
- P. Prabode Weebadde, 2721 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- Q. Steve Thomas, 2372 Sower, spoke in opposition to Rezoning #18120.
- R. Jayson Chizick, 2695 Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- S. Chris Wrede, Sophiea Pkwy, spoke in opposition to Rezoning #18120.
- T. Jasim Mir, 4289 Shadow Ridge, left before he could speak in opposition to Rezoning #18120.
- U. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #18120.
- V. Laurence Christensen, 4249 Hidden Meadows Ct, spoke in opposition to Rezoning #18120.

Planning Commissioner Discussion

Commissioner Trezise expressed concerns with the potential increased traffic volume in the area and how future building would impact the wetlands in the area.

Commissioner Premoe stated he is on the fence regarding the proposed rezoning and noted with developmental changes there are gains and sacrifices. He also shares in the concerns relating to water issues for the existing area and how future building would impact the proposed area.

Commissioner Richards reminded everyone that the property can be developed as it is currently zoned. He stated the rezoning request is asking for more density than properties in the surrounding area. The drainage is another concern for this community.

Commissioner Lane reminded everyone there is no current site plan being submitted and no one should speculate on what may be developed. He stated the RA zoning does not fit with the area.

Commissioner Stivers shared concerns with the increased density and issues with drainage as well as more pressure on the wetlands.

Commissioner Shrewsbury also stated the developer has the right to develop the land but noted it is important to listen to the concerns of the current residents regarding flooding and density so problems do not get worse.

Vice-Chair Scott-Craig stated RA zoning is too dense and it doesn't agree with the close surrounding area but mentioned both zonings agree with the master plan. He also stated the environmental concerns are very important.

A straw poll indicated the Planning Commission would be recommending denial of the rezoning request to the Township Board at its November 5th meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:50 p.m.

The Planning Commission held a five-minute recess while residents left the room after the public hearing.

7. Unfinished Business

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 88 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Principal Planner Menser provided updates on the revised site plan submitted by Mayberry Homes since the August 27, 2018 Planning Commission Meeting. The natural buffer was increased to 75 feet along the western border. The revised PUD includes a vehicular connection to Wood Knoll Drive. The open space was increased to 20.41 acres and the lot count was decreased to 88 homes.

Principal Planner Menser noted Meridian Township Fire Inspector Tavis Millerov reviewed the project and concluded that a second road into the development is required and Tavis was in attendance in case anyone had questions for him tonight.

The Director of Community Planning and Development Mark Kieselbach provided an overview of a court case in 1988 regarding a previous development for the property. The Township denied a plat because of sight distance and was sued by the applicant at the time. The Township appealed and the case was heard by the State Supreme Court. Director Kieselbach concluded the issue was not related to the sight distance but rather the authority of the Township to require a second access point for the development.

Following comments by the Planning Commission, a straw poll indicated the Planning Commission would be in favor of considering a resolution to recommend approval of Planned Unit Development #18014 to the Township Board at its next meeting.

ROLL CALL VOTE:

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

NAYS: Commissioner Stivers

MOTION CARRIES: 6-1

8. Other Business

- A. 2019 Meeting Schedule.

Principal Planner Menser proposed the 2019 schedule and it was approved. He also asked for feedback regarding possibly changing the meeting times but the decision of the group resulted in maintaining the same start time of 7P.M.

Commissioner Trezise moved to approve the 2019 Meeting Schedule as proposed.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

- B. 2018 Goals: Subject matter expert presentations.

Principal Planner Menser asked for feedback from the Planning Commission regarding having guest speakers and once per quarter was mentioned as a possible option. Some topics of interest mentioned were having a housing expert speak about trends and senior living housing planning for baby boomer needs. The Ingham County Drain Commissioner also mentioned as a potential speaker.

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports-None

10. Project Updates

- A. New Applications – None
- B. Site Plans Received
 - 1. Site Plan Review #18-86-16 (Kelly Ley), building exterior and parking lot upgrades for new tenant Firestone Complete Auto Care at 2700 Grand River Avenue.
- C. Site Plans Approved- None

11. Public Remarks

- A. Michael Casby, 5624 Creekwood LN, spoke in opposition to Planned Unit Development #18014.
- B. Randy Kindy, 5642 Creekwood LN, spoke in opposition to Planned Unit Development #18014.

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Vice-Chair Scott-Craig adjourned the regular meeting at 9:48 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary