

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

APPROVED

**November 5, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Ianni, Stivers, Richards,
and Lane**
ABSENT: Commissioner Shrewsbury
**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal
Planner Peter Menser, Economic Development Director Chris Buck.**

1. Call meeting to order

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

2. Public Remarks

- A. Cecelia Kramer, 4560 Oakwood, spoke in opposition to Special Use Permit #18081.
- B. Betty Casby, 5624 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- C. Mike Casby, 5624 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- D. Christine Coady, 5639 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- E. Sheila Saliganan, 5648 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- F. Joshua Morey, 5609 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- G. Craig Phillipich, 5594 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- H. Brian Dyke, 486 Haslett Road, spoke in opposition to Planned Unit Development #18014.
- I. Kristen Hood, 5636 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- J. Ari Adler, 1580 Hillside Drive, spoke in opposition to Special Use Permit #18081.
- K. Denise Kane, 5600 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- L. Quenda Story, 4526 Marlborough, spoke in opposition to Special Use Permit #18081.
- M. Gary Laundroche, 4000 West Highland Road, introduced himself as the applicant from LaFontaine Automotive Group.
- N. Lorraine Cook, 5654 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- O. Amy Garcia, 5603 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- P. John Garcia, 5603 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Supported by Commissioner Scott-Craig.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. September 24, 2018 Regular Meeting
- B. October 8, 2018 Regular Meeting
- C. October 22, 2018 Regular Meeting

Commissioner Cordill moved to approve the three sets of minutes as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

5. Communications

Principal Planner Menser noted five additional communications were received after 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 26, 2018 Planning Commission Meeting.

6. Public Hearings

Chair Ianni opened the public hearing at 7:44 P.M.

- A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.

Principal Planner Menser provided a brief summary of the staff report.

The applicant, Gary Laundroche, 4000 West Highland Road and owner, Ryan Lafontaine, 4000 West Highland Road, Lafontaine Automotive Group provided a presentation and announced they were available to answer questions.

Public Comments: None

Planning Commission Discussion:

Commissioner Scott-Craig asked about the future proposal on the west side of Powell Road. He also expressed concerns with Daniels Drain and suggested the applicant work with the Ingham County Drain Commission to collaborate efforts to address the drainage before the second phase of the project begins. Commissioner Scott-Craig also commented on the concern of protecting trees and providing a more appealing "green" view when driving on Grand River past the proposed dealership.

Commissioner Trezise asked how many parking spaces would be on the site and Gary Laundroche replied a total of 373.

Commissioner Premoe asked the applicant about storm water and how they planned to address the issue.

Commissioner Cordill stated her concerns regarding future traffic flow and turning lanes in this busy area. She also asked about the dealership hours of operation and how many employees the dealership would be hiring when in full operation.

Commissioner Stivers expressed her appreciation to the applicant for listening to residents and addressing their concerns at a recent meeting.

Principal Planner Menser noted the Commissioners need to express special conditions (such as buffers and tree preservation) if they are to be added to the Special Use Permit.

Commissioner Trezise stated he would like to see the greenspace buffer off Grand River retaining a 40 foot minimum in the Greenspace Plan.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to add Special User Permit #18081 for action at the November 26, 2018 meeting.

Chair Ianni closed the public hearing at 8:36 P.M.

The Planning Commission took a ten minute recess.

- B. Mixed Use Planned Unit Development #18044 (Newton Pointe LLC), establish Newton Park mixed use planned unit development (MUPUD) project consisting of 19,367 square feet of commercial space and 218 residential units at 6276 Newton Road.
- C. Special Use Permit #18091 (Newton Pointe LLC), construct group of buildings greater than 25,000 square feet in size (approximately 264,684 total square feet) at 6276 Newton Road.

Chair Ianni opened the public hearing at 8:45 P.M.

Principal Planner Menser stated they were going to combine 6.B and 6.C agenda items and outlined the projects from Newton Pointe LLC for discussion. He also mentioned the rezoning from 2006 greatly influences the design of the site relating the uses and types.

Applicant presenters, Raji Uppal and Chuck Holman with DTN Management Company reviewed the plans for the site and were available for questions.

Public Comments:

- A. John Garcia, 5603 Creekwood Lane, had a question regarding site access.
- B. Jerry Fedewa, 5570 Okemos Road, questioned the residential setbacks for the Sierra Ridge Development which backs up to the proposed development of Newton Pointe LLC. He is in favor of Newton Pointe LLC but would like to see a 100 foot buffer between the residential and commercial property.

Planning Commission Discussion:

Commissioner Scott-Craig suggested the developers work with MDOT for further evaluation of traffic flow in this area. The traffic studies for the demographics involved in the area raise many concerns. Commissioner Scott-Craig also expressed concerns (safety and noise) for the proposed building C-7 being too close to M-78/Saginaw Highway and would prefer to see it removed and replacing it with green space. He also added that by reducing the amount of ten-unit apartment buildings from ten to nine perhaps that would allow for more flexibility in building plans.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to have a resolution to approve the Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 at the next meeting.

Chair Ianni closed the public hearing at 9:36 P.M.

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.

Commissioner Lane moved to adopt the resolution recommending approval of Planned Unit Development #18014 as outlined in the resolution.

Supported by Commissioner Richards.

VOICE VOTE:

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

NAYS: Commissioners Stivers and Cordill

MOTION CARRIED: 6-2

8. Other Business- None

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

Commissioner Scott-Craig noted a Redevelopment Ready Certification Ceremony being held on Friday, November 16, 2018 at 3 P.M. at the Okemos Elevations Community Room on Jolly Oak Road.

Commissioner Stivers attended the Downtown Development Authority meeting this morning and had an ongoing discussion on the tax capture plan. The Planning Commission is being asked to review the downtown area when reviewing the section for the Master Plan because there are a couple parcels that are listed as residential and should be changed to commercial so the map is accurate.

10. Project Updates

- A. New Applications – NONE
- B. Site Plans Received
 - 1. Site Plan Review #18-09 (Affinity 9), construct 4,534 square foot Panera restaurant with drive-through window at 2080 Grand River Avenue.
- C. Site Plans Approved- NONE

11. Public Remarks

- A. 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 Richards.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:55 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary