

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

APPROVED

March 11, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

PRESENT: Commissioners Premoe, Trezise, Lane, Scott-Craig, Hendrickson, and Richards

ABSENT: Commissioners Cordill and Shrewsbury

**STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:01 P.M.

2. Public Remarks- None

3. Approval of Agenda

Commissioner Trezise moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. February 11, 2019 Regular Meeting

B. February 25, 2019 Regular Meeting

Commissioner Hendrickson moved to approve the minutes as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the four communications that were received by Principal Planner Menser since the February 25, 2019 Planning Commission Meeting.

6. Public Hearings

A. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.

Chair Scott-Craig opened the public hearing at 7:03 P.M.

Principal Planner Menser provided a summary of the request.

Gary Laundroche, 4000 West Highland Road, representing the applicant LaFontaine Automotive Group, provided an update on the project. Mr. Laundroche explained they would be creating a larger wetland to the north side of the property. He noted that when the seven foot sidewalk is added across the development the pond could pose a safety hazard due to the slope.

Public Comments: None

Planning Commission Discussion:

Commissioner Premoe asked about a timetable regarding the filling of the old pond and the mitigation of the new wetland and Mr. Laundroche told him the work would be done simultaneously.

Chair Scott-Craig noted the Environmental Commission discussed the feasible alternatives to not disturbing the wetlands for the project.

Commissioner Hendrickson suggested adding the condition of the approval by the Michigan Department of Environmental Quality for the resolution to approve.

A straw poll conducted by Chair Scott-Craig indicated the Planning Commission would like to have a resolution to approve the Wetland Use Permit #19-01 at the next meeting.

Chair Scott-Craig closed the public hearing at 7:26 P.M.

7. Unfinished Business

- A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marihuana Facilities Overlay District.

Principal Planner Menser noted there would be a joint meeting on Tuesday, March 12, 2019 at 6:00pm with the Township Board and Planning Commission to discuss the zoning and non-zoning ordinances.

Chair Scott-Craig compiled a list of important items to tackle at the joint meeting based on the previous Planning Commission meetings, including the types of facilities, the overlay district boundaries, and the special use permit process.

Commissioner Richards expressed his concern over allowing a maximum of three growers in Meridian Township. The industrial areas noted are Saginaw/Tower, Okemos Road near the railroad tracks, Jolly Road, and Dawn Avenue off Grand River. Commissioner Richards commented three growers were too many.

Commissioner Premoe stated concerns with the number of facilities and suggested limiting the numbers to one safety compliance facility and two provisioning centers. He noted that if there are 1,000 residents in the Township who have the Medical Marihuana card it is also possible to purchase in adjacent areas such as East Lansing and Lansing.

Commissioner Hendrickson stated the list created by Chair Scott-Craig reflects the discussions from past Planning Commission meetings and that the Planning Commission may not all agree on number of licenses.

- B. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add Senior Living Facilities to the list of uses permitted as non-residential uses in residential zoning districts.

Principal Planner Menser provided a summary of the staff report and the changes to the draft ordinance since it was last discussed.

Planning Commission Discussion:

Commissioner Premoe stated he would like to see a 100 foot setback for accessory buildings.

Commissioner Richards supports the 100 foot setbacks suggested by Commissioner Premoe but for a buffer regarding noise potential more so than for aesthetic reasons. Commissioner Richards suggested offering an additional requirement for accessory buildings to either have a 100 foot setback or a 60 foot setback with a double row of interlocking trees.

Motion by Commissioner Richards to recommend approval of Zoning Amendment #19040 with the additional requirement that accessory buildings meet either a 100 foot setback from a residential zoning district boundary or a 60 foot setback with a double row of interlocking trees.
Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Premoe, Trezise, Lane, Hendrickson and Scott-Craig.

NAYS: None

MOTIONED CARRIED: 6-0

- C. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.

Motion by Commissioner Hendrickson to approve Rezoning #19020.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Trezise, Premoe, Lane, Richards and Scott-Craig.

NAYS: None

MOTIONED CARRIED: 6-0

8. Other Business

- A. 2019 PC Goals.

Chair Scott-Craig moved this item to the March 25, 2019 meeting.

B. Subcommittee meetings.

Chair Scott-Craig moved this item to the March 25, 2019 meeting.

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

Chair Scott-Craig provided an update from attending the Economic Development Committee meeting on March 7, 2019.

Commissioner Trezise provided an update from attending the Downtown Development Authority meeting on March 4, 2019.

10. Project Updates

A. New Applications – None

B. Site Plans Received

1. Site Plan Review #19-02 (Meridian Township Engineering), construct parking lot addition at 5191 Meridian Road (North Meridian Road Park).
2. Site Plan Review #19-10-02 (Midwest Power Equipment); construct parking lot addition at 2446 Jolly Road.
3. Site Plan Review #19-78-11 (Delta Dental), revisions to landscape plan at 4100 Okemos Road.

C. Site Plans Approved – None

11. Public Remarks - None

12. Adjournment

Commissioner Lane moved to adjourn the meeting.

Supported by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 7:58 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary