



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 22, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. March 25, 2019 Regular Meeting
 - B. April 8, 2019 Regular Meeting
5. COMMUNICATIONS
 - A. None.
6. PUBLIC HEARINGS
 - A. None.
7. UNFINISHED BUSINESS
 - A. Rezoning #19050 (Fedewa Builders), rezone approximately 1.12 acres from RR (Rural Residential) to RX (One and Two Family Residential) at 5921 and 5929 Okemos Road.
8. OTHER BUSINESS
 - A. Content neutral sign policy.
 - B. 2020 Master Plan update.
 - C. Form-Based Code update.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications – None
 - B. Site Plans Received – None
 - C. Site Plans Approved – None
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: HOLLY CORDILL

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
April 22, 2019 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA
May 13, 2019

1. PUBLIC HEARINGS
 - A. Mixed Use Planned Unit Development #19024 (True North Development), construct Village of Okemos mixed use project at northwest and southwest corners of Okemos Road and Hamilton Road.
 - B. Special Use Permit #19051 (True North Development), construct group of buildings greater than 25,000 square feet in size at the northwest and southwest corners of Okemos Road and Hamilton Road.
 - C. Special Use Permit #19071 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.
 - D. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
 - E. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.

2. UNFINISHED BUSINESS
 - A. None.

3. OTHER BUSINESS
 - A. None.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

March 25, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

PRESENT: Commissioners Premoe, Lane, Scott-Craig, Hendrickson, Cordill and Shrewsbury

ABSENT: Commissioners Trezise and Richards

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

- A. LaFontaine Automotive Group's representative Gary Laundroche, 4000 West Highland Road, announced an update to Wetland Use Permit #19-01, noting the project has received a permit from the Michigan Department of Environmental Quality (MDEQ).
- B. Phil Deschaine, 1383 Silverwood, Meridian Township Treasurer thanked the Planning Commission for their recent joint meeting with the Township Board to discuss the Medical Marijuana Ordinance. The Township Board agreed to provide the final decision for special use permit approvals. Treasurer Deschaine also stated the Township Board agreed with locating growers and processors in the industrial overlay districts.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. March 11, 2019 Regular Meeting

Commissioner Hendrickson moved to approve the minutes as written.

Seconded by Commissioner Lane.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted that one communication had been received regarding Zoning Amendment #19030, in addition to the 80 communications compiled by the Township Clerk's staff regarding medical marijuana since the March 11, 2019 Planning Commission meeting.

6. Public Hearings - None

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 provided a follow-up since the March 11, 2019 Planning Commission meeting and the joint meeting between the Township Board and the Planning Commission on March 12, 2019 to discuss the provisions of the medical marihuana zoning ordinance. Topics of discussion at the meeting included the types of facilities permitted, facility locations, and the overall process.

Planning Commission Discussion:

Chair Scott-Craig asked about the expectations for the meeting and Principal Planner Menser replied the Planning Commission will be considering a resolution to approve, modify or deny the draft ordinance amendment.

Commissioner Premoe recommended changes to the proposed districts by eliminating four of the six overlay districts and limiting the number of medical marihuana facilities to one or two. Commissioner Premoe also noted that limiting the number of facilities would not affect competitive pricing because other communities such as East Lansing and Lansing Township are located in close proximity to Meridian Township.

Commissioner Cordill stated that she thought the zoning districts should be industrial, commercial and research oriented.

Chair Scott-Craig suggested the Planning Commission discuss zoning districts first. All Commissioners agreed growing and processing facilities should only be located in Industrial zoning districts.

Commissioner Premoe suggested provisioning centers and safety compliance centers should be the only types of facilities allowed in Meridian Township.

Chair Scott-Craig suggested the safety compliance facilities should only be permitted in industrial zoning districts because the testing of the product is completed with machinery that may release organic solvents which could generate odors into the air. He further stated that not much is known about how safety compliance facilities operate.

Commissioner Shrewsbury stated she did not want to eliminate Area 5 as a potential overlay district because the district is the most isolated in the township and is zoned Research Park.

Chair Scott-Craig conducted a straw poll to approve the list as written on the screen.

Commissioner Premoe reminded everyone that of eighty communications received by residents, seventy-five opposed any type of facility and only five expressed approval.

Principal Planner Menser suggested the Planning Commission draft a separate letter to suggest the numbers of each type of facility in each district and explain the rationales behind their decisions. Planning Commission members could submit their ideas separately or as a group to the Township Board. The letter by the Planning Commissioners should not be included in the draft ordinance amendment.

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

Motion by Commissioner Lane to recommend approval of Wetland Use Permit #19-01.
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Hendrickson, Shrewsbury, Cordill, Premoe and Scott-Craig.

NAYS: None

MOTIONED CARRIED: 6-0

8. Other Business

- A. 2019 PC Goals.

Chair Scott-Craig suggested keeping the 2018 Planning Commission goals for 2019 but eliminating number three, which considers policy options related to tiny housing. The Commissioners also wished to add two new goals to the existing list. Number five on the list should include revisiting Meridian 2020 Future Use Map update by going through the plans and making changes that have taken place. The other items requested included: mixed use planned unit development (MUPUD) code, signs, form based code and parking. Principal Planner Menser would like to provide introductory material at the next Planning Commission meeting.

- B. Subcommittee meetings.

Principal Planner Menser reminded the Planning Commissioners that if anyone is interested in attending classes or inviting guest speakers to inform him of their interests. He also noted the possibility of online module classes such as Citizen Planner that are self-paced and easily accessible.

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 #19-16-15 (Forsberg Real Estate Group LLC), construct next phase of Elevation mixed use project at 2360 Jolly Oak Road.
- C. Site Plans Approved
 - 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 #19-78-11 (Delta Dental), revisions to landscape plan at 4100 Okemos Road.

11. Public Remarks

- A. Jeff Neilson, 2450 Barnbury Road, spoke in support of Zoning Amendment #19030.

12. Adjournment

Commissioner Lane moved to adjourn the meeting.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:27 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

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

DRAFT

April 8, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

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

ABSENT: Commissioners Cordill, Premoe, 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 7:00 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. March 25, 2019 Regular Meeting – Not available

5. Communications - None

6. Public Hearings

- A. Rezoning #19050 (Fedewa Builders), rezone approximately 1.12 acres from RR (Rural Residential) to RX (One and Two Family Residential) at 5921 and 5929 Okemos Road.

Chair Scott-Craig opened the public hearing at 7:02 P.M.

Principal Planner Menser provided a brief summary of the rezoning proposal.

There was a 5 minute recess to fix the overhead monitor at 7:10 P.M.

The applicant for Fedewa Builders, Jerry Fedewa, 5570 Okemos Road provided an overview of the proposal for the property which would include two multi-family duplexes with attached two-car garages. Mr. Fedewa noted he would be available for questions.

Public Comments:

Dennis Kelly, 5896 Okemos Road, asked a couple questions regarding Rezoning #19050. Mr. Kelly also expressed his appreciation for the work the Planning Commission does in Meridian Township.

Planning Commission Discussion included the following:

- Concern about drainage and how homes to the west will be impacted.
- The character of the area, which includes single family homes and not duplexes.
- Rezoning of the property to RX would potentially allow up to 4 single family homes or 2 duplexes if the properties were divided.

A straw poll conducted by Chair Scott-Craig indicated the Planning Commission would be in favor of recommending approval of Rezoning #19050 at the next meeting.

Chair Scott-Craig closed the public hearing at 7:42 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 Marijuana Facilities Overlay District.

Principal Planner Menser provided a summary of the 3 changes to the draft ordinance language since the last Planning Commission meeting on March 25, 2019.

Motion by Commissioner Hendrickson to recommend approval of Zoning Amendment #19030 with revisions.

Supported by Commissioner Lane.

ROLL CALL VOTE:

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

NAYS: None

MOTIONED CARRIED: 5-0

8. Other Business

- A. 2019 PC Goals.

Motion by Commissioner Trezise to adopt the 2019 Planning Commission goals.

Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

- B. Content neutral sign policy.

Principal Planner Menser provided an introduction to the issue of content neutral signage. He noted sign regulations may need to be changed to reduce future legal risks based on a Supreme Court ruling in 2015.

Planning Commission Discussion included the following:

- Involvement of the Township Attorney in the ordinance review process.
- Interest in the experiences of other communities in their efforts to revise sign policies.

Principal Planner Menser said he will work with the Township Attorney to identify potential issues with size, location, and number of signs as the Township moves to address content-neutral sign regulations.

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

Commissioner Richards provided an update from attending the Transportation Commission meeting on March 21, 2019 and reminded everyone there will be a special Township Board meeting on April 16, 2019 regarding the possible Road Millage and encouraged committee members to attend.

Commissioner Trezise noted his attendance at the Downtown Development Authority meeting on April 8, 2019 and provided an update.

Chair Scott-Craig announced the Michigan Association Planning Institute Spring Conference on April 25, 2019 and noted there will be many interesting topics. He encouraged any Commissioner interested in attending to contact Principal Planner Menser.

10. Project Updates

- A. New Applications – None
- B. Site Plans Received - None
- C. Site Plans Approved – None

11. Public Remarks - None

12. Adjournment

Commissioner Hendrickson moved to adjourn the meeting.

Supported by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:04 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 17, 2019

Re: Rezoning #19050 (G.S. Fedewa Builders), rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

The Planning Commission held the public hearing for Rezoning #19050 at its last meeting on April 8, 2019. The Commission agreed to consider a resolution to recommend approval of the rezoning at its next meeting on April 22, 2019.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachment

1. Resolution to recommend approval.

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #19050
5921 & 5929 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of April, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, G.S. Fedewa Builders requested the rezoning of 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 8, 2019 and discussed the rezoning at its meetings on April 8, 2019 and April 22, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated April 4, 2019; and

WHEREAS, both parcels comprising the 1.12 acre property meet the minimum standards for lot area and lot width for the proposed RX (One and Two Family Residential) zoning district; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19050 to rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
Rezoning #19050 (G.S. Fedewa Builders)
Page 2**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 22nd day of April, 2019.

John Scott-Craig
Planning Commission Chair

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