

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

APPROVED

**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 marihuana 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