

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

**APPROVED**

**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 Marihuana 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