

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

**APPROVED**

**May 20, 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, Richards, Premoe, and Shrewsbury**

**ABSENT: Commissioner Cordill**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Economic Development Director Chris Buck.**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Public Remarks**

- A. Bill Cawood, 2511 Raby Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- B. Ann Alchin, 5972 Cypress, spoke in opposition to the Mixed Use Planned Unit Development #19024.
- C. Neil Bowlby, 6020 Beechwood, spoke in support of Mixed Use Planned Unit Development #19024 and Commercial Planned Unit Development #19034.
- D. Lora Pence, 4836 Kenmore, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- E. Don Romain, 5420 Jo Pass, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- F. Chaz Carrillo, 5201 Hughes Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- G. Vance Poquette, 2226 Kent, spoke with concerns of Special Use Permit #19051.
- H. Jeanne Hendry, 4674 Nakoma Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 but expressed some concerns.
- I. Kadri Wichman, 2236 Hamilton Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 but expressed some concerns.
- J. Bob Homan, 1571 West Pond Drive, spoke in support of Mixed Use Planned Unit Development #19024

**3. Approval of Agenda**

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

- A. May 13, 2019 Regular Meeting minutes were not available.

## 5. Communications

Chair Scott-Craig noted the communications listed on the agenda and the several communications that were received after the packet was sent out .

## 6. Public Hearings

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:29P.M.

Principal Planner Menser provided a summary of the request.

The applicant, LuAnn Maisner, Director of Parks & Recreation with Meridian Township provided the historical background of the Farmers Market and explained the vision for the future Marketplace on the Green.

Public Comments - NONE

Planning Commission Discussion included the following:

- The cost of the project is \$1.2 Million and all the funding is currently in place.
- The setup for vendors in the new Marketplace on the Green was explained when questions were asked. There would be 41 back-in spaces for vendors with trailers and approximately 30 additional areas for vendors to set up under the pavilion.
- Traffic access routes to the new Marketplace on the Green were discussed and Mr. Kyes explained the access would be all existing routes via near Studio C, Marsh Road, Central Park Drive, through Best Buy, and around the Meridian Mall.
- Pedestrian traffic was a concern discussed and in addition to the Road Diet planned for Central Park Drive Mr. Kyes will work with the Ingham County Road Commission on a pedestrian pathway and signage to address the safety concerns.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the Commercial Planned Unit Development #19034 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:50 P.M.

## 7. Unfinished Business

- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Motion by Commissioner Trezise to adopt the resolution recommending approval of Mixed Use Planned Unit Development #19024.

Supported by Commissioner Lane.

Planning Commission Discussion included the following:

- The developer was thanked for addressing additional questions that were submitted in writing. A document was created with all of the responses and is available on the Meridian Township Website.
- There was further discussion regarding traffic flow and upgrades during the different phases of the project. The Ingham County Road Commission continues to work with the traffic engineers.
- Details are not finalized yet but there is no planned closure on Okemos Road at this time just lane shifts. Stage 1 construction is expected to begin June 1, 2019-July 31, 2019.
- Parking is still an area of concern considering having 150 spaces below what the ordinance requires. The developer stated the ultimate use will be determined and then adjustments will be made.
- It has not been determined yet if the power lines will reside above or be buried underground.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Motion by Commissioner Premoe to adopt the resolution to approve Special Use Permit #19051.  
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.

Motion by Commissioner Shrewsbury to approve Special Use Permit #19081.  
Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

**8. Other Business** -None

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

Commissioner Hendrickson asked if the Planning Commission should reconsider projects if they are changed from their original version and then proposed to the Township Board. A recent project was not approved by the Planning Commission and changes have been made that reflect the input provided by the Planning Commission.

Commissioner Shrewsbury noted it might be beneficial if there are substantial changes but it could also slow down the process if a review is needed again before going to the Township Board.

Commissioner Lane stated the ordinance provision is written specifically for a good reason and it should not be changed.

Principal Planner Menser noted there is training available provided by the Michigan Association of Planning in Mason on June 18<sup>th</sup> and June 25<sup>th</sup> and asked members that were interested in attending contact him.

**10. Project Updates**

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

**11. Public Remarks - None**

**12. Adjournment**

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:42 P.M.

Respectfully Submitted,  
Debbie Budzynski  
Recording Secretary