

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

APPROVED

June 24, 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,
Cordill, and Shrewsbury**

ABSENT: None

**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. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- C. Jane Meland, 2515 Capeside Drive, spoke in opposition to Rezoning #19060.
- D. Mark Bird, 2515 Capeside Drive, spoke in opposition to Rezoning #19060.
- E. James Giguere, 6253 Fen Wick Court, spoke in support of the Prepreliminary Plat #19012.
- F. David Pierson, 1142 S. Washington Avenue, spoke in support to Special Use Permit # 19031 and Special Use Permit #19071.
- G. Dr. Dean McFarlane-Parrott, 4324 Aztec Way, spoke in opposition to Rezoning #19060.
- H. Gerry Broski, 4332 Aztec Way, spoke in opposition to Rezoning #19060.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. June 10, 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 list of communications listed with the agenda.

6. Public Hearings

- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.
- B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

Chair Scott-Craig opened the public hearing at 7:20 P.M.

Principal Planner Menser provided a summary of both requests and noted they would be discussed together for the public hearing.

The applicant, Jeff Williams, 2008 Bellwood, owner of Williams Volkswagen, Inc. provided comments regarding the proposed requests. He further explained the need to expand is due to the increased number of vehicles for sale.

Public Comments: None

Planning Commission Discussion:

- Chair Scott-Craig asked where the bike parking was located on the property and Principal Planner Menser noted it was not on the plans shown but would be added.
- The property is nice and maintained well.
- There are many young trees on the property and the Planning Commission wanted to know if the trees would be relocated. Jeff Kyes of KEBS, Inc. stated the Landscape Architect will evaluate the trees on the property before the renovation happens. He did note the east side of the property will remain the same.
- A retention pond exists on the site and the addition of more asphalt will require a pretreatment filter for the parking lot.
- Jeff Kyes will provide a letter with 9 conditions for the Special Use Permit #19041 at the July 8, 2019 meeting.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-99021 and Special Use Permit #19041 at the next meeting.

Chair Scott-Craig closed the public hearing at 7:35 p.m.

7. Unfinished Business

- A. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.

Motion by Commissioner Premoe to approve the Special Use Permit #19031 with conditions.
Supported by Commissioner Richards.

Principal Planner Menser noted there was a condition not added to the resolution but it was discussed at the May 13, 2019 meeting by Jeff Kyes, KEBS, INC., with regards to adding non-motorized pedestrian pathways. The plans will be updated to reflect the areas.

Motion by Commissioner Premoe to amend the Special Use Permit # 19031 with conditions to add the non-motorized pedestrian pathways.
Supported by Commissioner Richards.

Planning Commission Discussion:

- Commissioner Cordill is in favor of the redevelopment but cannot support the drive-through window because of the busy Okemos Road and Grand River intersection. She suggested reserved parking spots for the food pick-up instead of the drive-through window. Commissioner Cordill also stated the Special Use Permit #19031 runs with the land and future restaurant changes could cause problems.
- Commissioner Hendrickson is in favor of the redevelopment project but the exit drives from the site are going to cause increased safety concerns.

ROLL CALL VOTE:

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

NAYS: Commissioners Hendrickson and Cordill

MOTION CARRIED: 6-2

- B. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.

Motion by Commissioner Hendrickson to approve the Special Use Permit #19071 with conditions.
Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.

Motion by Commissioner Cordill to approve the Special Use Permit #19-95151 with conditions.
Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- D. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.

Principal Planner Menser provided an update and noted the modified request will be discussed at the July 8, 2019 Planning Commission meeting and a recommendation will be made at a future meeting. (Public comment will be available at the beginning of the meeting.)

Planning Commission Discussion:

- A suggestion was made to leave the north and south plots alone and only rezone the middle section of the property to RAA in order to create a buffer area for the adjacent neighborhood.
- School enrollment numbers fluctuate and the current enrollment should not be a determining factor in the decision for how to rezone the property.
- It would be helpful if the applicant could revise the questionnaire portion of the application in order to explain the reasons and rationale for changes in the rezoning requests.
- The Okemos School District could submit a letter sharing support for the development.

8. Other Business

- A. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.

Principal Planner Menser provided a review of the conceptual plat and explained this would be an opportunity to provide feedback before the applicant proceeds with the additional steps.

The applicant, James Giguere, noted he met with homeowners in the area last year to get feedback and was available to answer questions.

Planning Commission Discussion:

- Mr. Giguere was commended for meeting with homeowners in the area and for listening to their questions, comments and concerns. Many homeowners expressed the natural beauty of being surrounded by woods and the Planning Commission is anxious to review the next step which is the tentative preliminary plat

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Principal Planner Menser provided an update from the Township Board's recent agendas.

Chair Scott-Craig, Commissioner Hendrickson, and Commissioner Premoe attended a Form Base Code Meeting on June 11, 2019.

Commissioners Premoe, Lane, and Hendrickson attended a Zoning training last week

Chair Scott-Craig attended the Brownfield Redevelopment Authority meeting on June 20, 2019.

10. Project Updates

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

11. Public Remarks

- A. Dan McCole, 4137 Benham Way, spoke in opposition to Rezoning #19060.
- B. Eric Torng, 4138 East Benca Way, spoke in opposition to Rezoning #19060.
- C. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.

12. Adjournment

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:31 P.M.

Respectfully Submitted,
Debbie Budzynski
Recording Secretary