

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

**APPROVED**

**July 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, Premoe, Cordill, and Shrewsbury**

**ABSENT: Commissioner Richards**

**STAFF: Principal Planner Peter Menser.**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

**2. Public Remarks**

- A. Patrick Murphy, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- B. Jan Casey, 2677 LaForet Circle, spoke in opposition to Rezoning #19060.
- C. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- D. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- E. Larry McCurdy, 2710 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- F. Carla Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- G. JK Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- H. Eric Torng, 4138 Benca Way, spoke in opposition to Rezoning #19060.
- I. Joy Wahawisan, 4155 Benham Way, spoke in opposition to Rezoning #19060.
- J. Dan McCole, 4137 Benham Way, spoke in opposition to Rezoning #19060.
- K. Steve Thomas, 2372 Sower Boulevard, spoke in opposition to Rezoning #19060.
- L. Christina Salem, 2688 LaForet Circle, spoke in opposition to Rezoning #19060.
- M. Erika Butler, 4279 Shadow Ridge, spoke in opposition to Rezoning #19060.
- N. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- O. Meagan Nedlo, 4368 Aztec Way, spoke in opposition to Rezoning #19060.
- P. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- Q. Katie Porter, 2585 Solar Way, spoke in opposition to Rezoning #19060.

**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. June 24, 2019 Regular Meeting

Commissioner Cordill moved to approve the minutes as written.  
Seconded by Commissioner Shrewsbury.  
VOICE VOTE: Motion approved unanimously.

#### 5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and that hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

#### 6. Public Hearings

- A. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.
- B. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:43 P.M.

Principal Planner Menser provided a summary of both requests and noted there are different aspects of the same project.

LuAnn Maisner, Director of Parks and Receptions, provided additional information on the requests and explained the additions would allow for greater accessibility between the parks. Director Maisner said was available to answer questions.

Don Heck, Engineer, with Wolverine Engineers and Surveyors Inc. introduced himself and said he was available to answer questions.

Public Comments: None

Planning Commission Discussion:

- The extent of fill (63 cubic yards) needed for the bridge between the Farmers Market and Historical Village due to the depth and slope of the ditch.
- The cost for the pathway portion with the overlook and historical pond dock is \$500,000, which is 50% funded by a grant. The cost to build the restrooms in the Historical Village and to pave the foot path is \$300,000, which is also 50% funded by a grant. The grant was applied for in 2017 through the Michigan Natural Resources Trust Fund.
- Most of the proposed project is below the flood plain level and is not above the 100 year Flood Plain unlike the current path being constructed along Okemos Road.
- The wetland mitigation and restoration will be monitored for five years after installation to verify the presence of wetland vegetation and hydrology.

- The proposed pathway will be maintained during the winter months.

A straw poll indicated the Planning Commission would be in favor of approving special Use Permit #19061 and Wetland Use Permit #19-02 subject to approval of an EGLE permit and the conditions recommended by the Township's wetland consultant.

Chair Scott-Craig closed the public hearing at 8:11 p.m.

## 7. Unfinished Business

- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.

Principal Planner Menser noted that responses to the special use permit criteria were received from the applicant's engineer and placed at each Commissioner's seat at the dais before the meeting. He also noted the bicycle parking area was now depicted on the site plans.

Motion by Commissioner Trezise to approve Special Use Permit #19-99021.  
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

Motion by Commissioner Trezise to recommend approval of Special Use Permit #19041.  
Supported by Commissioner Lane.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Principal Planner Menser provided an update since the last meeting. He also noted the President of the Okemos Board of Education submitted feedback on the proposal and a July 2019 Traffic Study has recently been received since the last Planning Commission meeting.

Planning Commission Discussion:

- The applicant still has not updated the application and has not explained the reasons why the current zoning is not appropriate or why the current requested zoning is more appropriate.

- The current and proposed zoning are both consistent with the Master Plan and Future Use Land Map.
- The updated Traffic Study report does not address the impact of nearby intersections (Hulett and Bennett Road and Bennett and Hagadorn Road).
- The environmental impact, wetland issues, and drainage issues will all be addressed at a later time when the development plans are submitted.
- The developer has not convinced the Planning Commission that the current zoning is not appropriate.
- The developer was not in attendance to address concerns.
- When a development is proposed further traffic studies will be submitted.

A straw poll indicated the Planning Commission would not be in favor of recommending approval of Rezoning #19060 as currently submitted and staff will prepare a resolution to recommend denial at the next meeting.

#### **8. Other Business - None**

#### **9. Reports and Announcements**

##### **A. Township Board updates.**

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

Chair Scott-Craig noted an interesting article on tiny houses in the recent City Pulse paper.

Commissioner Premoe noted an upcoming joint work session meeting with the Environmental Commission and the Land Preservation Advisory Board on July 10, 2019 at 7:00 P.M.

#### **10. Project Updates**

Chair Scott-Craig noted that Site Plan Review #19-06 (LaFontaine Automotive Group), a request to construct a new car dealership at 1448 Grand River Avenue was recently approved by the Director of Community Planning and Development.

#### **11. Public Remarks**

##### **A. Lynne Page, 3912 Raleigh Drive, spoke with concern to Rezoning #19060.**

#### **12. Adjournment**

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:05 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary