

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

APPROVED

**August 12, 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 and Richards
ABSENT: Commissioners Shrewsbury and Cordill
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. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Special Use Permit #19101 and Wetland Use Permit #19-03.
- B. Jim Gigure, 6253 Fenwick Court, introduced himself and said he will be available for questions during the Preliminary Plat #19012 Public Hearing later in the meeting.
- C. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.

3. Approval of Agenda

Commissioner Richards moved to approve the agenda as written.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. July 22, 2019 Regular Meeting

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

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and said 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 #19101 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), construct 24,902 square foot new car dealership at 1510 Grand River Avenue.

Chair Scott-Craig opened the public hearing at 7:12 P.M.

Principal Planner Menser provided an overview of the proposal and noted he would be available to answer questions.

Applicant Gary Laundroche, 4000 W. Highland Road provided additional information about the proposed project and discussed the advantages of their business coming to the area verses other types of businesses who could come into the area under C2 zoning and talked about the advantages of LaFontaine's hours of operation, noise reduction procedures and lighting considerations made to accommodate surrounding residents. In addition, LaFontaine is supportive of the community in such gestures as funding for the Future Farmers Market and will be employing approximately 75 employees. Mr. Laundroche noted Wayne Dubois was also in attendance from LaFontaine and they were both said they were available to answer questions.

Mr. Laundroche noted there are 144 trees existing on the property currently and after the land cut and fill grading is completed 82 trees will remain. He also stated nothing is being developed in the wetland area.

Public Comments:

- A. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Special Use Permit #19101 and Wetland Use Permit #19-03.
- B. Ari Adler, 1580 Hillside Drive, spoke in opposition to Special Use Permit #19101 and Wetland Use Permit #19-03.
- C. Cecelia Kramer, 4560 Oakwood, spoke with concern regarding Special Use Permit #19101 and Wetland Use Permit #19-03.
- D. Barbara Loyer, 1445 E. Pond Drive, spoke in opposition to Special Use Permit #19101 and Wetland Use Permit #19-03.

Planning Commission Discussion:

- The staff reviews photometric light plans. The lighting plan language will be added as a condition as approved in the other LaFontaine plan.
- The applicant agreed to submit a letter before the next Planning Commission meeting responding to the 9 criteria/standards listed in the Special Use Permit application.
- Test driving in the neighborhood has been an issue brought up by numerous residents and the applicant stated the employees would be trained by management through an internal policy at LaFontaine to inform the test drivers not to drive in the local neighborhood.
- There will be an internal connection road constructed between LaFontaine and the Sparrow Health System building to the west.
- The 50 foot tapered turn lane is in the design criteria and is currently being reviewed by the Michigan Department of Transportation.
- The green and screen appearance from Grand River will have pods of dense plantings to break up the car lot.

- The site plan review is very detailed and LaFontaine would be willing to consider future Form Base Code updates.

A straw poll indicated the Planning Commission would be in support of approving Special Use Permit #19101 with conditions at the next meeting.

Chair Scott-Craig closed the public hearing at 8:14 p.m.

- B. Wetland Use Permit #19-03 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), discharge storm water to regulated wetland at 1510 Grand River Avenue.

Chair Scott-Craig opened the public hearing at 8:15 P.M.

Principal Planner Menser provided an overview of the proposal and noted he would be available to answer questions.

The applicant, Gary Laundroche, 4000 W. Highland Road, with LaFontaine discussed the proposal and said he was available to answer questions.

Public Comment:

- A. Jessi Adler, 1580 Hillside Drive, expressed concerns with paving Powell Road, how the water flow will be directed following construction and what the impact might be on their well for water.

A straw poll indicated the Planning Commission would be in favor of supporting Wetland Use Permit #19-03 at a future meeting.

Chair Scott-Craig closed the public hearing at 8:37 p.m.

- C. Special Use Permit #19-74011 (Michigan Montessori), appeal of approved special use permit to add 0.50 acre parcel to Montessori Radmoor School property at 2745 Mt. Hope Road.

Chair Scott-Craig opened the public hearing at 8:38 P.M.

Director of Community Planning & Development Mark Kieselbach provided an overview of the appeal and said he was available to answer questions.

The appellant, Sergey Baryshev, 2767 Mount Hope Road, provide a presentation to appeal the approval of the minor amendment to Montessori Radmoor School's Special Use Permit #19-74011.

The applicant, Irina Jamison, provided background on the school's history and said she was available to answer questions.

Public Comment: None

Planning Commission Discussion:

- Focus on the approval of the minor amendment and not a reconsideration of the original Special Use Permit and if it is complying with its terms and conditions brought up by the appellant during his presentation to the Planning Commission.
- The Special Use Permit goes with the land and the use is open space as proposed at this time is to remain green grass area.
- Adding property is a minor amendment under the ordinance and anything else would be another amendment.

A straw poll indicated the Planning Commission would be in favor of affirming the decision of the Director of Community Planning and Development without modifications its next meeting.

Chair Scott-Craig closed the public hearing at 9:28 p.m.

The Planning Commission took a 5 minute recess.

- D. Preliminary Plat #19012 (Giguere Homes), proposed seven lot subdivision titled Sanctuary 3 located on the north side of Robins Way, east of Hulett Road.

Principal Planner Menser provided a review of the proposal.

The applicant, Jim Giguere, 6253 Fenwick Court, said he was available to answer questions.

The Planning Commission agreed to consider a resolution to recommend approval of the plat at its next meeting.

Public Comment: None

Chair Scott-Craig closed the public hearing at 9:39 p.m.

7. Unfinished Business

- A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greencliff Drive.
- B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

Principal Planner Menser stated both items would run concurrently and provided an update. He also noted a revised site plan was received late in the week so additional comments will be available at the next Planning Commission meeting on August 26, 2019.

Applicant Frank Fugate, 500 South Front Street Columbus, Ohio, with Woda Cooper Company provided additional information on the updated site plan prepared by Monument Engineering Group Associates and said he was available to answer questions.

Planning Commission Discussion:

- The Planning Commissioners noted appreciation with the updated engineering plan design and thanked the applicant for all of the work involved.
- The list of 10 variances has been narrowed down to 2 variances since the developer met on July 22, 2019.

A straw poll indicated the Planning Commission would recommend approval for Special Use Permit #19111 and Special Use Permit #19121 at its next meeting.

8. Other Business - None

9. Reports and Announcements

A. Township Board updates.

Chair Scott-Craig noted there was no Economic Development Corporation meeting scheduled for August 2019.

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

10. Project Updates

A. New Applications - None

B. Site Plans Received - None

C. Site Plans Approved

1. Site Plan Review #19-08 (Haslett Road Holding LLC), construct 88 lot Copper Creek development on north side of Haslett Road, east of Creekwood Lane.

11. Public Remarks

- A. Irina Jamison, 2745 Mount Hope Road, with Michigan Montessori International School made additional comments regarding Special Use Permit #19-74011.
- B. Appellant Sergey Baryshev, 2767 Mount Hope Road, expressed concern with Special Use Permit #19-74011.

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 10:07 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary