

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

APPROVED

**September 9, 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, Shrewsbury, Cordill,
Premoe and Richards**
ABSENT: None
**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 7:01 P.M.

2. Public Remarks - None

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. August 26, 2019 Regular Meeting

Commissioner Hendrickson asked for the following changes/updates to be made to the minutes:

- Correct 7A to note the motion was supported by Commissioner Richards.
- Correct 7C to note the following, "Friendly amendment offered by Commissioner Hendrickson to require the applicant dim the lights in the parking lot to 50% outside of business hours. Amendment was not accepted by the maker.
- Add to 7E, fourth bullet, "The Planning Commission requested clarification on whether the Planning staff had discovered the code enforcement violations."
- Add to 7E, fifth bullet, "Director Kieselbach indicated having all the information coming to light since the initial ruling-that he would have made the same decision on this minor amendment.

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

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and have been reviewed by the Planning Commission.

6. Public Hearings - None

7. Unfinished Business - None

8. Other Business

A. Form based code initiative.

Principal Planner Menser provided information in the meeting packet for discussion on the Form based code initiative. The Form based code would establish an overlay district for a geographical area (Grand River Avenue corridor) where special rules would apply. Principal Planner Menser noted he and Director Kieselbach would be available to answer questions about the ordinance.

Planning Commission Discussion:

- The Form Based Code District would be limited in scope to begin with but the long term goal could continue moving to the east.
- The esthetic character in the area will eventually move into a new direction if the Form based code becomes mandatory.
- Implementing Form base code would drive strategy and speed up the process for developers.
- Chair Scott-Craig suggested speaking with Supervisor Styka about having a joint meeting to discuss draft ideas before discussing the details.
- The overall goal is to work through the ordinance more quickly.
- There are five areas to define in the ordinance: building location, parking, connectivity, access and esthetics.
- During the next Planning Commission meeting on September 23, 2019 the discussion will continue to focus on General Provisions in Section 4, pages 9-12 of the Grand River Avenue Form District Document.
- Principal Planner Menser will work with the Meridian Township Engineering Department for guidelines relating to the road right of way and Michigan Department of Transportation (MDOT) jurisdiction.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided an update from the September 3, 2019 Township Board meeting and noted the next Township Board meeting will be September 17, 2019.

Chris Buck, Economic Development Director provided a update on the Haslett PICA Study and stated a report will be forthcoming on the studies conducted by the consultant firm.

Chair Scott-Craig provided an update from attending a Land Use luncheon sponsored by the Mid-Michigan Environmental Action Council on September 6, 2019.

Commissioner Premoe provided an update from the September 4, 2019 Environmental Commission meeting.

10. Project Updates

A. New Applications - None

B. Site Plans Received

1. Site Plan Review #19-16-15-2 (Okemos Pointe LLC), develop Phase 2 of Elevation at Okemos Pointe mixed use planned unit development at northwest corner of Jolly Oak Road/Jolly Road.
2. Site Plan Review #19-13 (Louis J. Eyde Family, LLC), construct 34,685 square foot office building at 2843 Eyde Parkway.
3. Site Plan Review #19-10 (Meridian Township Parks & Recreation Department), construct pavilion and restroom building at the Harris Nature Center at 3998 Van Atta Road.

C. Site Plans Approved - None

11. Public Remarks - None

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 8:37 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary