

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

**APPROVED**

**October 28, 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, Cordill, Richards, Premoe, and Shrewsbury.**

**ABSENT: None**

**STAFF: Meridian Township Manager Frank Walsh, Assistant Police Chief Brad Bach, Deputy Township Manager Derek Perry, Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

**2. Public Remarks**

- A. Jim Galligan, 4367 Aztec Way, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition of Rezoning #19060 PO (Okemos Land Investment LLC).
- C. Eric Torng, 4138 E Benca Way, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).
- D. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060 (Okemos Land Investment LLC).
- E. Karen Grannemann, 2628 Creekstone Trail, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).

**3. Approval of Agenda**

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

- A. October 14, 2019 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Seconded by Commissioner Lane.

VOICE VOTE: Motion approved unanimously.

## 5. Communications

Chair Scott-Craig noted fifteen communications were 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 - None

## 7. Unfinished Business

- A. Rezoning #19060 (Okemos Land Investment LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.

Principal Planner Menser clarified the scope of the updated traffic analysis submitted by the applicant.

The Planning Commission shared concerns with the conditions as submitted by the applicant. Planning staff clarified that the conditions are as proposed and can either be accepted or rejected by the Planning Commission but not edited.

Meridian Township Manager Frank Walsh noted all seven of the voluntary conditions for the rezoning are tied together.

Motion by Commissioner Premoe to adopt the resolution recommending approval of Rezoning #19060 with conditions.

Supported by Commissioner Trezise.

### ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig thanked everyone again who participated in the process over the past year.

- B. Rezoning #19070 (Fedewa Holdings), rezone approximately 2.9 acres of a 9.9 acre parcel located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling unit per acre).

Motion by Commissioner Hendrickson to adopt the resolution to recommend denial of the Rezoning #19070.

Supported by Commissioner Cordill.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. Rezoning #19080 (Minerva Realty Capital LLC), rezone approximately 4.99 acres at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.

Motion by Commissioner Lane to adopt the resolution to recommend approval of Rezoning #19080 with conditions.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

## 8. Other Business

Chair Scott-Craig asked if agenda items 8A and 8B could be switched around in order to allow a guest to speak to the Planning Commission regarding the Hagadorn Road (RP) Research Park rezoning request. The Planning Commission agreed to switch the agenda items.

- B. Hagadorn Road (RP) Research Park rezoning request.

Principal Planner Menser reviewed the request and noted more information is also available in the staff memorandum.

Commissioner Hendrickson asked if RAA zoning might be an acceptable option noting a recent rezoning to RAA in the surrounding area.

David Pierson, representative of one of the owners of the six parcels in question provided some additional history of the parcels and expressed general support for the proposition.

Chair Scott-Craig agreed with Commissioner Hendrickson's suggestion of rezoning to RAA instead of the staff's recommendation of RAAA based on the size of the lots in the area under consideration.

Commissioner Cordill asked how big the lot sizes are in the adjacent College Fields development and Principal Planner Menser stated he would have the information at the public hearing.

Motion by Commissioner Hendrickson to initiate the rezoning from RP to RAA.  
Supported by Commissioner Richards.

**ROLL CALL VOTE:**

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

NAYS: None

MOTION CARRIED: 8-0

A. Form based code initiative.

The Planning Commission held a work session at 6:00 P.M. prior to the meeting to continue working on Section 4 of the draft form based code. Due to the length of the meeting tonight the Planning Commission agreed to continue the work at another work session scheduled for 7:00 P.M. on November 4, 2019. The group will finish up working on Section 4 and begin working on Section 5. The work session is open to the public and will be held in the Town Hall Room.

Principal Planner Menser noted he would not be in attendance for the meeting however Director of Community Planning & Development Mark Kieselbach and Economic Development Director Chris Buck would be in attendance.

Principal Planner Menser mentioned he would be reaching out to the Township Engineering Department to gather additional examples and information on the remaining issues regarding the right of way and 20 foot setbacks and have feedback to provide at a future meeting.

**9. Reports and Announcements**

A. Township Board updates.

Principal Planner Menser provided a recap of Planning related items on previous Township Board meeting agendas and an overview of the upcoming November 5, 2019 Township Board meeting agenda. He further noted the newly appointed Planning Commissioner, Amber Clark, may be attending the November 25, 2019 Planning Commission meeting.

The next Township Board meeting will be November 5, 2019 and not November 7, 2019 as previously published.

**10. Project Updates**

A. New Applications – None

B. Site Plans Received

1. Site Plan Review #19-16 (Jarratt), install port cochere at existing Knights Inn hotel at 2736 Grand River Avenue.
2. Site Plan Review #19-78-15 (6025 Partners LLC), enclose drive-through banking terminals for building addition at 6025 Hagadorn Road.

C. Site Plans Approved

1. Site Plan Review #19-14 (Huntsman Advanced Materials), install an approximately 50 foot tall dust collector on the west side of the building located at 4917 Dawn Avenue.

**11. Public Remarks - None**

## **12. Adjournment**

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:11 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary