



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 9, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. November 25, 2019 Regular Meeting
5. COMMUNICATIONS
 - A. Yingxin Zhou RE: Rezoning #19060
6. PUBLIC HEARINGS - NONE
7. UNFINISHED BUSINESS
 - A. Rezoning #19090 (Planning Commission), rezone approximately 2.2 acres located on the east side of Hagadorn Road, east of Hagadorn Road, north of Bennett Road from RP (Research Park) to RAA (Single Family-Low Density).
8. OTHER BUSINESS
 - A. Form Based Code initiative.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received - None
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
December 9, 2019 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA
December 16, 2019

1. PUBLIC HEARINGS
 - A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct a 146,743 square foot independent senior apartment building with 133 dwelling units at 1673 Haslett Road.
 - B. Special Use Permit #19181 (Hudson Senior Living), construct an independent senior apartment building over 25,000 square feet in size at 1673 Haslett Road.
 - C. Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

2. UNFINISHED BUSINESS - NONE

3. OTHER BUSINESS
 - A. Form based code initiative.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**November 25, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Hendrickson, Trezise, Richards, Premoe, Shrewsbury,
Clark
ABSENT: Commissioner Cordill
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic
Development Director Chris Buck, Principal Planner Peter Menser**

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:00 P.M.

2. Public Remarks - None

3. Approval of Agenda

Commissioner Hendrickson made a motion to add to the current meeting agenda the following items: Resolution of Appreciation for John Scott Craig as item 8E and selection of Vice Chair to 8F.

Commissioner Hendrickson moved to approve the amended agenda.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. October 14, 2019 Regular Meeting
- B. October 28, 2019 Regular Meeting
- C. October 28, 201 Work Session Meeting
- D. November 4, 201 Work Session Meeting

Commissioner Hendrickson asked to have his misspelled name corrected in the October 28, 2019 Regular Meeting minutes. Staff indicated the correction will be made.

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

5. Communications

Chair Lane noted the communications listed in the meeting packet for consideration.

6. Public Hearings

- A. Rezoning #19090 (Planning Commission), rezone approximately 2.2 acres located on the east side of Hagadorn Road, east of Hagadorn Road, north of Bennett Road from RP (Research Park) to RAA (Single Family-Low Density).

Chair Lane opened the public hearing at 7:04 P.M.

Principal Planner Menser provided an overview of the proposed rezoning request that includes 5 parcels and approximately 2.2 acres. He noted that staff was approached by a resident who wanted to sell their home and while marketing the property discovered the zoning listed for the property.

Public Comments – None

Planning Commission Discussion:

- During a previous meeting a question was asked regarding what the lot dimensions are for the Section 425 of City of Lansing A zoning. Principal Planner Menser noted he would have the information at the next meeting scheduled for December 9, 2019.
- The proposed rezoning is more consistent with the lot sizes, existing land uses, and the Future Use Land Map.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19090 at the next meeting.

Chair Lane closed the public hearing at 7:15 P.M.

7. Unfinished Business - None

8. Other Business

- A. Haslett Market Assessment.

Director Buck provided an overview of the Haslett Market Study and stated the entire study is in the meeting packet. He noted the assessment is a marketing tool for developers to increase confidence that future potential projects would be successful in the Haslett area.

- B. Form Based Code initiative.

Principal Planner Menser discussed the progress of the initiative thus far and shared an outline of the draft code. He further noted he would provide a working draft for the December 9, 2019 meeting.

The Planning Commissioners discussed how they would present the draft to the Township Board and Principal Planner Menser stated he would talk to the Township Manager Frank Walsh and follow up at the next meeting.

The Planning Commission decided as a group to hold another Work Session on December 9, 2019 prior to the regular meeting at 6:00 P.M. to continue working on the draft of the form based code. The work session is open to the public and will be held in the Town Hall Room.

C. 2020 Meeting Schedule.

Principal Planner Menser shared the proposed 2020 meeting schedule, noting deviations from the regular schedule due to holidays.

Commissioner Hendrickson moved to approve the 2020 Meeting Schedule as proposed.

Supported by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

D. Medical Marihuana update.

Principal Planner Menser noted 21 applications were received and 6 applicants were picked through the lottery. All applications are for provisioning centers. Lottery winners will be submitting Special Use Permit applications soon.

Commissioner Shrewsbury suggested a request for staff to provide pre-amble in the medical marihuana special use permits to establish the scope of Planning Commission review.

E. Resolution of Appreciation for John Scott-Craig

Commissioner Richards read aloud the Resolution of Appreciation for John Scott-Craig.

Principal Planner Menser stated he would mail a signed copy of the Resolution of Appreciation to John Scott-Craig along with his name plate, as a memento.

Commissioner Premoe offered to email future Planning Commission Minutes to keep John in the loop and everyone agreed he would appreciate the gesture.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Premoe, Hendrickson, Shrewsbury, Clark, Trezise and Chair Lane.

NAYS: None

MOTION CARRIES: 7-0

F. Nomination of a Vice Chair.

Chair Lane asked if anyone would like to nominate someone for the position and Commissioner Hendrickson volunteered to serve for the remainder of the year (2019).

Commissioner Trezise moved to approve the nomination.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the November 19, 2019 Township Board meeting and provided a preview of what is on the agenda for the December 3, 2019 Township Board meeting.

Chair Lane welcomed Amber Clark to the Planning Commission.

10. Project Updates

Chair Lane noted the new applications received by Planning staff, site plans that have been received, and site plans that have been approved since the last meeting.

11. Public Remarks

Director Buck said an announcement will be made on November 26, 2019 in a press release regarding a major employer who has chosen a site in Meridian Township for their business.

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Richards.

VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 8:02 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Wednesday, November 27, 2019 2:49 PM
To: Board
Cc: Planning Commision (DG)
Subject: Rezoning #19060 Mayberry Development (Opposition)

Dear Township Board,

I watched the Nov 19, 2019 board meeting streaming and am encouraged by several board members for raising concerns on this rezoning request.

The updated condition of limiting 20,000 sq. ft. on the 3 acre PO zoning does not address board members' concerns. Whether it is 20,000 sq. ft. or 45,000 sq. ft., the requested zoning is inconsistent with the R2 Residential designation per the Township Future Land Use Map in the master plan and the zoning of the surrounding properties. The traffic study indicates the PO site will negatively affect traffic congestion on Bennett and Hulett Road for the nearby schools (Bennett Woods Elementary and Okemos High School).

If the requested PO zoning is granted, it will be a very bad precedent in Meridian Township and other developers will do the same. Mayberry Homes should follow the township PUD ordinance and its office should be approved in the PUD process, not through a spot zoning.

The proposal by Township Manager Walsh by Aug 19, 2019 is a good compromise by related parties in my opinion: no PO zoning; the density of 142 units on the entire 96.74 acres matches the 1.47 du/a for Champion Woods (RAA PUD) and Woods of Heron Creek (RAA). I strongly urge the applicant to go with this proposal on zoning and density perspective while maintaining other conditions unchanged.

Thank you for your consideration. Please vote to deny this rezoning request.

Regards,

Yingxin Zhou
2565 Sophiea Pkwy
Okemos, MI 48864



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: December 5, 2019

Re: Rezoning #19090 (Planning Commission), rezone approximately 2.2 acres addressed as 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to RAA (Single Family-Low Density).

The Planning Commission held the public hearing for Rezoning #19090 at its last meeting on November 25, 2019. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning to the Township Board.

At a previous meeting a member of the Planning Commission requested information on the size of the parcels in the College Fields development located to the east of the properties proposed for rezoning. College Fields was approved in 2000 as a Planned Residential Development using the City of Lansing zoning ordinance. The lots on the north side of Bennett Road are zoned by the City of Lansing as A-Residential (Single Family), which requires minimum 6,000 square foot lots with 60 feet of lot frontage. The A-Residential district requires minimum 20 foot front yard setbacks, 30 foot rear yard setbacks, and six foot side yard setbacks.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation. A resolution to recommend approval of the rezoning is provided.

- **Motion to adopt the attached resolution recommending approval of Rezoning #19090.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19090 (Planning Commission)\REZ 19090.pc4.docx

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #19090
Planning Commission
4036, 4038, 4046, 4108, and
4118 Hagadorn Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 9th day of December, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Planning Commission initiated the rezoning of five parcels approximately 2.2 acres in total size identified as 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 25, 2019 and discussed the staff material forwarded under cover a memorandum dated November 21, 2019; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is consistent with the 2017 Future Land Use Map designation of R2 Residential 0.5 – 3.5 dwelling units per acre; and

WHEREAS, the properties proposed for rezoning meet or exceed the minimum standards for lot area and lot width of the proposed RAA (Single Family-Low Density) zoning district; and

WHEREAS, the properties included in the rezoning are developed with single family residences, which are uses allowed by right in the proposed RAA (Single Family-Low Density) zoning district; and

WHEREAS, the area proposed for rezoning is located adjacent to properties used for single family purposes to the east and south; and

WHEREAS, the current zoning of RP (Research Park) imposes nonconforming status on the existing single family houses, requiring variances from the Zoning Board of Appeals to make improvements to the properties beyond general upkeep and limits property owners from rebuilding if the structures are removed or destroyed; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) will allow homeowners to maintain the existing use of the properties in conformance with the ordinance.

