

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

APROVED

May 11, 2020

**Meeting held via Zoom web conferencing application
517.853.4560**

**PRESENT: Commissioners Hendrickson, Richards, Premoe, Clark, Trezise, McConnell,
Shrewsbury, Cordill**

ABSENT: None

**STAFF: Director of Community Planning and Development Mark Kieselbach,
Economic Development Director Ken Lane, IT Director Stephen Gebes,
Principal Planner Peter Menser**

OTHER: None

1. Call meeting to order

Chair Hendrickson called the work session to order at approximately 7:02 p.m.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda.
Supported by Commissioner Trezise.
VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Form Based Code initiative

Principal Planner Menser provided an overview of the edits he made to the document since the last meeting. Planning Commission discussion including the following:

- Discussion on the draft ordinance began on page 17 with Section 86-448
- Comments on Intent section:
 - Section needs clarification
 - Section does not explain what it means by the term “intense”
 - Needs to clearly convey intent, written now as more of a definition
 - Should be more declaration of intent
 - Needs to include mention of “park once” goal
 - Intent should describe the area
- Comments on Section B, Applicability:
 - Need to add form district map
 - All references need to be checked to ensure they point to the correct sections
 - Overall the provisions need to refer back to general FBC standards, then look at the zoning ordinance
- Comments on Part C, page 18:
 - Graphic under Figure B is inaccurate, needs to be removed

- Ground floor residential height should be reworded to clarify
- C.1.a should be minimum 1st floor commercial height
- Other stories beyond 1st story are not prescribed, could be whatever is proposed
- Comments on Height bonus criteria:
 - Consideration about adding LEED certification
 - Discussion over #2 Re: diversity of housing types and whether it is needed
 - Concern over value of limiting number of bedrooms
 - #5 typo green “roods” to be corrected
- Comments on Part 3, Building placement on page 19:
 - Page 19 side yard setback – add minimum so it’s clear that side yard could be zero feet
 - Concern over zero foot side yard setback
 - Concern about people accessing from rear yard parking to front of building
 - Part F on page 20 should say single family zoning district when screening adjacent to residential
 - Change to privacy fence or wall 6 feet tall to match definitions
 - Fencing needed to block car lights from residential properties
 - Add discretionary provision allowing director the authority to grant waiver for non-motorized access to approve placement of neighborhood/pedestrian access
- Comments on Part 5, Architectural Elements on page 19:
 - Strike minimum from 5a and 5b
 - Concern with windows getting blocked, there is provision in general guidelines requiring windows be clear and functional
 - Clarify in 5.e that everything other than windows needs to be 75% brick or stone
- General comments:
 - Should 86-448 Part C title should be labeled commercial and mixed use rather than just commercial to clarify it could be either or both
 - Add residential to use table
- Peter will share residential standards at future meeting
- Use Table comments:
 - FBC ordinance notes commerce category includes all uses land uses from C-1,C-2, C-3, PC, RP districts
 - Should be noted as general uses allowed in all FBC district rather than specific
 - Staff can list uses and related conditions for each for future meeting
 - Do conditions not apply for conditional uses in FBC? Staff to consider.

4. Public remarks

Alex Newman introduced himself and noted he has submitted a public service application to fill the vacancy on the Planning Commission.

5. Adjournment

Commissioner Richards moved to adjourn the work session at approximately 8:55 P.M. Supported by Commissioner Premoe.

Respectfully Submitted,

Peter Menser