

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

**August 10, 2020**

**Meeting held virtually using the Zoom web conferencing application**

**7:00 P.M.**

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

**ABSENT: Commissioner Trezise**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl.**

**1. CALL MEETING TO ORDER**

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

**2. PUBLIC REMARKS**

- A. Robert McCarthy, Attorney for 1732 Hamilton Road, representing Jonathan Brown managing member of Auto Tech of Okemos, noted he would be available to answer questions regarding item 7A unfinished business later in the meeting, for Special Use Permit #20051.

**3. APPROVAL OF AGENDA**

Commissioner Cordill moved to approve the amended agenda.  
Seconded by Commissioner Premoe.

Commissioner Cordill asked to modify the agenda by allowing item 7A to move ahead of 6A as a courtesy, because of the public hearing.

**4. APPROVAL OF MINUTES**

- A. July 27, 2020 Regular Meeting

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

**5. COMMUNICATIONS**

Chair Hendrickson noted the two communications were submitted in the August 10, 2020 meeting packet and thanked the public for their written communications.

## 7. UNFINISHED BUSINESS

- A. Special Use Permit #20051 (1732 Hamilton Road LLC), establish motor vehicle repair shop at 1732 Hamilton Road.

Motion by Commissioner Richards to adopt the resolution approving Special Use Permit #20051 with conditions.

Supported by Commissioner McConnell.

Planning Commission Discussion:

- The conditions are appropriate for the business.
- Commissioner Cordill visited the site and noted a large front window had boards leaning on it and asked if the window was broken and if an additional condition should be added to address the issue.
- Director Kieselbach stated there is a property maintenance code for Meridian Township and the Code Enforcement Officer would address such concerns.
- The applicant's representative, Robert McCarthy stated the window would be repaired and the boards would be removed.

ROLL CALL VOTE:

YEAS: Commissioner Richards, McConnell, Premoe, Cordill, Shrewsbury, Clark, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 7-0

## 6. PUBLIC HEARINGS

- A. Planned Unit Development #20014 (Okemos Land Investment LLC), develop Silverleaf planned unit development consisting of 150 detached single family homes on approximately 94 acres located on the north side of Bennett Road, west of Hulett Road.

Chair Hendrickson opened the public hearing at 7:12 p.m.

Principal Planner Menser provided a detailed overview of the Planned Unit Development request. A majority of the development proposed will be site condominiums and the northern approximately 20 acres would be donated to Meridian Township as open space. Principal Planner Menser noted with a Planned Unit Development proposal, the Planning Commission will make a recommendation on the project and the Township Board will make the final decision. Mr. Menser further noted the applicant has a team available to answer questions and he would be available as well.

Comments from the applicant:

The applicant's representative David Straub with Mayberry Homes stated the rezoning of the property was completed in early 2020 following the suggestion by the Township Board to meet with neighbors under the leadership of Township Manager Frank Walsh to discuss concerns. All seven conditions have been met. A couple items during neighborhood meetings - the residents

asked for 75 feet between property lines and the current plans show 129 feet between property lines. In addition, the applicant is donating 20 acres to Meridian Township and are pleased to extend the natural corridor on the north end of the property. Mr. Straub noted 90% of the future homes would back up to the open space. In conclusion, he stated they are excited about the project and if approved, plan to break ground in the spring of 2021. Mr. Straub noted team members who were also available on the call for questions. Breanna Guevara with Marx Wetlands LLC who worked on the Natural features Inventory and Impact Assessment and Julie Kroll, Engineer with Fleis & Vandenbrink who worked on the Traffic Impact Study.

#### Public Comments:

- A. Jan Casey, 2677 Laforet Circle, spoke with concern for maximizing safety on the pathway for elementary school children who will be walking to and from school. She also noted concern near the area between Silverleaf and Bennett Woods Elementary school as there is a gap in the pathway system, currently no sidewalk to connect the areas.

#### Planning Commission Discussion:

- Concern was raised regarding the wavier for setbacks in the side yard. RAA zoning allows for 10 feet and the proposed P.U.D. setback is only 5 feet which seems too narrow. This does not seem characteristic of a suburban setting.
- The rear yard setback in RAA zoning allows for 30-40 feet depending on the lot depth and the proposed P.U.D. setback would be 10 feet, 5 feet for deck/patio. There could be a tendency for residents to extend decks into common areas. Leave enough room to build in the future and prevent future challenges of amending the P.U.D. process for decks.
- The wavier proposed for lot frontage in the P.U.D. ranges from 37.3 feet of lot width to 121.9 feet and concern was expressed about 37.3 feet not fitting into character of the surrounding suburban development. It was suggested to increase to 50 feet from the previous proposal of 37.3 feet.
- Drainage issues were discussed at a recent neighborhood meeting with Commissioner Lindemann in attendance. He listened to the concerns expressed and said any issues that arise will be addressed. The storm drainage will be designed to avoid impact on Champion Woods and Woods of Heron Creek.
- The developments drainage will move to the north and west and away from the existing neighboring communities.
- The traffic study determined Bennett Woods Elementary School should do their own traffic study to maximize the management and safety of their site.
- The first phase of the development will consist of 29 homes and the other phases will follow as the needs for the market continue.
- There are no plans for Bennett Road enhancements yet with the proposed development but Principal Planner Menser will contact the Ingham Country Road Commission and follow up at the next Planning Commission meeting.
- Frank Walsh, Township Manager, has kept in touch with neighboring residents and last week conducted a zoom meeting to address questions and concerns.
- Are there any other P.U.D.'s that have the 5 foot setbacks in the side yard? Principal Planner Menser will pull some examples for the next Planning Commission meeting.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Planned Unit Development. A resolution will be provided for the August 24, 2020 Planning Commission meeting.

Chair Hendrickson closed the public hearing at 8:45 p.m.

## **8. OTHER BUSINESS**

A. Mixed Use Planned Unit Development (MUPUD) ordinance review.

Principal Planner Menser provided the ordinance language and noted some of the challenges he has experienced with the ordinance such as:

- The length of time the process takes, with public hearings with both the Planning Commission and Township Board
- The amenities could be improved

## **9. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Principal Planner Menser provided a summary of the August 6, 2020 Zoom Township Board meeting and noted the next Zoom Township Board meeting will be August 18, 2020.

B. Liaison reports.

- Commissioner McConnell provided an update on the Environmental Commission meeting held on August 5, 2020.
- Chair Hendrickson noted the Zoning Board of Appeals has only met once in the past three months.

## **10. PROJECT UPDATES**

A. New Applications- None

B. Site Plans Received - None

C. Site Plans Approved

1. Site Plan Review #20-03 (Buddy's Rendezvous Pizzeria LLC), demolish existing restaurant and construct new 7,069 square foot Buddy's Pizza restaurant at 2010 Grand River Avenue.

## **11. PUBLIC REMARKS**

A. Dan McCole, 4137 Benham Way, provided his perspective of the drainage issue with Sundance Estates, Champion Woods and Woods of Heron Creek. He wanted to clarify the existing issues of water not effectively draining in the area.

## **12. ADJOURNMENT**

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner McConnell.  
VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 8:57 p.m.

Respectfully Submitted,  
Debbie Budzynski, Recording Secretary