

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

APPROVED

April 12, 2021

**Meeting held virtually using the Zoom web conferencing application
7:00 P.M.**

**PRESENT: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Richards,
Snyder, Blumer, and Trezise**

ABSENT: Commissioner Premoe

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal
Planner Menser, Assistant Planner Keith Chapman, Neighborhoods and
Economic Development Director Amber Clark, Information Technology
Director Stephen Gebes, and 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. David Tate, 5117 Jo Don Dr., spoke in opposition to Rezoning #21030.
- B. Mila Furry, 5133 Jo Don Dr., spoke in opposition to Rezoning #21030.
- C. John McLaughlin, 4442 Congdon Dr., Williamston Township, engineer for the applicant of Rezoning #21030. He expressed the intention for the rezoning is to divide the property for sale to build a single family home.
- D. Helen Huang, 5114 Jo Dawn Dr., applicant for Rezoning #21030, stated her intention to sell the divided property to build a single family home.

3. APPROVAL OF AGENDA

Commissioner Richards moved to approve the agenda.

Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

- A. March 22, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes.

Seconded by Commissioner Cordill.

Chair Hendrickson stated the voice vote needs to be stricken from items 7A, 7B and 4A.

Commissioner Cordill commented on page 3 under the first bullet remove the word parcel and replace with proposal and only rezone the parcel with frontage on Jolly Road.

Commission Shrewsbury requested on page 3 then under the second bullet replace the word second with full.

Commissioner Trezise accepted all as a friendly amendments.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted one communication.

6. PUBLIC HEARINGS

- A. Rezoning #21030 (New China of Michigan) rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Chair Hendrickson opened the public hearing at 7:30 p.m.

Assistant Planner Chapman provided an overview of the rezoning request of 0.42 acre from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The location is at the northeast corner of Jo Don Dr. and Sirhol Dr. Both RC and RCC require 100 ft. of lot width. It meets the requirement with 216 ft. of lot width on Jo Don Dr, but it does not meet the requirement on Sirhol Dr. with 84 ft. of lot width.

John McLaughlin, engineer for the applicant, stated he believes the notice that the residents received of the maximum of 34 dwelling units was confusing because they did not realize that was per acre and the lot is only 0.42 acres and would only allow an additional 8 units on the north part since there are already 6 units on the parcel. The owners do not intend to create an apartment complex. The owners were approached by an individual who wished to purchase the northern part to build a house.

Public Comments:

- A. David Tate, 5117 Jo Don Dr., spoke in opposition to Rezoning #21030 earlier, but would not object if the applicant is planning to sell the property for the purposes of building a house.
- B. Mila Furry, 5133 Jo Don Dr., spoke in opposition to Rezoning #21030 earlier, but would not object if the applicant is planning to sell the property for the purposes of building a house.

Planning Commission Discussion:

- If the intent of this rezoning is to sell part of the property to build a single family house, that would not be an allowed use.
- The applicant stated she wishes to change the zoning, split the parcel and then change the zoning again.
- By ordinance, the applicant cannot split the parcel because it would become nonconforming.
- If the rezoning is approved, the owner has the right to put another apartment complex on the property.
- The applicant could not request a variance from the Zoning Board of Appeals (ZBA) for the

number of units as the ZBA cannot grant a use variance.

- The applicant could place a condition on the rezoning that it be used for single family or duplex but no more density is allowed on the site.
- If the rezoning was approved, the applicant could split the parcel as they are describing.
- One option may be for the land to be split and then sold to the Township as a pocket park since that is the way it is being used currently by the neighborhood. Adding a possible condition on the rezoning for open space.
- The property is going to have setback issues. The existing structure met the setback requirements from 1963 when it was built, but over time those requirements have changed.
- Discussion of the parcel at 5130, just north may also be nonconforming.
- Looking at the neighborhood, the lot sizes are small.
- The Planning Commission cannot make conditions on a zoning request. Those conditions need to be voluntary and made by the applicant.
- The applicant can work with the Planning Staff to work through their hopes for the site.
- If the rezoning was approved, the property would no longer be nonconforming.

Straw Poll:

All Commissioners state they could not support the rezoning request as submitted, but would be willing to look at an amended application for a single family or duplex development.

Chair Hendrickson closed the public hearing at 8:07 p.m.

7. UNFINISHED BUSINESS -None

8. OTHER BUSINESS

A. SmartZone

Director Clark provided the Planning Commission with a presentation on the SmartZone. The SmartZone is a Local Development Finance Authority (LDFA) that was developed in 2001 between the cities of Lansing and East Lansing. The Township was approached by Lansing Economic Area Partnership (LEAP) as a potential community to join to SmartZone. The purpose of this authority is to connect the university and community with innovation, commercialization, good high tech jobs and entrepreneurship. The LDFA focuses in assisting entrepreneurs with their startups, particularly businesses that involve technology and research. A recent local success of the "SmartZone" is High Caliber Karting, which began in the Technology Innovation Center (TIC) in the City of East Lansing and now has a home in the Meridian Mall. We are proposing to add all of the parcels on Dawn Avenue and all the parcels on Towner Road to be included with the SmartZone LDFA. Right now it is proposed a 65% 35% split so that the funds that are communal can support development activities for all eligible properties. The TIF will be renewed with or without Meridian Township, with no negative impact to the LDFA. Should the Township Board approve to be include these parcels into the SmartZone, Meridian can withdraw at any time.

Planning Commission Discussion:

- How does each community get access to the shared funds?
- These funds are a development incentive.

- It is time to renew the five year extension.
- What type of expenditures would the fund be used for? It would be within the SmartZone only. The money is used to attract businesses to come to the SmartZone.
- Would Meridian Township have a representative on the Board if we were to join? Yes, there would be representative.
- Where are the LDFA areas in East Lansing and Lansing? Can we compare the taxable values between the communities?
- If the parcels are included in the LDFA can they be included in other taxing authorities?
- Some tax capture information would be very helpful.

B. Mixed Use Planned Unit Development (MUPUD) Ordinance Review

Principal Planner Menser stated the sub-committee did meet on April 5, 2021 to discuss the updates to the amenities section. The updates are referenced on page 32 in the packet.

Commissioner Richards moved to initiate a zoning amendment to amend Section 86-440, the mixed use planned unit development ordinance, in accordance with the revisions proposed in the draft ordinance dated April 9, 2021.

Seconded by Commissioner Blumer.

Planning Commission Discussion:

- Good presentation and it should move forward for public comment.
- Agreement that the ordinance is ready for public comment.
- Discussion regarding public transit stops. Developer will have to work with CATA and possibly expect the developer to pay for additional stops.
- Discussion regarding the enhanced amenities available by CATA.
- Discussion regarding the reduced amount of required non-residential uses from 50 percent to 25 percent in the three amenity category. Consensus that this is a target.
- Reviewed page 8, section e, 1 (f)- Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Richards, Blumer, Snyder and Chair Hendrickson.

MOTION CARRIED: 8-0

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the Township Board meeting held on March 30, 2021 was a joint meeting between local governments and school districts. The Board is scheduled to meet on April 13, 2021. On the agenda, is the zoning amendment regarding motor vehicle sales. The Kansas Road and Jolly Road rezoning project has been moved to the May 6, 2021 Township Board meeting.

B. Liaison reports.

Chair Hendrickson recognized Principal Planner Menser's departure to the City of East Lansing. Thanked Peter for the work he had done for the Township and with the Planning Commission and wished him lots of success.

10. PROJECT UPDATES

A. New Applications

1. Special Use Permit #21031 (EROP, LLC), construct a drive-through wash at 2703 Grand River Avenue.
2. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue, from C-2 (Commercial) to RA (Single Family, Medium Density).

B. Site Plans Received -None

C. Site Plans Approved

1. Site Plan Review #21-01-30 (Granger Construction), reconfigure drive-through at MSUFCU branch at 1775 Central Park Drive.
2. Site Plan Review #21-14-06 (Granger Construction), reconfigure drive-through at MSUFCU branch at 2300 Jolly Road.

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

Commissioner Trezise moved to adjourn the meeting.

Supported by Commissioner McConnell.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 8:55 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary