

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

May 10, 2021

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

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

ABSENT: Commissioner Snyder

**STAFF: Director of Community Planning & Development Mark Kieselbach, Assistant
Planner Keith Chapman, Neighborhoods and Economic Development Director
Amber Clark, Information Technology Director Stephen Gebes, Multimedia
Producer Samantha Diehl, and Parks & Land Management Coordinator Jane
Greenway**

1. CALL MEETING TO ORDER

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

2. PUBLIC REMARKS

- A. John McLaughlin, 4442 Congdon Dr., Williamston Township, engineer for the applicant of Rezoning #21030. He expressed that he is in attendance to listen to the meeting.

3. APPROVAL OF AGENDA

Commissioner Premoe moved to approve the agenda.
Seconded by Commissioner Richards.

Commissioner McConnell suggested that items 8. A, 8. B, and 8. C be moved to unfinished business items 7. A, 7. B, and 7. C. Commissioner Premoe agreed with the friendly amendment.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

- A. April 26, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.
Seconded by Commissioner Cordill.

Commissioner Cordill commented under item 6. B-Straw Poll to add that the project is a good use of the site despite that it is not in agreement with the future land use map.

Commissioner Premoe accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS-None

6. PUBLIC HEARINGS-None

7. UNFINISHED BUSINESS

- A. Special Use Permit #21031 (EROP, LLC), construct a drive-through carwash at 2703 Grand River Avenue.

Director Kieselbach and Assistant Planner Keith Chapman did have the opportunity to meet with the applicant. The discussion at the previous meeting was to recommend approval of this project. The applicant is going to look into improved building materials which will be reviewed as part of the site plan approval.

Planning Commission Discussion:

- Discussion regarding the replacement of the sidewalk in front of the building on Grand River. The staff will handle the sidewalk through site plan review.
- Form Based Code pilot area. Through site plan review, staff will look at the possibility of moving the building closer to the road.
- The applicant responded that moving the building will impact the turning movements on the site due to the limited size of the site.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #21031 to construct a drive-through car wash at 2703 Grand River Avenue. Supported by Commissioner Blumer.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- B. 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).

Direction Kieselbach reported the intent of the rezoning is to build a senior living community. If rezoned, the senior living community will require a special use permit. The discussion at the previous meeting was to recommend approval of this rezoning.

Planning Commission Discussion:

- Discussion that in spite of the project not agreeing with the future land use map, there is RA zoning around the property.

Commissioner Premoe moved to adopt the resolution to recommend approval of Rezoning #21040 to rezone 9.07 acres at 1510 and 1560 Grand River Avenue located on the north side of Grand River Avenue and west of Powell Road from C-2 (Commercial) to RA (Single Family-Medium Density) with a condition. Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. 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.

Director Kieselbach stated the applicant provided the following condition to the rezoning:

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

Planning Commission Discussion:

- Discussion that the Planning Commission recommend a time limit for the condition that applies to the property. Suggestion of a 30 day time limit.
- Concern regarding the ambiguity of the condition as it relates to a future rezoning.
- The condition is non-specific.
- Both current and future zoning would be residential.
- Too many unknowns to support this at this time.

Straw Poll:

The proposed condition is too vague to support at this time.

8. OTHER BUSINESS

- A. Commission Review #21033 (Park Commission), Section 61 review for the acquisition for a 1.85 acre parcel at 5280 Okemos Road.

Assistant Planner Chapman reported this is a Section 61 review of the location, character, and extent for a 1.85 acre parcel recognized as 5280 Okemos Road (Parcel I.D.#16-200-011) for acquisition to the Township park system to construct an entrance to Nancy Moore Park and a trailhead for the pedestrian/bicycle pathway system. The property is located on the east side of Okemos Road, just south of the railroad tracks, and just west of Nancy Moore Park and the Service Center. The parcel has 228 feet of frontage on Okemos Road. Currently on the property, there is a 1,687 square foot, two story, single family home and a 576 square foot detached garage. The Park Commission received a grant from the Michigan Natural Resources Trust Fund for acquisition of property to the Township park system.

Planning Commission Discussion:

- No public hearing is required.
- The home on the property does not have a historic value. The plan is to remove the house and garage upon acquisition.
- The Section 61 review is to be sure the acquisition is consistent with the Master Plan.
- Discussion of the condition of the home. The home is in poor condition.

- Parks will be working on the plan for the driveway entrance with Engineering and the Ingham County Road Department to help with traffic flow in and out of Nancy Moore Park.

Commissioner Premoe moved to adopt the resolution to approve Commission Review #21033. Supported by Commission Blumer.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

B. Pathway Master Plan

Commissioner Trezise moved to support the updates to the Pathway Master Plan as outlined in the memo from Deputy Manager Perry dated April 20, 2021. Supported by Commission McConnell.

Planning Commission Discussion: None.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on May 6, 2021. On the agenda, was the final adoption of the zoning amendment regarding motor vehicle sales. Also, the final plat approval was granted for Silverstone Estates. The Special Use Permit (SUP) extension was discussed for Newton Place. The next Township Board meeting will be on Tuesday, May 18, 2021. The Kansas Road and Jolly Road rezoning project will be discussed at that time along with the approval of the Newton Place SUP extension.

B. Liaison reports.

Commissioner Blumer attended the Downtown Development Authority (DDA) meeting on May 3, 2021. Construction costs are skyrocketing for all projects and could affect the Village of Okemos Project. The project is still on time for footings for vertical construction in the fall. The DDA will be hosting a celebrate Downtown Okemos event with an art walk on October 9, 2021.

Commissioner Premoe attended the Brownfield Redevelopment Authority (BRA) meeting. The BRA approved the first reimbursement payment to the Village of Okemos developers from the EGLE grant.

Commissioner Hendrickson reported the Zoning Board of Appeals will be meeting on Wednesday, May 12, 2021.

10. PROJECT UPDATES

- A. New Applications-None
- B. Site Plans Received -None
- C. Site Plans Approved -None

11. PUBLIC REMARKS - None

12. ADJOURNMENT

Commissioner Hendrickson adjourned the regular meeting at 8:06 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary