

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

APPROVED

July 26, 2021

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Chairman Hendrickson, Commissioners McConnell, Premoe, Richards, Blumer, Snyder, Cordill, Trezise

ABSENT: Shrewsbury

STAFF: Director of Community Planning & Development Timothy Schmitt, Assistant Planner Keith Chapman, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:01 P.M.

2. PUBLIC REMARKS -NONE

3. APPROVAL OF AGENDA

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

Chair Hendrickson mentioned that two communications will be added to the agenda for this meeting instead of the packet for the next meeting. Commissioner Cordill accepted the friendly amendment.

The communications added are from Jodi Bond pertaining to SPU#21071, and Carrie Reny pertaining to SUP #21071.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. July 12, 2021 Regular Meeting
Commissioner Premoe moved to approve the minutes of July 12, 2021 Planning Commission minutes. Seconded by Commissioner McConnell.

Commissioner Cordill mentioned that Commissioner Blumer was absent from the July 12, 2021 meeting, but marked present in the minutes. Commissioner McConnell mentioned a correction on Item 6, second to last sentence. Reads, "Staff at the next building". Should read, "Staff at the next Building meeting."

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

- A. Candice Carrasco RE: SUP #21071
- B. Joell Ackerman RE: SUP #21071
- C. Cecilia Heller RE: SUP #21071
- D. Rama Gupta RE: SUP #21071
- E. Thomas Bres RE: SUP #21071
- F. Dr. John Faichney RE: SUP #21071

6. PUBLIC HEARINGS

NONE

7. UNFINISHED BUSINESS

- A. Special Use Permit #21071 (Sparrow), construct a building greater than 25,000 square feet in size on the north side of Jolly Road, east of Kansas Street.

Director Schmitt outlined the current status of SPU #21071.

The Planning Commission discussed a number of topics with Thomas Bres, Senior Vice President of Sparrow, Staci Bakkegard, Director of Facility Development for Sparrow, and Karen Kent Vangorder, Chief Medical and Quality Officer of Sparrow. The topics included:

- Ambulance siren protocol. Sirens are used in about 10-15% of all ambulance runs.
- If SPU#21071 is denied Sparrow has no back up plan at this time
- Ambulances would typically not use Jolly Oak road, ambulances would come down Okemos road, turn onto Jolly road and then use Woodlake drive or the Jolly Rd. curb cut
- The difference between this facility and a Redi-care and what types of patients would be cared for at this facility
- The reason for the facility size is due to having both an emergency department and primary care family practice. 9-10 thousand feet is for family practice
- There would be no changes to Sparrow's other facilities after building this one
- Access to the site through Kansas road is included so new patients could find an entrance easier
- Sparrow plans to work with the adjacent property owner for directional signage
- Sparrow calculated required parking per medical office parking ordinance
- Parking spaces on the northwestern part of the lot could be trimmed to meet the parking space requirement
- Photometric studies are showing that little to no light is being cast outside of the property
- A certificate of need only applies to the CT scan
- The screening wall will be 7'10" feet
- Conditions may be added to the SUP
- On the northwest quarter a wall would screen the adjacent drive

- Sparrow has reached out to CATA on getting a closer bus stop to the facility
- A sidewalk may be installed on the eastern side of Kansas Street

Commissioner Premoe moved to deny SUP #21701. Seconded by Commissioner Richards.

Commissioner Premoe accepted a friendly amendment to change the language in the 5th and 6th whereas lines making them more consistent with a motion to deny.

ROLL CALL VOTE: YEAS: Commissioners Premoe, Richards

NAYS: Commissioners Cordill, Trezise, McConnell, Snyder, Chairman Hendrickson, Commissioner Blumer

Motion failed: 2-6

Commissioner Blumer moved to approve SUP #21701. Seconded by Commissioner Trezise.

Commissioner McConnell offered an amendment placing conditions giving pedestrian access from East and West and motor vehicle access from Kansas road not be included.

Commissioner Blumer accepted the friendly amendment.

The addition of a sound wall was discussed.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Trezise, McConnell, Snyder, Chairman Hendrickson, Commissioner Blumer

NAYS: Commissioners Premoe, Richards

Motion carried: 6-2

8. OTHER BUSINESS - None

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported that Meridian Company rezoning to industrial is moving forward, the rezoning on Jo Don Dr. is moving forward. The board discussed the MUPUD amendment and recommended a joint meeting with planning commission.

B. Liaison reports.

Chairman Hendrickson:

- There will not be a planning commission on August 9th

Commissioner Cordill:

- Corridor Improvement Authority meets Wednesday

Commissioner Premoe:

- Brownfield Redevelopment Authority has not met in two months, but will meet next month

Commissioner Snyder:

- Transportation Committee will likely meet in August with East Lansing

10. PROJECT UPDATES

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

11. PUBLIC REMARKS

Piotr Lupa 3575 Kansas Rd. spoke in support of SUP #21071.

12. ADJOURNMENT

**Commissioner McConnell Moved to Adjourn.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 8:16 p.m.

Submitted,
Zachary Lemaster