

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

**APPROVED**

**October 25, 2021  
5151 Marsh Road, Okemos MI 48864-1198  
517.349.1232, Virtual Meeting via Zoom**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury, Richards  
(arrived 7:03 pm), Snyder, Trezise, Blumer, Premoe**

**ABSENT: None**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Assistant  
Planner Keith Chapman, Information Technology Director Stephen Gebes**

**1. CALL MEETING TO ORDER**

Chair Hendrickson called the regular meeting to order at 7:00 pm

**2. ROLL CALL**

Chair Hendrickson called the roll of the board.

All members but Commissioner Richards are present and participating remotely from their homes in Meridian Township.

**3. PUBLIC REMARKS**

Chair Hendrickson opened public remarks at 7:02 pm.

NONE

Chair Hendrickson closed public remarks at 7:03 pm.

Commissioner Richards arrived at 7:03 pm virtually from Meridian Township.

**4. APPROVAL OF AGENDA**

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

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. October 11, 2021 Regular Meeting Minutes

**Commissioner Blumer moved to approve the minutes of October 11, 2021 Planning Commission minutes. Seconded by Commissioner Trezise.**

VOICE VOTE: Motion approved unanimously.

## **6. COMMUNICATIONS-NONE**

## **7. PUBLIC HEARINGS**

The Planning Commission chose to hold both public hearings simultaneously as they are for the same applicant and address.

- A. Special Use Permit #21-101 – 2763 Grand River Avenue – Consumers Credit Union – New bank with drive through
- B. Special Use Permit #21-111 – 2763 Grand River Avenue – Consumers Credit Union – Modification of Special Use Permit for buildings greater than 25,000 square feet  
The planning commission chose to hold both public hearings simultaneously.

Chair Hendrickson opened both public hearings at 7:05 pm.

Director Schmitt outlined Special Use Permit #21-101 and Special Use Permit #21-111 for discussion.

Applicant Representative Steve Bosch further outlined Special Use Permit #21-101 and Special Use Permit #21-111.

Chair Hendrickson opened public remarks at 7:10 pm.

NONE

Chair Hendrickson Closed public remarks 7:11 pm.

The Planning Commission discussed a number of topics with the applicant and staff including:

- The applicant's purchase of the parcel is contingent on approval
- The building setback as related to the service drive
- The possibility of rotating the building
- Front elevation of building and visibility from road
- Orientation of building
- Ingress and egress of parking lot
- Possibility of moving north side parking to southern side of building
- Possibility of removing northern parking and replacing with a walkway and moving building towards the road
- Twelve required parking spaces

A Straw Poll found all members in favor of the plan as proposed, and in favor of the plan with pending amendments by the applicant.

Chair Hendrickson closed both public hearings at 7:42 pm.

## **8. UNFINISHED BUSINESS**

- A. Special Use Permit #21-95151 – 3654 Okemos Road – modification to Special Use Permit for Cedar Classical Academy

**Commissioner Blumer moved to adopt the resolution approving Special Use Permit #21-95151. Seconded by Commissioner Premoe.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Snyder, Trezise, Chair Hendrickson.

NAYS: None

Motion carried: 9-0

## 9. OTHER BUSINESS

- A. Mixed Use Planned Unit Development Ordinance Update

Director Schmitt outlined the Mixed Use Planned Unit Development Ordinance Update for discussion.

Commissioners Premoe, McConnell and Chair Hendrickson spoke in support of the current draft of the MUPUD.

## 10. REPORTS AND ANNOUNCEMENTS

- A. Township Board update

Director Schmitt reported the Township Board has passed the Sanctuary III – Plat Extension. The Jo Don Rezoning should be finalized soon. The building department has renewed a contract with the City of Mason where the township acts as the building official and inspector. The parks department is looking for input on the Park's Master Plan. The sign ordinance was discussed in several meetings and a revised draft is being worked on.

- B. Liaison reports

Chair Hendrickson

- The Zoning Board of Appeals met on the Woodward Project and approved the project as proposed with the variances requested.

## 11. PROJECT UPDATES

- A. New Applications  
NONE
- B. Site Plans Received  
NONE
- C. Site Plans Approved  
#21-15-02 – Ellison Brewery – outdoor patio  
#21-01 – Woodward Way – Apartment Complex

## **12. PUBLIC REMARKS**

Chair Hendrickson Opened Public Remarks at 7:58 pm.

NONE

Chair Hendrickson Closed Public Remarks at 8:00 pm.

## **13. ADJOURNMENT**

**Commissioner Richards moved to adjourn.  
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson adjourned the regular meeting at 7:46 p.m.