

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

APPROVED

**January 10, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards,
Snyder, Blumer, Premoe**

**ABSENT: Chair Hendrickson
STAFF: Director of Community Planning & Development Timothy Schmitt, Senior
Planner Brian Shorkey**

1. CALL MEETING TO ORDER

Vice-Chair Trezise called the regular meeting to order at 7:03 pm.

2. ROLL CALL

Vice-Chair Trezise called the roll of the Planning Commission.

3. PUBLIC REMARKS

Vice-Chair Trezise opened public remarks at 7:04 pm.

NONE

Vice-Chair Trezise closed public remarks at 7:05 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. December 13, 2021 Regular Meeting

**Commissioner Premoe moved to approve the Minutes of December 13, 2021 Planning
Commission Regular Meeting as presented. Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS - NONE

7. PUBLIC HEARINGS

A. Special Use Permit Extension – 18-051 – 1954 Saginaw Highway – Multi Family Housing Development

Senior Planner Brian Shorkey outlined the case for discussion.

Commissioner Blumer asked if two sources of water are available to solve the applicant's problem.

Senior Planner Shorkey stated there is a water line to the east that terminates at the Bath Township Meijer and one to the west that terminates at New Hope Church. He further stated the applicant claimed it's possible to run a water line from the north through a neighborhood in Bath Township to applicant's property, however he wasn't sure of the details should that route be taken.

Vice-Chair Trezise clarified one of the water lines is owned by the Board of Water and Light and the other is owned by Meridian Township.

Applicant Balaram Singh of Haslett, MI outlined his case for the Planning Commission.

Commission Blumer asked Mr. Singh if his project could move forward if the water issue is solved.

Mr. Singh replied yes.

Commissioner Richards asked if there is a reason why Mr. Singh is requesting an extension now when he still has 6 months left on his current permit.

Director Schmitt replied that if Mr. Singh found a solution and began work tomorrow he would not be able to complete the project in the permitted time and would still need an extension.

Vice-Chair Trezise stated if Mr. Singh decided to use a well that he would need to come back to the Planning Commission as the zoning for his property is contingent on using public water.

Commissioner Blumer moved to suspend the rules and take action on this item tonight. Seconded by Commissioner Cordill.

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

NAYS: None

Motion carried: 8-0

Commissioner Blumer moved to approve Special Use Permit Extension – 18-051 – 1954 Saginaw Highway from July 06, 2022 through July 06, 2023. Seconded by Commissioner Cordill.

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

NAYS: None

Motion carried: 8-0

Vice-Chair Trezise closed the Public Hearing at 7:20 PM.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS

A. Election of Officers

Commissioner Richards moved to appoint Commissioner Blumer as Chair of the Planning Commission. Seconded by Vice-Chair Trezise.

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

NAYS: None

Motion carried: 8-0

Commissioner Richards moved to reappoint Vice-Chair Trezise as Vice-Chair of the Planning Commission. Seconded by Commissioner McConnell.

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

NAYS: None

Motion carried: 8-0

Vice-Chair Trezise moved to appoint Commissioner Premoe as Secretary of the Planning Commission. Seconded by Commissioner McConnell.

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

NAYS: None

Motion carried: 8-0

B. Planning Commission Liaison Assignments

Commissioner Premoe moved to accept liaison appointments as written. Seconded by Commissioner Shrewsbury.

- Zoning Board of Appeals (ZBA) – Commissioner Hendrickson

- Corridor Improvement Authority (CIA) – Commissioner Cordill
- Downtown Development Authority (DDA) – Chair Blumer
- Environmental Commission (EC) – Commissioner McConnell
- Economic Development Corporation (EDC) – Vice Chair Trezise
- Transportation Commission (TC) – Commissioner Snyder
- Brownfield Redevelopment Authority (BRA) – Commissioner Premoe

Vice-Chair Trezise spoke on behalf of Commissioner Hendrickson stating he would continue to serve as liaison to the Zoning Board of Appeals.

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

NAYS: None

Motion carried: 8-0

C. Text Amendment 2022-01 – Fence Height

NONE

D. Text Amendment 2022-02 – Zoning Board of Appeals Standards of Review

Commissioner Cordill stated ZBA review criteria three, “Granting the variance is the minimum action which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.” could instead read “Granting the variance is the minimum action which would carry out the spirit of this zoning ordinance, secure public safety, and provide reasonable use of the property.”

Commissioner Premoe stated language like “reasonable” and “justice” are too vague. He would like to see firmer language such as “accepted”.

Commissioner McConnell asked if other board and commissions would be asked to weigh in at public hearings for Ordinance changes.

Director Schmitt replied as Ordinance changes are brought forward the concerned board or commission would be contacted and their input on the change sought.

E. Text Amendment 2022-03 – Traffic Study Standards

Vice-Chair Trezise stated that section five of the traffic study seemed to be self-contradictory.

Director Schmitt explained projects expected to generate between 50 and 99 peak hour trips will trigger a traffic assessment which is a short undetailed document. Projects expected to generate 250+ peak hour trips, or a daily average of 750+ trips would trigger a traffic impact study which is a much more detailed report.

Commissioner Cordill asked what would be done with projects that generate between 100 and 249 trips.

Director Schmitt indicated that Staff would need to look into this issue.

Commissioner Cordill recommended to use the same language in the first and second paragraphs of section five.

Commissioner Cordill asked for clarification on part of section five that reads,

“Director of Community Planning and Development in the following instances:

- a. The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.”

Director Schmitt gave an example stating if another bank decided to use the parcel that is now owned by Bank of America and proposed no additional changes to the site he would likely waive a traffic study.

Chair Blumer asked what defines someone as a qualified traffic engineer.

Commissioner Premoe asked if the traffic engineer would be licensed or have specific qualification.

Director Schmitt offered to follow up on specific qualifications.

Commissioner McConnell stated the reference to the manual, *Evaluating Traffic Impact 36 Studies: a Recommended Practice for Michigan Communities*, could be added at the end of section two and removed from section five entirely.

F. Text Amendment 2022-04 – Lot Coverage, Lake Lansing Residential Overlay

Commissioner Cordill recommended moving “and are 65 ft. in width” to follow after “of the front yards of residential lots” in section 1(9)a.

Commissioner McConnell asked how the township calculates front yards.

Director Schmitt replied Meridian Township typically defines a front yard as the front of the house to the street right-of-way line.

G. Text Amendment 2022-05 – Number of Decks permitted

NONE

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board has not met since the last Planning Commission meeting.

B. Liaison reports.

Chair Blumer:

- Was not able to attend the most recent Downtown Development Authority Meeting

Commissioner Premoe:

- Brownfield Redevelopment Authority has not met since the last Planning Commission Meeting

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

SPR 21-08 – 2755 Grand River – Trader Joe’s

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer Opened Public Remarks at 7:45 pm.

NONE

Chair Blumer Closed Public Remarks at 7:45 pm.

13. ADJOURNMENT

**Commissioner McConnell moved to Adjourn.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

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