

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

APPROVED

**March 28, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

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

ABSENT: Commissioners Cordill

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioner Cordill.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:02 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. March 14, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of March 14, 2022 Planning Commission Regular Meeting with amendments. Seconded by Commissioner Premoe.

Commissioner Shrewsbury noted that under the straw poll of the first Public Hearing she was listed as abstaining, but should be formally listed as a nay.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Sheng-mei Ma RE: SUP #22-041
- B. James R. Hewitt RE: SUP #22-041
- C. Sarah Scott #1 SUP #22-041
- D. Sarah Scott #2 SUP #22-041

Chair Blumer noted a late communication that has been received from Thomas and Mary Beth Valli.

7. PUBLIC HEARINGS

- A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition

Chair Blumer opened the Public Hearing at 7:05 pm.

Senior Planner Shorkey outlined Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition for discussion.

Commissioner Premoe asked what the addition will be used for.

Senior Planner Shorkey replied it will be for three additional classrooms.

Architect LeRoy Stevens, 4510 Lakeshore Rd., Fort Gratiot, MI, further outlined the Public Hearing for discussion.

Commissioner Shrewsbury asked if the school planned to add 33 new students.

Mr. Stevens replied yes, but ultimately the state will decide the final number.

Chair Blumer asked if the school is attempting to obstruct the view of the property with new landscaping from its western neighbors.

Mr. Stevens replied yes.

Commissioner Snyder asked if evergreens are a main part of the landscaping.

Mr. Stevens replied they are.

Joseph Wood, 1609 N. Hayford Ave., Lansing, MI spoke about the reasoning for the three additional rooms.

Sergey Baryshev 2767, Mt. Hope Rd., Okemos, MI spoke about his concerns with increased traffic and potential loss of greenspace.

Director Schmitt noted that Staff will still need to go through the site plan process to go over the more technical details, but the Planning Commission may add conditions to the Special Use Permit as they see fit.

Senior Planner Shorkey replied that is correct.

Applicant Becky Kulka, 6137 Cottage Dr., Haslett MI further outlined the case for discussion.

Commissioner Richards asked about the company potentially going out of business.

Ms. Kulka stated they were only liquidating their goods at that time, but that it unfortunately appeared as if they were going out of business.

Commissioner McConnell asked if the renovation only pertains to the drive-through.

Ms. Kulka stated this is mostly correct but she is thinking about an extension under the overhang where the drive through used to be.

Chair Blumer asked if staff has any objection.

Director Schmitt replied they do not.

Chair Blumer moved to waive the rules to allow action on this item tonight. Seconded by Commissioner Snyder.

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

NAYS: NONE

MOTION CARRIED: 7-0

Vice-Chair Trezise moved to approve Rezoning #21060 – 2260 Jolly Oak Road, PO to C-2. Seconded by Commissioner Snyder.

Commissioner Richards asked if there is any issue piecing off a quarter of the condominium development in this way.

Director Schmitt replied no.

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

NAYS: NONE

MOTION CARRIED: 7-0

Chair Blumer Closed the Public Hearing at 7:54 pm.

C. Text Amendment 2022-07 – Delete RRR District

Chair Blumer opened the Public Hearing at 7:55 pm.

Senior Planner Shorkey outlined Text Amendment 2022-07 – Delete RRR District

For discussion.

Commissioner Shrewsbury asked about the strike outs in page four of the Ordinance.

Director Schmitt stated this is the first of a couple changes so instead of striking the section repeatedly they will simply be referring to the one and two family districts.

Chair Blumer moved to waive the rules to allow action on this item tonight. Seconded by Commissioner Premoe.

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

NAYS: NONE

MOTION CARRIED: 7-0

Commissioner Shrewsbury moved to approve Text Amendment 2022-07 – Delete RRR District. Seconded by Commissioner Premoe.

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

NAYS: NONE

MOTION CARRIED: 7-0

Chair Blumer closed the Public Hearing at 8:00 pm.

D. Text Amendment 2022-08 – Update Traffic Study Standards

Chair Blumer opened the Public Hearing at 8:00 pm.

Senior Planner Shorkey outlined Text Amendment 2022-08 – Update Traffic Study Standards for discussion.

Commissioner McConnell asked why the number of trips used to trigger a traffic study or assessment is uniform when the impact can be very different depending on the road impacted.

Senior Planner Shorkey stated that other jurisdictions tend to use a “one size fits all” approach when it comes to traffic studies and assessments.

Commissioner Premoe asked if the Planning Commission still has the authority to make decisions on a request based on the Traffic Impact Study findings.

Senior Planner Shorkey stated they do.

Commissioner McConnell asked if this text amendment has been reviewed by the **Traffic** Transportation Commission.

Director Schmitt stated it has not but he would bring this to the ~~Traffic~~ Transportation Commission.

Senior Planner Shorkey stated he would reach out to the planning community to find out if others have used a tiered traffic study system.

The Planning Commission decided to refer this item back to staff and to have it brought forward again after the Transportation Commission has looked at it, and the Planning Commission's questions have been answered.

Chair Blumer closed the Public Hearing at 8:13 pm.

8. UNFINISHED BUSINESS

A. Text Amendment 2022-02 – Zoning Board of Appeals standards of review

Director Schmitt outlined Text Amendment 2022-02 – Zoning Board of Appeals standards of review for discussion.

Vice-Chair Trezise moved to approve Text Amendment 2022-02 – Zoning Board of Appeals standards of review. Seconded by Commissioner Snyder.

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

NAYS: Commissioner Premoe

MOTION CARRIED: 6-1

B. Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage

Director Schmitt outlined Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage for discussion.

Commissioner Richards moved to approve Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage. Seconded by Commissioner Shrewsbury.

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

NAYS: NONE

MOTION CARRIED: 7-0

C. Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks

Director Schmitt outlined Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks for discussion.

Commissioner Premoe moved to approve Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks. Seconded by Commissioner McConnell.

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

NAYS: NONE

MOTION CARRIED: 7-0

D. Text Amendment 2022-05 – Fence Height

Director Schmitt outlined Text Amendment 2022-05 – Fence Height, for discussion.

Vice-Chair Trezise moved to approve Text Amendment 2022-05 – Fence Height. Seconded by Commissioner Richards.

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

NAYS: NONE

MOTION CARRIED: 7-0

E. Text Amendment 2022-06 – Yard Encroachments Permitted

Director Schmitt outlined Text Amendment 2022-06 – Yard Encroachments Permitted for discussion.

Commissioner McConnell moved to approve Text Amendment 2022-06 – Yard Encroachments Permitted. Seconded by Commissioner Shrewsbury.

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

NAYS: NONE

MOTION CARRIED: 7-0

9. OTHER BUSINESS-NONE

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Meridian Company building was approved, they plan to begin construction this year. Sanctuary III Final Preliminary Plat was approved and construction is to begin this year on that project as well.

B. Liaison reports

Commissioner Premoe

- The Brownfield Redevelopment Authority has elected their officers for this year, and have recommended approval on the Village of Okemos project.

Vice-Chair Trezise

- The Planning Commission has a vacancy as Commissioner Hendrickson has been appointed to the Township Board.

Commissioner Shrewsbury

- The Planning Commission has been waiving the rules to take action on items sooner than normal. She stated the commission should be consistent in these actions so not be perceived as treating applicants differently. It was agreed that a discussion of the Planning Commission bylaws should occur this Spring.

11. PROJECT UPDATES

A. New Applications

- a. Haslett Village Square MUPUD

B. Site Plans Received

NONE

C. Site Plans Approved

- a. Sanctuary III Final Preliminary Plat

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:30 PM.

NONE

Chair Blumer closed Public Remarks at 8:30 PM.

13. ADJOURNMENT

Chair Blumer moved to Adjourn.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:31 pm.