

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

DRAFT

June 13, 2022

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

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

ABSENT: None

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 present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:00 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

**Vice-Chair Trezise moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. May 23, 2022 Regular Meeting

Commissioner McConnell moved to approve the Minutes of the May 23rd, 2022 Planning Commission Regular Meeting. Seconded by Commissioner Snyder.

Commissioner McConnell noted a correction on page five, paragraph five, last sentence. Currently reads, "He further stated CATA operates a shopping bus that circulates shopping centers." Should read "He further stated CATA operates a shopping bus that serves shopping centers."

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Mr. and Mrs. Keerthi RE: PUD 22-014

Chair Blumer noted two other communications have been received

- B. Email from Mr. Radhika Prasad RE: Planned Unit Development # 22-014 (3560 Hulett)
- C. Letter from Mrs. Earle and Netzloff family (3560 Hulett)

7. PUBLIC HEARINGS

- A. Planned Unit Development #22-014 – 3560 Hulett Road

Senior Planner Shorkey outlined Planned Unit Development #22-014 – 3560 Hulett Road for Public Hearing.

Applicant Jim Giguere, 16900 Pine Hallow Dr., East Lansing, MI further outlined Planned Unit Development #22-014 for Public Hearing

Vice-Chair Trezise asked if there is a plan for a retention pond.

Mr. Giguere replied the Ingham Drain Commission has an outlet to the adjacent pond, but details remain to be worked out.

Vice-Chair Trezise asked if there is a plan to hook into public utilities.

Mr. Giguere replied there is, the method depends on what the township will allow.

Commissioner McConnell asked about removal of existing structures.

Mr. Giguere replied he will contact people who use barn wood in an effort to repurpose salvageable wood.

Commissioner Richards noted the pedestrian bike pathway ends at this area, and asked if the pedestrian path will be installed here.

Senior Planner Shorkey replied the pathway will be required to be installed here.

Commissioner McConnell asked about storm water runoff and retention.

Director Schmitt stated the standard is to retain and infiltrate storm water on site, with controlled discharges, per the ICDC's standards.

Chair Blumer asked Mr. Giguere what the timeline of the project is.

Mr. Giguere replied as soon as possible.

Laurie Netzloff-Adams read letters on behalf on her brother Mark Netzloff and sister Karen Netzloff-Earle who both spoke in support of this project.

Chair Blumer called for a Straw Vote.

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

NAYS: None

RESULTS: 8-0

Chair Blumer closed the Public Hearing at 7:20 pm.

B. Text Amendment 2022-11 – Municipal Signage

Director Schmitt outlined Text Amendment 2022-11, Municipal Signage for Public Hearing.

Commissioner Cordill asked what township signage would look like.

Director Schmitt replied all signs will be up to the Township Board for approval. All signs will maintain Meridian Township brand standard. Staff and the Township board will ultimately decide the sizes and locations of signs.

Commissioner Richards noted almost all township property is zoned as residential, which is very restrictive when it comes to signs. He supports the text amendment as it grants the township more freedom when it comes to placing signs on its own property.

Commissioner Premoe moved to suspend the rules to take action on this item tonight. Seconded by Commissioner Richards.

Commissioner McConnell asked about the need for urgency on this item as he wouldn't waive the rules for a private applicant.

Commissioner Shrewsbury noted this has been before the board already and sees no issue passing this tonight.

Commissioner Premoe stated the commission would waive the rules based on merit for a private applicant.

Commissioner Cordill noted she would feel more comfortable approving this if she had seen the signs.

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

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

Commissioner Richards moved to approve Text Amendment 2022-11 - Municipal Signage. Seconded by Vice-Chair Trezise.

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

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

C. Text Amendment 2022-12 – Refuse/Storage Container Regulations

Senior Planner Shorkey outlined Text Amendment 2022-12 – Refuse/Storage Container Regulations for public hearing.

Chair Blumer called for a Straw Vote.

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

NAYS: None

RESULTS: 8-0

8. UNFINISHED BUSINESS-NONE

9. OTHER BUSINESS

A. Special Use Permit #22-061 – Meridian Township Changing Message Signs

Director Schmitt outlined Special Use Permit #22-061 - Meridian Township Changing Message Signs for discussion. He explained the sign may not display more than five different messages a day and the sign may not change more than one time in a minute.

Commissioner Richards noted the official name of the Township is the Charter Township of Meridian and not Meridian Township. This had led to a previous Clerk asking for a sign to be removed. Director Schmitt indicated he would look into this issue.

Vice-Chair Trezise moved to adopt the resolution approving Special Use Permit #22-061, a request to install one changing message sign to be installed at the Municipal Building property at 5151 Marsh Road and another changing message sign to be installed at the Marketplace on the Green property at 1995 Central Park Drive. Both changing message signs shall not exceed 20 square feet in size. Seconded by Commissioner Shrewsbury.

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

NAYS: None

Motion Carried: 8-0

B. Planning Commission By-laws – Discussion

Director Schmitt outlined Planning Commission By-Laws for discussion.

Vice-Chair Trezise noted the public hearing is the first time the public has the opportunity to see and speak on an item and feels the Commission should continue to wait to approve items until they have come back at the meeting after the public hearing. He further noted the bylaws allow for the commission to take action on the same day by waiving the rule when appropriate.

Commissioner Shrewsbury noted there should be some standards the commission uses when it decides whether it will waive the rule or not.

Commissioner Premoe also noted that he supported the idea of seeing some standard for waiving the rules for applicants.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update

Director Schmitt reported the Township Board met with the Haslett robotics team, sponsored new Police and Firefighter candidates, held the Flags over Meridian Tribute to Tom Haas, watched a presentation on the new mascot for Okemos Public Schools, watched a presentation from Chief Hamel on severe weather and were presented an overview of the township Audit.

Director Schmitt further reported the Township Board approved the Bickford House Project, the Meeting Attendance Accommodation Policy was adopted, the Public Hearing for Haslett Village square is set for July 12th, and the board approved the establishment of a Commercial Rehabilitation District and finally discussed the Planned Unit Development deck Ordinance.

B. Liaison reports

Commissioner Premoe

- Will attend his first Zoning Board of Appeals meeting on Wednesday

Vice-Chair Trezise

- Attended Economic Development Corporation meeting last week where there was not a quorum
- Sworn into Brownfield Redevelopment Authority and will be meeting on Thursday this week

Commissioner McConnell

- Environmental Commission met June 1st and continued to work on updating the Climate Sustainability Action Plan

Chair Blumer

- Attended most recent Downtown Development Authority meeting where several light posts were removed as part of the bridge construction

11. PROJECT UPDATES

- A. New Applications
 - a. SUP #22-071 – Butterflies Group Daycare
- B. Site Plans Received
 - a. SPR #22-04 – Commons Church Parking Lot Expansion
 - b. SPR #22-07 – Presbyterian Church Solar Panels
- C. Site Plans Approved
 - a. SPR #22-05 – Bharatiya Temple Parking Lights

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:09 PM.

NONE

Chair Blumer closed Public Remarks at 8:09 PM.

13. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:09 pm.