

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

APPROVED

**January 9, 2023
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 6:30 P.M.**

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

ABSENT: Chair Blumer

**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 6:33 pm.

2. ROLL CALL

Vice-Chair Trezise called the roll of the Planning Commission. Chair Blumer is absent, all others present.

3. PUBLIC REMARKS

Vice-Chair Trezise opened public remarks at 6:34 pm.

Lynne Page, 3912 Rally Dr., Okemos, MI asked several questions about Text Amendment 2022-19 Recreational Marijuana regarding public hearings and the difference between a Text Amendment and a Zoning Amendment.

Vice-Chair Trezise closed public remarks at 6:37 pm.

Vice-Chair Trezise explained public comment is so that members of the public may address the commission about their concerns, while someone filing for zoning change or a special use permit is considered an applicant who is responsible for justifying their request and are granted additional time to speak.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. December 12, 2022 Regular Meeting

Commissioner Shrewsbury moved to approve the Minutes of the December 12, 2022 Planning Commission Regular Meeting as presented. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

A. Email from Lynne Page re: Text Amendment #2022-19

Vice-Chair Trezise noted additional communications regarding the Master Plan.

7. PUBLIC HEARINGS

A. Rezoning #23-01 – 1642 Lake Court – MW6, LLC – RB, One-Family, High-Density Residential, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement

Senior Planner Shorkey outlined Rezoning #23-01 – 1642 Lake Court – MW6, LLC – RB, One-Family, High-Density Residential, and C-1, Commercial, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement for public hearing. He explained this Rezoning is for the purpose of constructing six new duplexes on the now vacant property.

Commissioner McConnell asked if the combination of these lots took place last year and asked about the process that took place.

Senior Planner Shorkey replied it did take place last year the applicant conducted a survey and submitted an application for lot combination. The application went through the planning department to ensure the lot meets zoning requirement, and finally assessing records the combination which took effect at the first of this year.

Commissioner McConnell asked about the use and conformity of the lots.

Senior Planner Shorkey replied the lot use was appropriate but the previous lot sizes were non-conforming. After combining the lots the size is now in conformity with the zoning.

Commissioner Shrewsbury noted the applicant has asked for twelve units and asked if that is contingency or condition that would stay with this property in the future.

Senior Planner Shorkey replied the condition is attached to the property.

Vice-Chair Trezise asked about the limitation of building in an R3 area on the Future Land Use map.

Senior Planner Shorkey replied R3 is designated for 1.25-3.5 dwelling units per acre.

Applicants Dominic Lee and Scott Wheaton, 2419 Science Parkway, Okemos, MI further outlined Rezoning #23-01 – 1642 Lake Court – MW6, LLC – RB, One-Family, High-Density Residential, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement for public hearing.

Commissioner McConnell asked who the target demographic is for these units.

Mr. Lee replied these units are likely to go for \$1600-\$2200 a month.

Mr. Wheaton stated they are looking to attract a younger demographic.

Commissioner McConnell asked what the price of rent was at the units that previously existed on this lot.

Mr. Lee replied rent was about \$350.

Commissioner McConnell asked where the previous residents moved to.

Mr. Lee replied most of them ended up at the complex next door, one moved to a unit on Potter St. and another may have moved in with the previous owner.

Vice-Chair Trezise asked if Lake Ct. is a dedicated public road.

Senior Planner Shorkey replied that it is.

Mr. Lee noted Lake Ct. has an entrance and exit on Lake Lansing Rd. and Marsh Rd.

Vice-Chair Trezise asked staff if the setbacks required of duplexes can be met.

Senior Planner Shorkey replied it's possible this may come through as a Planned Unit Development.

Vice-Chair Trezise closed the public hearing at 7:08 pm.

Vice-Chair Trezise called for a straw vote.

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

NAYS: NONE

RESULTS: 5-0

8. UNFINISHED BUSINESS

A. Text Amendment #2022-19 – Recreational Marijuana

Director Schmitt outlined Text Amendment #2022-19 – Recreational Marijuana.

Commissioner Snyder asked for an explanation for striking growing operations from the Ordinance.

Director Schmitt replied this is to simplify the Ordinance and not utilize valuable industrial office space in a currently saturated market. He noted there is an option to have a boutique grow as part of a dispensary, if the Planning Commission would like to add it.

Commissioner Snyder asked if striking the growing operation could still be considered for overlay district number four.

Director Schmitt replied that is correct and there are three areas in the existing ordinance that would allow for a growing operation, Towner Rd., Dawn Ave., and Hagadorn Rd. He listed the difficulties associated with allowing growing operations in each area.

Commissioner Richards asked what would happen should a marijuana business violate the odor regulations in the Ordinance.

Director Schmitt replied it would be considered a civil infraction.

Commissioner Richards asked if there is a way to regulate odor indoors in the case of a shared building with other business.

Director Schmitt replied the licensed premise is considered inside the walls of the establishment. Any odor detected, even in the same building, would be in violation of the Ordinance.

Commissioner McConnell noted he would like to see the option for the existence of a growing operations included in the motion when this Ordinance is on the table.

Commissioner Shrewsbury concurred with Commissioner McConnell as she noted if there did turn out to be a demand for growing operations the Ordinance would need to be amended in the future.

Vice-Chair Trezise asked for Commissioner McConnell to clarify his previous statement.

Commissioner McConnell stated leaving the possibility of a manufacturing option on Dawn Ave. would be his preference and asked what potential industrial use could be competing for the space.

Director Schmitt stated the VanCamp Incubator is on Dawn Ave., and is worried if there is the space to accommodate should they grow.

Commissioner Richards noted the Economic Development Coordinator suggested growing operation language be removed from Towner Rd. and Dawn Ave.

Vice-Chair Trezise noted he is ok with the proposal to eliminate the industrial overlays on Dawn Ave. and Towner Rd., but not as concerned about restricting the option to grow in the Hagadorn Rd. district.

Commissioner Snyder noted she is comfortable with limiting growing to district four.

Commissioner Shrewsbury noted she is comfortable with limiting growing to district four.

Commissioner Snyder asked why drive-through facilities are prohibited.

Director Schmitt replied that is a result of the commission wishing to keep everything within the building. He stated no vehicle may be used or incidental to in the furtherance in the transportation of marijuana.

Commissioner McConnell asked if the prohibition of a drive-through would prohibit delivery to a vehicle.

Director Schmitt replied that would not count as a drive-through operation.

Commissioner McConnell moved to approve the resolution to recommend approval to the Township Board of Ordinance 2022-19, Recreational Marijuana Establishments, and the revised Overlay Map, subject to Staff including language to allow marijuana grow operations in the Ordinance, similar to the current ordinance for medical marijuana. Seconded by Commissioner Shrewsbury.

Commissioner Richards thanked Lynn Page for the report on the impact of legalization Colorado. He noted he will not support this motion as it will be a net negative to the township.

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

NAYS: Commissioner Richards

MOTION CARRIED: 4-1

9. OTHER BUSINESS

A. Planning Commission Annual Report

Vice-Chair Trezise thanked staff for the report.

Director Schmitt noted more text amendments will be before the commission throughout the year as Staff continues to modernize the Zoning Ordinance.

Commissioner Richards moved the annual report get forwarded to the Township Board. Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

B. Election of Officers

Director Schmitt recommended postponing this item as three people are up for appointment to the Planning Commission tomorrow night.

Without objection Vice-Chair Trezise tabled the election of Officers until the next meeting.

C. Planning Commission Liaison Assignments

With the likelihood that the Zoning Board of Appeals will not meet in January, the Planning Commission has postponed the assignments of liaisons.

10. MASTER PLAN UPDATE

A. Public Comment Summary to Date

Director Schmitt stated that staff wished to provide a package of Master Plan feedback at this time. He further stated feedback will continue to be collected and turned into goals in the future.

Commissioner McConnell asked if there is any connection between the Master Plan and the Parks Master Plan.

Director Schmitt replied there is no direct correlation but other plans are incorporated into the Master Plan.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has taken up the minor Amendment to Day Care definitions which will likely be adopted at the end of the month. He further reported the board will also be taking final action on the amended Brownfield plan for American House for Meridian

B. Liaison Reports - NONE

12. PROJECT UPDATES

A. Project Updates - NONE

13. PUBLIC REMARKS

Vice-Chair Trezise opened public remarks at 7:45 pm.

NONE

Vice-Chair Trezise closed public remarks at 7:45 pm.

14. ADJOURNMENT

Commissioner Richards moved to Adjourn. Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Vice-Chair Trezise adjourned the regular meeting at 7:45 pm.