

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

DRAFT

**January 23, 2023
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 6:30 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Shrewsbury, McConnell, McCurtis, Scales, Brooks, Snyder, Richards (6:32 pm)

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Information Technology Director Stephen Gebes, Communications Manager Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 6:30 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission. Commissioner Richards is absent all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:31 pm.

Commissioner Richards arrived at 6:32 pm.

Cecilia Kramer, 4560 Oakwood Dr., Okemos, MI spoke about changing the zoning density of Faith Lutheran Church at 4515 Dobie Rd., Okemos during the Master Plan Update.

Commissioner Scales asked if Mrs. Kramer would like to increase or decrease the density.

Mrs. Kramer replied she would like the density to be increased.

Chair Blumer closed public remarks at 6:35 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. January 9, 2023 Regular Meeting

Commissioner McConnell moved to approve the Minutes of the January 9, 2023 Planning Commission Regular Meeting as amended. Seconded by Vice-Chair Trezise.

Commissioner McConnell noted two typos; page three paragraph five, the word “too” should be “to”. Page five paragraph two, “drive-through prohibit” should be, “drive-through would prohibit”.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS-NONE

8. UNFINISHED BUSINESS

- 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, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement.

Commissioner McCurtis asked if the property is behind the ice cream store.

Senior Planner Shorkey replied that it is and the ice cream store is not part of this application.

Commissioner McConnell asked for a brief history of the property.

Applicants Dominic Lee, and Scott Wheaton 2419 Science Parkway, explained the previous buildings were uninhabitable. Two were vacant, three were occupied.

Commissioner Scales asked what the last tenants were charged for rent, and what new tenants will be charged.

Mr. Lee replied the average rent was \$350-\$400 per month. He explained rent will likely be \$1,600-\$2,200 per month in the new units.

Commissioner Scales asked what happens to the previous tenants.

Mr. Lee replied they moved.

Commissioner McCurtis asked if there will be three buildings.

Mr. Wheaton replied there will be six buildings, each a duplex.

Commissioner Snyder asked for an update on the state of Lake Ct.

Senior Planner Shorkey replied following rezoning the project will go to site-plan review with several variances or go through the planned unit development process. Ingham County Road Department will comment on the plan at that time and will make any necessary changes known.

Vice-Chair Trezise noted this rezoning will allow up to 34 units per acre while the applicant is only asking for 12 units.

Vice-Chair Trezise moved to adopt the resolution to provide for lot #23001 at 1642 Lake Court Drive, to move it from RB, One-Family, High Density Residential to RCC, Multiple-Family Residential, subject to a conditional rezoning of no more than 12 units on the lot. Seconded by Commissioner McConnell.

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

NAYS: NONE

MOTION CARRIED: 9-0

9. OTHER BUSINESS

A. Resolution of Appreciation – David Premoe

Commissioner Snyder moved to approve the resolution of appreciation for David Premoe. Seconded by Commissioner Shrewsbury.

Commissioner Snyder read the resolution of appreciation for David Premoe.

VOICE VOTE: Motion approved unanimously.

B. Resolution of Appreciation – Holly Cordill

Commissioner Scales moved to approve the resolution of appreciation for Holly Cordill. Seconded by Vice-Chair Trezise.

Commissioner Scales read the resolution of appreciation for Holly Cordill.

VOICE VOTE: Motion approved unanimously.

C. Election of Officers

Director Schmitt outlined the Election of Officers.

Commissioner Scales moved to nominated Chair Blumer to serve as the Chair of the Planning Commission in 2023. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Commissioner Scales moved to waive the Planning Commission Bylaw prohibiting the Planning Commission Vice-Chair for serving more than two years. Seconded by Commissioner McConnell.

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

NAYS: NONE

MOTION CARRIED: 9-0

Chair Blumer moved to nominate Vice-Chair Trezise to serve as the Vice-Chair of the Planning Commission in 2023. Seconded by Commissioner Scales.

VOICE VOTE: Motion approved unanimously.

Commissioner McConnell moved to nominate Commissioner Snyder to serve as the Secretary of the Planning Commission in 2023. Seconded by Commissioner Scales.

VOICE VOTE: Motion approved unanimously.

D. Planning Commission Liaison Assignments

Director Schmitt outlined the Planning Commission Liaison Assignments.

Commissioner Scales moved to nominate Vice-Chair Trezise as the liaison to the Zoning Board of Appeals. Seconded by Chair Blumer

After a brief discussion the following liaison appointments were offered.

Chair Blumer as liaison to the Downtown Development Authority. Vice-chair Trezise as liaison to the Brownfield Redevelopment Authority. Commissioner McConnell as liaison to the Environmental Commission. Commissioner McCurtis as liaison to the Transportation Commission. Commissioner Brooks as liaison to the Corridor Improvement Authority. Commissioner Scales as liaison to the Economic Development Corporation.

Commissioner Scales accepted the appointments as a friendly amendment to his initial motion.

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

NAYS: NONE

MOTION CARRIED: 9-0

10. MASTER PLAN UPDATE-NONE

Director Schmitt explained a work session will be coming up in one of the next two agendas to work on Master Plan goals and objectives.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has appointed three new members to the Planning Commission, approved daycare definition changes and will begin initial discussions of the sign Ordinance at their next meeting.

Vice Chair Trezise asked for a copy of the sign Ordinance to be sent to the Economic Development Corporation.

B. Liaison Reports

Commissioner Snyder

- The Transportation Commission met last week where the township received an honorable mention for their bicycle friendly application, Deputy Manager Opsommer gave reports on future construction plans and noted the MSU to Lake Lansing Pathway Phase I and II should be completed by October this year

12. PROJECT UPDATES

A. Project Updates - NONE

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:13 pm.

NONE

Chair Blumer closed public remarks at 7:13 pm.

Commissioners McCurtis, Brooks, and Scales introduced themselves to the Planning Commission and gave a brief history of themselves.

Commissioner Snyder raised concerns about affordable housing in the community especially for public servants.

Commissioner Brooks asked about the expectations of the Planning Commission during the Master Plan Process.

Director Schmitt recommended looking over previous Planning Commission packets for earlier Master Plan information. He stated his expectation of Planning Commissioners is to give their honest feedback on the language that is going into the document.

Commissioner Brooks asked if economic changes as a result of the recent pandemic are factored into future planning.

Director Schmitt replied it's likely that some language in goals and objectives will be about the long term impacts of COVID.

Commissioner Snyder noted a Master Plan survey with more specific question than in the current survey may be beneficial.

Director Schmitt replied if there are specific questions the commission would like to ask the community that staff would work with the communications team to get more targeted information.

Commissioner Scales asked if staff could provide the commission with the dates of meetings containing Master Plan update discussions.

14. ADJOURNMENT

Chair Blumer moved to Adjourn.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:29 pm.