

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

DRAFT

**February 27, 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 McConnell, McCurtis, Scales, Richards

ABSENT: Commissioners Brooks, Shrewsbury, Snyder

STAFF: Director of Community Planning & Development Timothy Schmitt

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. Commissioners Brooks, Shrewsbury, and Snyder are absent, all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:32 pm.

NONE

Chair Blumer closed public remarks at 6:32 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 13, 2023 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the February 13, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner Richards.

Commissioner Richards offered a friendly amendment to the minutes to include his comments on refraining from Commissioners commenting during public remarks.

Vice-Chair Trezise accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS - NONE

7. PUBLIC HEARINGS

A. SUP #23004 – Schultz Veterinary Clinic Expansion

Director Schmitt outlined SUP #23004 – Schultz Veterinary Clinic Expansion for public hearing.

Applicant Ingrid Schultz further outlined SUP #23004 – Schultz Veterinary Clinic Expansion for public hearing.

Commissioner McCurtis asked for a time frame on construction of the sidewalk.

Director Schmitt replied sidewalk construction will happen continually with construction of the expansion or immediately after.

B. SUP #23005 – Tidal Wave Auto Spa

Director Schmitt outlined SUP #23005 – Tidal Wave Auto Spa for public hearing.

Applicant's Engineer Lauren Breslin further outlined SUP #23005 – Tidal Wave Auto Spa for public hearing.

Commissioner McCurtis asked what the business's typical operating hours are.

Ms. Breslin replied typically 8 am to 8 pm., and 8 am to 5 pm during the winter.

Chair Blumer asked if 70% of water used during a carwash is recycled.

Ms. Breslin replied that is correct.

Commissioner McConnell asked if there are four entrances to the property.

Ms. Breslin replied that is correct.

Chair Blumer noted the entrances are pre-existing and no new curb cuts are being asked for.

Vice-Chair Trezise asked if the Marsh rd. entrance is the main entrance.

Ms. Breslin replied that is correct, and Newman rd. can also be used as an entrance.

Vice-Chair Trezise noted on the south-east side is a large parking area of impervious surface.

Ms. Breslin replied she is not sure what that area will be used for in the future.

Chair Blumer closed the public hearing at 7:00 pm.

Commissioner Richards spoke in support of this project.

Vice-Chair Trezise spoke in support of this project.

Commissioner Scales spoke in support of this project.

Commissioner McConnell asked about Planning Commission oversight on the parcel that is not included in these current plans.

Director Schmitt replied it would be difficult for staff to recommend any conditions to a part of the site that is not being developed.

Chair Blumer spoke in support of this project.

Commissioner McCurtis spoke in support of this project.

Chair Blumer noted the Commission is in favor of this project.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS - NONE

10. MASTER PLAN UPDATE - NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has formally introduced the Lake Drive rezoning. The board is continuing to discuss the marijuana ordinance and holding a study session tomorrow evening to discuss further. The Haslett Village Square Commercial Rehabilitation Act application was not submitted to the state due to a question of ownership that has since been resolved and the board is now in the process of re-authorizing the application.

Commissioner McConnell noted he has been following the Township Board's progress on recreational marijuana and is looking for clarification on how it's evolved since the Planning Commission made its recommendations.

Director Schmitt replied currently the township attorney does not recommend curbside pickup or drive through marijuana sales.

Commissioner McConnell spoke about changes to Dawn Ave. and Towner Rd. overlays and asked for clarification.

Director Schmitt listed several of properties that were removed from overlays, consistent with the Planning Commission's review.

Commissioner McConnell asked if the reasoning for removal is that the properties current use is not likely to change in the future.

Director Schmitt replied that is a fair statement and the properties are functionally locked into their use for the foreseeable future.

B. Liaison Reports

Vice-Chair Trezise

- Attended February 16th Brownfield Redevelopment Authority meeting where a payment schedule for the Marathon station on the corner of Haslett rd. and Marsh rd. was approved
- Attended February 15th Zoning Board of Appeals meeting where a property owner on Jolly rd. asked for permission to expand decking, create a new bridge with more environmentally friendly materials, create a pervious walking path, and extend a balcony

Commissioner McCurtis

- Attended February 23rd Transportation Committee special meeting where there was discussion on the replacement of covered CATA stops, bicycle safety education, replacing wood retaining walls on Mt. Hope, and the possibility of purchasing electric vehicles

12. PROJECT UPDATES

A. Project Report

NONE

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:19 pm.

NONE

Chair Blumer closed public remarks at 7:19 pm.

14. ADJOURNMENT

Commissioner Richards moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:19 pm.