

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

DRAFT

**March 13, 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 Brooks, McConnell, McCurtis, Richards (6:34), Scales, Shrewsbury, Snyder

ABSENT: None

STAFF: Senior Planner Brian Shorkey

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 (arrived at 6:34), all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:31 pm.

NONE

Chair Blumer closed public remarks at 6:31 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 27, 2023 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the February 27, 2023 Planning Commission Regular Meeting as submitted. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Delhi Charter Township – Notice of Draft Master Plan Update

7. PUBLIC HEARINGS

- A. REZ #23006 – Worful Rezoning

Commissioner Richards arrived at 6:34 pm.

Senior Planner Shorkey outlined REZ#23006 – Worful Rezoning for public hearing.

Applicant Jessica Worful 5677 Cade St., Haslett MI further outlined REZ#23006 – Worful Rezoning for public hearing.

Commissioner Scales asked how the township deals with the issue of the lot size not meeting the minimum requirement for zoning RB.

Senior Planner Shorkey replied other properties on Cade St. do not meet the minimum 8000 Sq. Ft. requirement. He explained this shouldn't be an issue as long as the applicant's proposed addition meets the setback requirements of this zoning district.

Commissioner Scales asked if the applicant is aware of this.

Ms. Worful replied that she is.

Commissioner McConnell stated he's interested in knowing the amount of non-conforming lots in the township.

Commissioner Scales moved to hold a straw vote on the approval of this rezoning. Seconded by Commissioner McCurtis.

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

NAYS: None

Results: 9-0

8. UNFINISHED BUSINESS

- A. SUP #23005 – Tidal Wave Auto Spa

Senior Planner Shorkey outlined SUP #23005 – Tidal Wave Auto Spa for discussion. He noted a third condition should be added that the applicant will have to go through site plan with all of the appropriate approvals.

Applicant's representative Lauren Breslin further outlined SUP#23005 – Tidal wave Auto Spa for discussion.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #23005 to construct a drive-through car wash at 4880 Marsh Road. Seconded by Commissioner McCurtis.

Vice-Chair Trezise asked for the resolution be amended with the recommendations from staff to include the third condition that the applicant must go through the site review process and gain the approvals of all necessary bodies.

Commissioner Richards accepted the friendly amendment.

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

NAYS: None

Motion Carried: 9-0

9. OTHER BUSINESS - NONE

10. MASTER PLAN UPDATE - NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update-NONE

B. Liaison Reports

Commissioner Scales

- Attended March 2nd Economic Development Corporation meeting where Director Schmitt provided an update on the amendments to the sign ordinance

Commissioner McConnell

- Attended March 1st Environmental Commission where the Township Manager, Supervisor, and Clerk were present

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey outlined the project report for the Planning Commission and that reported Elevation Phase Four is being moved to Site Plan Review.

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:51 pm.

Ann Perkins 5972 Village Dr., Haslett asked if the community meeting with the developers of the Village of Okemos project has been rescheduled.

Senior Planner Shorkey replied the new meeting will be on May 9th at 6:00 pm.

Chair Blumer closed public remarks at 6:54 pm.

14. ADJOURNMENT

Commissioner Richards moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 6:54 pm.