

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

**May 8, 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, Scales, Shrewsbury, Richards, Snyder**

**ABSENT: None**

**STAFF: Director of Community Planning and Development Tim 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. All were present.

**3. PUBLIC REMARKS**

None

**4. APPROVAL OF AGENDA**

**Commissioner Scales moved to approve the agenda. Seconded by Commissioner McConnell.**

Commissioner Snyder noted that Number 6, Section C-F should be nested under Number 6, Section B as they are all communications from Lynne Page. Friendly amendment accepted.

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. April 24, 2023 Regular Meeting

**Vice-Chair Trezise moved to approve the minutes of April 24<sup>th</sup>, 2023 as amended. Seconded by Commissioner McCurtis.**

**Commissioner Scales noted a voting error in SUP #23011.**

Commissioner Shrewsbury and Scales noted minute recording changes they would like to see. Director Schmitt stated that this is being worked towards.

**Commissioner Snyder noted a potential error in Number 7, Section B, Paragraph 30.**

**Commissioner Shrewsbury clarified her comments from that section.**

**Commissioner Snyder noted a sentence structure error in Number 7, Section B, Paragraph 14.**

**VOICE VOTE: Motion approved unanimously with friendly amendments**

## **6. COMMUNICATIONS**

- A. Chair Blumer noted that there was a late submission from Director Schmitt via email.

Director Schmitt noted that his staff will include said email in the next packet.

## **7. PUBLIC HEARINGS**

- A. SUP#23013 – Green Peak Innovations (Skymint) – Vacant Northwind Parcel

Director Schmitt outlined SUP#23013 - Green Peak Innovations (Skymint) – Vacant Northwind Parcel.

Director Schmitt noted that this application is functionally identical to SUP #19191, which was recommended for approval by the Planning Commission in 2020.

Director Schmitt noted concerns from two members of the public. These concerns related to the applicant being in receivership. Director Schmitt stated that this will be extensively studied prior to the issuance of any marijuana license.

Chair Blumer & Commissioner McCurtis inquired on the process order for building and approvals.

Director Schmitt outlined the process for the Commission. He noted that if there were any concerns, the public hearing portion of the meeting would be the best time to discuss them.

Commissioner Brooks inquired about the expiration of the project.

Director Schmitt noted that many projects expired or were delayed due to the Covid 19 pandemic.

Commissioner Shrewsbury inquired about the process of approval for this applicant versus another applicant in the same location.

Director Schmitt stated that due to the nature of this SUP, the process would have to be started over completely.

Commissioner Snyder continued the conversation on the process order, specifically inquiring about feedback portion. She noted the “performance guarantee” section.

Director Schmitt explained performance guarantees to the Commission, stating that it is typically done on a smaller scale, but he will look into the possibility of having one for an entire building.

Commissioner McConnell inquired about projects with financial issues, specifically in Meridian Township.

Director Schmitt stated that he hasn't heard of it happening recently in the township, but it happens in the industry and went on to discuss the question further.

Applicant Nathan Kark, 11787 Kayden Ln SE, Lowell discussed their receivership status.

Commissioner Richards inquired on the Board's decision on medical marijuana facilities morphing to recreational marijuana facilities.

Director Schmitt stated that the Board is working on this still.

**Chair Blumer called for a straw vote on the approval of this special use permit #23013. By unanimous consent, the Planning Commission indicated support for SUP #23013.**

#### **8. UNFINISHED BUSINESS**

##### **A. SUP #23010 – MSU to Lake Lansing Pathway – Phase II**

Director Schmitt outlined SUP 23010 to the Commission. He stated that there was concern at the previous meeting about the vernal pools in the area, however, the engineers were already aware of these and are taking extra precaution to not disturb them.

**Commissioner Snyder moved to approve SUP #23010. Seconded by Commissioner Brooks.**

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

NAYS: None

Results: 9-0

##### **B. SUP #23011 – Haslett Gallery (Herbana) 2119A Haslett Road**

Director Schmitt outlined SUP 23011 to the Commission. He noted that out of the 12 approval conditions, 11 are consistent with the previous approval for this site. The 12<sup>th</sup> is specific to the packaging of the products, as there was concern over odor raised at the last meeting.

Commissioner Scales inquired why condition 12 was needed.

Director Schmitt reiterated that this was solely for odor control and responding to the Planning Commission's discussion at their previous meeting.

Commissioner Scales inquired about the quantities available at the facility.

Applicant Benjamin Joffe, 334 E Washington St, Ann Arbor stated they use standard packaging sizes, typically selling in "eighths", which is an eighth of an ounce.

Commissioner Scales stated that he believes that condition 12 was not needed due to the small quantities that these items are packaged in.

Chair Blumer stated that since there was already an odor control stipulation for the approval, that he too believed condition 12 was not needed.

Commissioner Snyder inquired about the similarities on the two medical marijuana applications before them. She made note that there was a marked difference in how the Commission questioned the applicant and procedure for SUP #23013 verses this SUP, #23011.

**Commissioner McConnell moved for the approval of SUP #23011 as presented with clause 12 being eliminated. Seconded by Commissioner Scales.**

Commissioner McConnell noted that it is improper to impose a condition on one application and not another, and he believes that if the Commission wanted to be more stringent with their conditions, it should be in the ordinance and not case-by-case.

Commissioner Scales noted while he did abstain last session, he has reviewed the material and has signaled support for this SUP.

Commissioner Richards inquired about ongoing litigation relating to the actual location of the building. He stated that he will be voting no due to the location, as it is different than the one initially discussed.

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

NAYS: Commissioner Richards

Results: 8-1

## **9. OTHER BUSINESS**

NONE

## **10. MASTER PLAN UPDATE**

### **A. Build Out Analysis**

Director Schmitt outlined the newest addition to the Master Plan. The Community Planning and Development team have taken all of the vacant properties in the township and placed multiple filters on them to determine the potential long term build out level for the community. All of the properties in this analysis are vacant privately owned lots. They are doing this to understand the long term potential for the community.

Commissioner McCurtis inquired how many vacant spots are available.

Director Schmitt noted that there are roughly 375 residentially zoned parcels that are currently vacant of a reasonable size, and another 87 that are smaller. He further noted that there are 620 vacant/church property that are not available for development.

Director Schmitt continued and spoke more on the next five years, and how the Master Plan will be utilized during that time.

## **11. REPORTS AND ANNOUNCEMENTS**

### **A. Township Board Update**

Director Schmitt shared that the Township Board adopted the sign ordinance and the Cade Street rezoning. He also noted that there will be a Section 61 Application being presented for a Land Preservation acquisition.

### **B. Liaison Reports**

Chair Blumer attended the Downtown Development Authority May 1<sup>st</sup> meeting, at which he learned that the DDA is now totally solvent. They also invited a banker in as a guest speaker. It was also clarified that the Planning Commission does have authority over the DDA.

Commissioner Scales attended the Economic Development Corporation May 4<sup>th</sup> meeting, where they discussed the Juneteenth & Pride festivities for the year.

## **12. PROJECT UPDATES**

Director Schmitt noted that on 05/09/23 there will be a meeting with the developers of the Village of Okemos, and that it will be televised.

Director Schmitt stated that the Haslett Village Square Project was approved by the state tax commission.

## **13. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:35 pm.

NONE

Chair Blumer closed public remarks at 7:35 pm.

## **14. ADJOURNMENT**

**Chair Blumer moved to adjourn.**

VOICE VOTE: Motion approved unanimously.

**Chair Blumer adjourned the regular meeting at 7:36 pm.**