

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

May 22, 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: Senior Planner Brian Shorkey; Land Stewardship Coordinator Emma Campbell

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

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. May 8th, 2023 Regular Meeting

Commissioner McConnell moved to approve the minutes of May 8th, 2023 as amended. Seconded by Commissioner Snyder.

Commissioner McConnell noted a missed comment in Section 10, Subsection A. The missed information was from Commissioner Snyder, who asked out of the 375 residentially zoned parcels, how many of those are inside and outside of the Urban Service Boundary.

VOICE VOTE: Motion approved unanimously with friendly amendments.

6. COMMUNICATIONS

A. Email from Lynn Page re: SUP #23013

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

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

Senior Planner Shorkey outlined the packet presented to the Commission.

Commissioner Richards questioned whether there was a time limited to act on this SUP.

Senior Planner Shorkey noted that there is, but he would have to review the timeframe to give an answer.

Commissioner Richards noted his opposition to the SUP and why, and further noted that he will recommend not sending it to the Township Board.

Chair Blumer also noted his opposition to the SUP and why.

Senior Planner Shorkey noted that this is a C2 site, and this is one of the designated landing areas for a medical marijuana business according to the Master Plan & the future land-use map.

Commissioner Scales questioned why the Planning Commission can't require a performance bond for this SUP, while they can for other SUPs.

Senior Planner Shorkey noted the two year clock that every SUP has, as well as an option for a one year extension (with Planning Commission approval).

Commissioner Scales stated that with this information, he can support this SUP.

Commissioner Shrewsbury noted that this was approved by the Township Board once, and that this was specifically about the land-use. She also noted that she has trust in the Planning and Community Development staff when they state that there are other checks and balances further along the process, so she can support this SUP.

Commissioner McConnell moved to approve the resolution to recommend the adoption of approval for SUP #23013. Seconded by Commissioner Scales.

Commissioner Richards reiterated his concern for the approval of this SUP.

Chair Blumer noted that Subsection 5 'of the appropriate ordinance' states that "...the project should not be detrimental to the economic welfare to the surrounding properties or the community." He further noted that the company in question, Green Peak Innovations, is unquestionably in the process of going bankrupt.

Commissioner Shrewsbury noted that this property is already owned by the applicant, and that denying them the access to build what they intended to build on this property may be even more detrimental to their financial health.

Commissioner Scales reiterated Senior Planner Shorkey's point that this Commission's role is to approve or deny based on their rules and regulations, and he stated that he believed that there are more reasons to vote yes than to vote no for this SUP.

Commissioner McCurtis confirmed with Senior Planner Shorkey that this will still move forward regardless if the vote is yes or no. Shorkey replied that the Planning Commission is making a recommendation to the Township Board, so it will move forward with either recommendation.

Vice-Chair Trezise stated that he believed that Subsection 5 didn't apply to this project, and that from a strictly land-use standpoint that this should qualify for a yes vote.

Chair Blumer noted that since Green Peak Innovations is currently under receivership, they aren't technically in control of the property. He questioned what happens if the guardian in charge of the receivership decides that it is financially best to sell the property.

Senior Planner Shorkey noted that the license will not transfer with sale of the property.

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

NAYS: Commissioners Richards, McCurtis; Chair Blumer

Results: 6-3

9. OTHER BUSINESS

A. Section 61 Review – Land Preservation Acquisition – Cornell/Sweetwood Property

Stewardship Coordinator for Meridian Township Parks and Recreation Emma Campbell outlined her case for land preservation acquisition of the Cornell/Sweetwood property.

Vice-Chair Trezise questioned that, since this property had a lot of wetland on it, would it be buildable.

Coordinator Campbell stated that the Land Preservation Board discussed this, and their final answer was that it was buildable, but it would be difficult.

Vice-Chair Trezise inquired on the price that has been negotiated for this portion of land.

Coordinator Campbell stated that it was \$62k.

Vice-Chair Trezise noted that the township has already exceeded its projected land preservation quota, of which Coordinator Campbell confirmed.

Commissioner Scales inquired about the specific purpose for this portion of land.

Coordinator Campbell stated that this portion of land would primarily be used as a seed bank and an educational piece for native plant species and wetlands, respectively.

Commissioner Shrewsbury moved to approve the approval for Section 61 Review #23018. Seconded by Commissioner Scales.

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

NAYS: None

Results: 9-0

B. Starbucks Drive Through Signs

Senior Planner Shorkey outlined the case.

Commissioner Scales moved to approve Meridian Crossing Starbucks drive through sign updates. Seconded by Commissioner McCurtis.

VOICE VOTE: Motion approved unanimously.

10. MASTER PLAN UPDATE

A. None

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

None

B. Liaison Reports

Senior Planner Shorkey spoke on Meridian Township's first Pride Event, on August 26th.

Commissioner Brooks stated that there was supposed to be a CIA meeting, however it was canceled.

Commissioner McCurtis attended the Transportation Commission Committee on Thursday May 18th, and they had a full quorum. He spoke on our improvements with traffic.

Commissioner Scales spoke on the Juneteenth 2023 events, on June 9th, 16th & June 18th.

Vice-Chair Trezise attended the Zoning Board of Appeals May 17th, and they had a quorum. He spoke on the case the ZBA approved.

12. PROJECT UPDATES

None

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:55 pm.

NONE

Chair Blumer closed public remarks at 7:55 pm.

14. ADJOURNMENT

Chair Blumer moved to adjourn.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:55 pm.