



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
August 14, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. July 24, 2023
6. COMMUNICATIONS
7. PUBLIC HEARINGS
8. UNFINISHED BUSINESS
9. OTHER BUSINESS
10. MASTER PLAN UPDATE
 - A. Draft Master Plan Discussion
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. COMMISSIONER COMMENTS
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
August 14, 2023 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
August 28, 2023

1. PUBLIC HEARINGS
 - A. None
2. UNFINISHED BUSINESS
 - A. None
3. OTHER BUSINESS
 - A. None
4. MASTER PLAN
 - A. Draft Master Plan Discussion

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
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Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION REGULAR MEETING ***DRAFT***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, July 24TH, 2023

PRESENT: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder
ABSENT: Chair Blumer; Vice-Chair Trezise; McConnell, Richards
STAFF: Director of Community Planning and Development Tim Schmitt, Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER

Commissioner Snyder called meeting to order at 6:31pm.

2. ROLL CALL

PRESENT: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder
ABSENT: Chair Blumer; Vice-Chair Trezise; McConnell, Richards

Commissioner Scales moved to nominate Commissioner Shrewsbury to serve as temporary chair for the purposes of carrying out the July 24, 2023 Planning Commission Regular meeting. Seconded by Commissioner McCurtis.

VOICE VOTE: YEAS: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 5-0

3. PUBLIC REMARKS

a. None

4. APPROVAL OF AGENDA

Commissioner Scales moved to approve the July 24, 2023 Planning Commission Regular meeting agenda. Seconded by Commissioner Snyder.

VOICE VOTE: YEAS: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 5-0

5. APPROVAL OF MINUTES

a. June 26, 2023

Commissioner McCurtis moved to approve the June 26, 2023 Planning Commission Regular meeting minutes. Seconded by Commissioner Scales.

VOICE VOTE: YEAS: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 5-0

Commissioner Scales noted a typographical error that will be corrected at a later time.

6. COMMUNICATIONS

a. NONE

7. PUBLIC HEARINGS

a. NONE

8. UNFINISHED BUSINESS

a. NONE

9. OTHER BUSINESS

a. RRC (Redevelopment Ready Communities) Housing Ordinance Introduction

Director Schmitt outline the housing ordinance introduce to the commission.

Commissioner Scales inquired on what the intent of this ordinance would be, and what the expectations are for this ordinance.

Director Schmitt noted there will be a public hearing on August 28th, 2023. In September, this will be discussed by the Planning Commission, then the ordinance will be brought back to the Township Board for approval.

Commissioner Brooks inquired on how the review process will go for this ordinance. He further asked if there is a comparable study that was done in East Lansing that we would be taking in account.

Director Schmitt stated that the commission should send all questions to his team and they can have answers by the next meeting. He further stated that surrounding areas will be taken into account, however, Meridian Township has a much different landscape than the surrounding cities or towns.

Commissioner Brooks inquired if there has been thought put into the alteration of housing prices due to this ordinance taking effect.

Director Schmitt noted that this is something they are also looking at other communities to see how they adapted to their ordinance updates related to this.

Commissioner Snyder inquired what the difference between a single-family home with an accessory dwelling unit vs a two-family home.

Director Schmitt noted that his team's recommendation would be that the owner of the property must live in one of the units of a single-family with an accessory dwelling unit. Additionally, the design of the structure would be such that it looked like a single-family home, not a duplex.

Temporary Chair Shrewsbury spoke on the validity of short-term vs long-term rentals in this ordinance, if any are allowed at all. She inquired if this ordinance would affect the Master Plan.

Director Schmitt stated that yes, this would affect the Master Plan.

Temporary Chair Shrewsbury inquired if the existing setbacks are required, would any properties in the township be eligible for a stand-alone accessory dwelling unit.

Director Schmitt noted that this would be dependent on how the lot is laid out.

10. MASTER PLAN UPDATE

- a. Director Schmitt outlined the discussions and key points for the Master Plan update.

Commissioner McCurtis inquired on how this plan will be sent to citizens or those who requested it.

Director Schmitt stated that this would be sent out digitally, i.e., email & the township website.

Director Shrewsbury inquired if the team will reach out to neighborhood leads on this as they have for previous projects.

Director Schmitt stated that they will reach out to neighborhood leads.

Commissioner Brooks inquired how he can submit comments if he isn't at the next meeting.

Director Schmitt noted that any commission comments can be sent to his team for review at any time.

Temporary Chair Shrewsbury noted concern with the amount of links in the document.

11. REPORTS AND ANNOUNCEMENTS

- a. Township Board update
 - i. Director Schmitt noted that the board did adopt the recreational marijuana ordinances.
- b. Liaison Reports
 - i. Commissioner Scales spoke on the Economic Development Corporation
 - ii. Commissioner Brooks spoke on the Corridor Improvement Authority
 - iii. Commissioner McCurtis spoke on the Transportation Commission

12. PROJECT UPDATES

- a. Project Report
 - i. Director Schmitt spoke on Elevation Phase 3

13. PUBLIC REMARKS

- a. NONE

14. COMMISSIONER COMMENTS

Commissioner Brooks noted a large hole in the Meijer parking lot.

15. ADJOURNMENT – 7:25pm

Commissioner Brooks moved to adjourn the July 24, 2023 Planning Commission Regular meeting. Seconded by Commissioner McCurtis.

VOICE VOTE: YEAS: Commissioner Brooks, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 5-0



To: Members of Planning Commission

From: Timothy R. Schmitt

Date: August 10 2023

Re: 2023 Master Plan DRAFT - Discussion

Staff introduced the DRAFT 2023 Master Plan to the Planning Commission at the July 24th meeting. At that meeting it was agreed that a full meeting should be devoted to discussing the document and Staff agreed that the August 14th meeting would be ideal for that discussion. We have finalized all the internal links and maps in the plan and we are prepared for a robust discussion of the plan, prior to its distribution in September.

The plan is intended to be entirely digital in nature and is set up in a magazine style format. It can be found at the following link, **which is different from the last meeting and includes the minor updates to the map links**: <https://www.flipsnack.com/homtv214life/2023-meridian-township-master-plan/full-view.html>

Please let me know if you have any questions. We look working with the Planning Commission and Township Board to finalize the update to the Master Plan and begin its implementation.