

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION REGULAR MEETING **\*DRAFT\***  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000, TOWNSHIP HALL ROOM  
WEDNESDAY, July 24<sup>TH</sup>, 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 28<sup>th</sup>, 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