

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, August 14th, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

ABSENT: Commissioner Brooks, Shrewsbury

STAFF: Community Planning and Development Director Schmitt; Senior Planner Brian Shorkey

- 1. CALL MEETING TO ORDER
Chair Blumer called the August 14th, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
- 2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present except Commissioner Brooks & Shrewsbury.
- 3. PUBLIC REMARKS
NONE
- 4. APPROVAL OF AGENDA

Commissioner Richards moved to approve the August 14th, 2023 regular Planning Commission meeting agenda. Seconded by Vice-Chair Trezise.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

5. APPROVAL OF MINUTES

Vice-Chair Trezise moved to approve the minutes of the July 24th, 2023 regular Planning Commission meeting minutes. Seconded by Commissioner Scales.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

6. COMMUNICATIONS
Director Schmitt noted that Commissioner Brooks submitted an email with his thoughts that he will review later.
7. PUBLIC HEARINGS
NONE
8. UNFINISHED BUSINESS
NONE
9. OTHER BUSINESS
NONE
10. MASTER PLAN UPDATE
Director Schmitt spoke on the Master Plan update, noting the following:
 - Preserving and strengthen the residential neighborhoods
 - Enhance the viability of Township businesses
 - Maintain outstanding public services
 - Further analyze the potential intensity change areas
 - Balance environmental preservation strategic growth
 - The Future Land Use Plan
 - The Zoning Plan
 - The Urban Service Boundary
 - Natural Township features

Chair Blumer inquired if one of Meridian Township's goals was to coordinate Master Plans with East Lansing and Michigan State University.

Director Schmitt stated that yes, this was an important goal and explained how this would be done.

Commissioner McConnell inquired about the wording in the document, which was explained by Vice-Chair Trezise.

Commissioner Richards asked if the Planning Commission wanted to encourage more mixed use developments.

Commissioner Scales asked at what point will they go through the goals listed to move to the next part of the Master Plan approval, to which Chair Blumer stated that the solution may be splitting the goals into multiple parts.

Commissioner Snyder noted swapping the verbiage out may be the easiest solution, to which the Planning Commission and Director Schmitt agreed.

Director Schmitt noted that the next area to look at and focus on should be the Meridian Mall location.

Chair Blumer inquired if an area designated as a PICA changes based off what the township does to the PICA, or what the property owner decides to do with it.

Director Schmitt stated that it puts the information out to developers to make development of said PICA property smoother during planning.

Vice-Chair Trezise noted that we should keep this as flexible as we can, to allow a better experience to shoppers.

Director Schmitt stated that this was a big benefit in the original plan.

The Commission discussed strategic growth and what it means for the Township.

Commissioner McCurtis inquired about public safety being a part of the Master Plan.

Director Schmitt stated that this can be incorporated if it is desired, although it is not directly land use related. He then discussed future land use plan.

The Commission noted an error in the future land use plans, particularly a section that was zoned industrial without a cross reference in the zoning plan.

Director Schmitt noted this error and spoke on other changes.

Commissioner Scales inquired on a case involving two properties on the edge of the Urban Service Boundary. He asked if there was a septic failure in this instance, would there be a requirement for them to hookup to the septic system.

Director Schmitt and Senior Planner Brian Shorkey stated that no, there wouldn't be a requirement.

Commissioner Snyder inquired if Cornell was a designated natural beauty road.

Director Schmitt stated that yes, it is. He further noted the progress made during the meeting, and stated that there is more conversations on the Urban Service Boundary to come in future meetings.

Commissioner Snyder inquired on potential buildout analysis maps.

Director Schmitt noted that this is something that his team is looking to create.

Commissioner McConnell inquired further on the buildout analysis, questioning properties in or out of the set boundary.

Commissioner Scales thanked Director Schmitt's team for making this an easy to read document for the Commission.

Chair Blumer asked a question submitted by Commissioner Brooks, inquiring about a more robust build out analysis that takes natural features into account. He further asked about purchase of development rights.

Director Schmitt explained the team's process of how they came up with the analysis results, and how they want to fine tune it further. He further answered that inquiry on development rights.

Commissioner McConnell noted that there are mechanisms already in place for the second inquiry.

Chair Blumer noted that there is a need for a simple explanation for what a buildout is.

Chair Blumer asked if this is a mathematical equation guess as to what will happen, or does it include the aspirational aspect of the Master Plan.

Director Schmitt stated that this is mathematical currently.

Chair Blumer inquired if the other subdivisions Township government are subordinate to the Master Plan.

Director Schmitt stated that no, they aren't, but his team is hoping to be an assistant to all of these subdivisions to help things fit into the Master Plan.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt stated that the Township Board is taking up the medical marijuana SUPs.

B. Liaison Reports

Chair Blumer appeared at the Downtown Development Authority meeting. He stated that the authority is going through façade improvements, financing and regulation for businesses within the DDA.

12. PROJECT UPDATES

A. Project Report

Director Schmitt stated that there will be more project updates in the coming weeks.

13. PUBLIC REMARKS

A. NONE

14. COMMISSIONER COMMENTS

A. NONE

15. ADJOURNMENT

Commissioner Scales moved to adjourn the August 14th, 2023 regular Planning Commission meeting. Seconded by Commissioner McConnell.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

Meeting adjourned at 8:00pm.