

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, December 11th, 2023, 6:30 pm

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

ABSENT: Commissioner Shrewsbury

STAFF: Community Development Director Schmitt, Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER  
Chair Blumer called the December 11, 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. Commissioner Shrewsbury and Commissioner McCurtis absent, all board members present.

3. PUBLIC REMARKS  
None

4. APPROVAL OF AGENDA  
**Commissioner Richards moved to approve the December 11, 2023 regular Planning Commission meeting agenda. Seconded by Vice-Chair Trezise.**

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

**NAYS: None**

**Motion carried: 7-0**

5. APPROVAL OF MINUTES  
**Vice-Chair Trezise moved to approve the Minutes of the November 13, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner Snyder.**

Commissioner Scales pointed out a correction in the November 13, 2023 minutes. Senior Planner Shorkey said that he would correct the minutes.

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

**NAYS: None**

**Motion carried: 7-0**

6. COMMUNICATIONS

A. Williamston Township – Intent to Plan letter

Commissioner McCurtis arrived at 6:32 PM.

7. PUBLIC HEARINGS

A. REZ #23036 – 5681 Shaw Street, PO, Professional and Office, to RC, Multiple-Family Residential

Senior Planner Shorkey outlined his memo and described the application and the reasons for the rezoning request.

Vice-Chair Trezise asked that since it was surrounded by RN, would the RN zoning be more appropriate and allow the requested density. Senior Planner Shorkey checked the RN zoning and pointed out that the 14 units per acre are not allowed by right but by special use permit. Senior Planner Shorkey said that the RC zoning would allow the applicant to go straight to site plan while the RN zoning would still require a special use permit.

Commissioner McCurtis asked if the dental office would still be allowed if the rezoning was approved. Senior Planner Shorkey said that the plan was the remodel the existing building and that there was no dental office at this time. Chair Blumer asked if there was any current occupancy. Senior Planner Shorkey said no.

Commissioner McConnell asked Senior Planner Shorkey to discuss how the application relates to the Haslett PICA in the Master Plan. Senior Planner Shorkey showed the PICA area in the Master Plan and generally discussed it with the Planning Commission.

Commissioner Brooks asked about the approval process. Senior Planner Shorkey explained that after the rezoning, the applicant would be required to go through site plan review.

The Applicant, Roozbeh Dargazany, addressed the Planning Commission and discussed the history of the property and the reasons for his rezoning request. Vice-Chair Trezise asked if the applicant if he planned on changing the building. Mr. Dargazany said that they were not changing the exterior of the building.

Commissioner Scales asked how many tenants were in the building in the past. Senior Planner Shorkey said that the building had the capability to hold four tenants. Commissioner Richards asked if the parking had been looked at for the proposed development. Senior Planner Shorkey said that based on a preliminary review, there appeared to be enough parking spaces, but that the Ingham County Road Department would have to approve the parking during site plan review. Commissioner Richards asked about the presence of any single-family residence in the area. Chair Blumer said that multiple family residential on the property was not out of character for the area.

Commissioner Snyder asked for a clarification of the surrounding zoning. Senior Planner Shorkey described the area zoning. Commissioner McConnell asked to see more of the surrounding area on the overhead map and pointed out the presence of a nearby Township Pathway; this was a good spot to increase density to increase access to the Pathway.

Commissioner McConnell spoke about walkability and housing diversity and spoke in favor of the rezoning request. Commissioner Snyder agreed.

Chair Blumer called for a straw poll. After discussion, the Planning Commission unanimously indicated that they supported the application to rezone the subject property from PO, Professional Office, to RC, Multiple-Family.

8. UNFINISHED BUSINESS

A. REZ #23034 – 4660 Marsh Road, PO, Professional and Office, to C-2, Commercial

Senior Planner Shorkey outlined his memo and described the application for the rezoning. Senior Planner Shorkey pointed out the comparison between C-1 and C-2 in his memo and the resolution in the packet for the C-1 designation.

Commissioner Richards discussed the zoning history of the area and said that he believes that the commercial designation is appropriate along Marsh Road and supports the C-1. Chair Blumer pointed out that the rezoning would bring the existing uses into zoning compliance and would match the character of the area. Commissioner McConnell asked about drainage work on the property. Senior Planner Shorkey introduced the Applicant, Tamara Noe, who explained the project.

**Vice-Chair Trezise moved to approve the resolution to recommend approval of REZ #23034 to rezone the subject property from PO, Professional Office to C-1, Commercial. Seconded by Commissioner Richards.**

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

**NAYS: None**

**Motion carried: 8-0**

B. SUP #23035 – Elevation 4 Floodplain

Senior Planner Shorkey outlined his memo and described the application and the proposed project. Chair Blumer asked if this is subject to approval of the Drain Commissioner's office. Senior Planner Shorkey said that the Drain Commission is currently reviewing the site plan. Vice-Chair Trezise pointed out that EGLE also had to approve the site plan.

**Commissioner Richards moved to approve the resolution to approve SUP #23035. Seconded by Vice-Chair Trezise.**

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

**NAYS: None**

**Motion carried: 8-0**

C. 2023 Meridian Township Master Plan

Director Schmitt discussed the Master Plan and asked for a motion to recommend approval and move the Master Plan to the Board. Director Schmitt discussed the online format of the Master Plan and said that it is better for accessibility. Director Schmitt discussed the indigenous people language and said that the literature recommended reaching out the tribal leaders and recommended that the

Planning Commission recommend that the Township Board develop an acknowledgement for all Boards and Commissioners.

**Commissioner McConnell moved to recommend approval of the 2023 Meridian Township Master Plan and to forward it to the Board for final adoption. Seconded by Commissioner Scales.**

Director Schmitt commented about the good timing of the Master Plan approval. Vice-Chair Trezise complimented the Communication Department on the online presentation of the Master Plan. Commissioner Snyder thanked Staff for the further discussion of the Native American land acknowledgement. Commissioner Scales said that he appreciated the teamwork that moved the Mater Plan forward so quickly.

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

**NAYS: None**

**Motion carried: 8-0**

9. OTHER BUSINESS

A. 2024 Planning Commission Schedule – Reapproval

Director Schmitt described the slight changes to the schedule for 2024.

**Chair Blumer moved to approve the corrected resolution for the 2024 Planning Commission Meeting Schedule. Seconded by Commissioner McConnell.**

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

**NAYS: None**

**Motion carried: 8-0**

10. MASTER PLAN UPDATE

Director Schmitt informed the Planning Commission that now that the Master Plan had been forwarded to the Board, this agenda item would fall off.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt updated the Planning Commission on Board activity; Review of Conservation District Ordinance; Review of Park Lake Road rezoning, moved to deny; Discussion about Community Senior Center; Approval of marijuana licensing standards, window open for applications in January. Director Schmitt said that this was Commissioner Richards last meeting and thanked Commissioner Richards for his service.

B. Liaison Reports

Vice-Chair Trezise said that he went to the ZBA meeting and said that they had one agenda item that they denied.

Chair Blumer said that he went to the DDA meeting and said that they discussed financial issues.

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey said that there was no change to the last project report and it had been left out due to the size of the packet. Senior Planner Shorkey then discussed ways to reduce packet sizes in the future.

13. PUBLIC REMARKS

None

14. COMMISSIONER COMMENTS

Ms. Tamara Noe thanked the Planning Commission for their approval for her rezoning application.

Commissioner McConnell spoke about the newly opened MSU to Lake Lansing trail; it is already being well used and it is a scenic trail to ride.

Commissioner Scales thanked Commissioner Ricards for his service.

15. ADJOURNMENT

**Chair Blumer asked if there was anything else. Hearing nothing, Chair Blumer closed the meeting.**

Meeting adjourned at 7:18 pm.