

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

**APPROVED**

**November 14, 2022  
5151 Marsh Road, Okemos, MI 48864-1198  
517.853.4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards, Snyder, Premoe**

**ABSENT: None**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Communications Manager Samantha Diehl, Chief Engineer Ishraidi**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 7:00 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission, all present.

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:00 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

**4. APPROVAL OF AGENDA**

**Commissioner Cordill moved to approve the agenda. No Second.**

**MOTION DIED.**

**Commissioner Premoe moved to amend the agenda by postponing the vote on item 8.A related to approval of SUP #22091 Grand Reserve the approval of until the Planning Commission has consulted the Okemos School board to determine the impact that a potential influx of students on an already overcrowded Cornell Elementary school might have, he further moved that a member of the commission is appointed to contact the School Board for the purpose of making this determination and report back at the next meeting. Seconded by Commissioner Richards.**

**THE MOTION IS WITHDRAWN.**

**Commissioner McConnell moved to approve the agenda as amended by removing the**

**consideration of prior minutes the Planning Commission does not have access to. Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

## **5. APPROVAL OF MINUTES**

## **6. COMMUNICATIONS**

- A. Email from Ann Perkins Re: SUP #22091
- B. Email from Dondra Kirk Re: SUP #22091
- C. Email from Dennis and Karen Rich Re: SUP #22111
- D. Letter from Gene Turnwald, P.C. Re: SUP #22111
- E. Notice of Intent to Update the City of Lansing Comprehensive Plan
- F. Notice of Intent to Prepare a Master Plan Update, Delhi Charter Township
- G. Response to Kirk Email Re: SUP #22091

## **7. PUBLIC HEARINGS**

- A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I

Senior Planner Shorkey outlined SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I for public hearing.

Chief Engineer Ishraidi further outlined SUP #22101-MSU to Lake Lansing Connector Trail, Phase 1 for public hearing.

The Planning Commission discussed the following on SUP #22101 MSU to Lake Lansing Connector Trail, Phase I:

- How Phase I and II will connect in relation to Grand River Ave.
- The location of fill required a compensating cut
- Safety Measures taken to allow walkers and cyclist to use the trail simultaneously
- Maintenance of the trail is the responsibility of the township

There was no public comment.

**Chair Blumer called for a straw vote.**

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards

NAYS: None

RESULTS: 8-0

- B. SUP #22111- Douglas J Floodplain

Senior Planner Shorkey outlined SUP #22111- Douglas J Floodplain for public hearing.

Chris Weir of Studio Intrigue Architects further outlined SUP #22111- Douglas J Floodplain for public hearing.

The Planning Commission discussed the following on SUP #22111-Douglas J Floodplain:

- The difference between a floodplain and a floodway
- The developer has already completed the work and is applying for an Special Use Permit after the fact

There was no public comment.

**Chair Blumer called for a straw vote.**

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners, Cordill, Shrewsbury, Richards

NAYS: None

ABSTAIN: Commissioner McConnell

RESULTS: 7-0-1

## **8. UNFINISHED BUSINESS**

### **A. SUP #22091 – Grand Reserve**

Senior Planner Shorkey outlined SUP #22091 – Grand Reserve.

The Planning Commission discussed the following on SUP #22091 – Grand Reserve

- Clearing up the language of conditions to be placed on the developer
- Reaching out to Okemos Schools to see if the district will have room for the possible influx of students this development could bring
- Minimizing wetland impact
- The Developer’s timeline

DTN Representative Raji Uppal, Clark Rd., Dewitt, MI noted that in his experience not many school aged children live in developments similar to Grand Reserve.

DTN Representative Joe Locricchio, 316 Birchwood Ave., Traverse City, MI spoke about building on the wetlands buffer, and timeline concerns if this isn’t approved quickly.

**Commissioner Premoe moved to table this item. Seconded by Commissioner Richards.**

ROLL CALL VOTE: YEAS: Commissioners Richards, Premoe

NAYS: Commissioners Snyder, Shrewsbury, McConnell, Vice-Chair Trezise, Commissioner Cordill, Chair Blumer

MOTION FAILED: 2-6

**Commissioner McConnell moved to adopt the resolution to approve SUP #22091 – Grand Reserve, for single-family residential uses in a multiple-family residential district and to allow a clubhouse on the property. Seconded by Vice-Chair Trezise.**

ROLL CALL VOTE: YEAS: Vice-Chair Trezise, Commissioners Cordill, Shrewsbury, Richards, Snyder, Chair Blumer

NAYS: Commissioner Premoe

MOTION CARRIED: 7-1

**Vice-Chair Trezise moved to recommend approval to the Township Board for the construction of building or buildings in excess of 25,000 sq. feet. Seconded by Commissioner McConnell.**

ROLL CALL VOTE: YEAS: Commissioners Snyder, Richards, Shrewsbury, Cordill, McConnell, Vice-Chair Trezise, Chair Blumer

NAYS: Commissioner Premoe

MOTION CARRIED: 7-1

## **9. OTHER BUSINESS**

### **A. 2023 Meeting Schedule**

Director Schmitt outlined the 2023 Planning Commission 2023 Meeting Schedule.

**Commissioner McConnell moved to adopt the resolution approving the 2023 Planning Commission meeting Schedule. Seconded by Chair Blumer.**

**Commissioner McConnell moved to amend the previous motion by having all meetings start at 6:30 pm.**

VOICE VOTE: Motion approved unanimously.

**Commissioner McConnell moved to adopt the resolution approving the 2023 Planning Commission meeting Schedule as amended to have all meetings start at 6:30 pm. Seconded by Chair Blumer.**

ROLL CALL VOTE: YEAS: Commissioner Premoe, Snyder, Richards, Shrewsbury, McConnell, Vice-Chair Trezise, Chair Blumer

NAYS: None

ABSTAIN: Commissioner Cordill

MOTION CARRIED: 7-0-1

### **B. TA #2022-16 – Sign Ordinance Update**

Director Schmitt outlined TA #2022-16 – Sign Ordinance Update.

**Commissioner Premoe moved to recommend approval of the ordinance. Seconded by Vice-Chair Trezise.**

The Planning Commission discussed the following on TA #2022-16 – Sign Ordinance Update.

- For temporary signs, an individual sign may be up to 8 sq. ft., in total 24 sq. ft. of signage is permitted
- Code Enforcement is responsible for removing signs that are out of regulation and located in the public right of way

ROLL CALL VOTE: YEAS: Commissioners Snyder, Shrewsbury, Cordill, Richards, McConnell, Premoe, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 8-0

## **10. MASTER PLAN UPDATE**

### A. Urban Service Boundary Discussion

Director Schmitt outlined the Urban Service Boundary for Discussion. He defined the boundary as the furthest out the township intends to provide services such as sewer and water.

## **11. REPORTS AND ANNOUNCEMENTS**

### A. Township Board Update

Director Schmitt reported the Township Board has formally introduced the RRA deletion Ordinance and companion rezoning of the seven properties zoned RRA currently, the Brownfield Plan for the Village of Okemos, and tomorrow is the Joint Boards and Commissions Meeting.

### B. Liaison Reports

Commissioner Cordill

- The Corridor Improvement Authority is holding a meeting November 16<sup>th</sup> at 6 pm.

Chair Blumer

- Attended last Downtown Development Authority meeting where there was not a quorum

## **12. PROJECT UPDATES**

### A. Project Report

Director Schmitt briefly outlined the new format Staff intends to provide the project updates on going forward.

## **13. PUBLIC REMARKS**

Chair Blumer opened Public Remarks at 8:44 PM.

David Medley, 1804 Hamilton Rd., Okemos, MI spoke about the lack of public comment.

Chair Blumer closed Public Remarks at 8:44 PM.

#### **14. ADJOURNMENT**

**Commissioner Snyder moved to Adjourn. Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:45 pm.