

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, May 13, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Blumer, Brooks, McConnell, McCurtis, and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the May 13, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Commissioner Scales moved to approve the May 13, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Blumer. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioners discussed the level of detail that should be included in the minutes. Chair Shrewsbury recommended the discussion be held separately from discussing these specific minutes.

Commissioner McConnell asked that Mr. Heltzer’s comments in the last paragraph of section 9.A be amended to add that Mr. Heltzer stated that if the site was vegetated, it could only be around the perimeter of the site.

Vice-Chair Snyder moved to approve the Minutes of the April 22, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed unanimously as amended.

6. COMMUNICATIONS

- A. Baryshev Family re: SUP #24008 (Email)
- B. re: SUP #24009
- C. re: SUP #24009

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process

A. SUP #24007 – Lilliac LLC (5681 Shaw)

Chair Shrewsbury opened the Public Hearing at 6:40pm.

Principal Planner Shorkey explained the project submitted for SUP.

The applicant was unavailable for comment.

Commissioner Scales asked for the dimensions of the parking lot. Principal Planner Shorkey stated that he has not seen an engineered drawing but that the size of the space indicates that there may be room for ten parking spaces.

Commissioner Brooks asked if there was a connection between this project and the Village of Nemoka zoning, and if the proposed change in parking ordinances would have an effect on this project. Principal Planner Shorkey could not answer the parking ordinance question specifically because the process is not complete, however in a broad sense it would be unlikely that the changes would affect the project. There is no connection between this project and the Village of Nemoka zoning. Commissioner Blumer said that this project is consistent with properties around it. Vice-Chair Snyder discussed the application and asked if they could approve it without the applicant present. Principal Planner Shorkey said the Planning Commission was not making a decision until the next meeting and that he would contact the applicant to ensure that he attends the next meeting. Chair Shrewsbury asked when the SUP would expire if the site plan could not be approved.

Chair Shrewsbury closed the public hearing at 6:50. By voice vote, the Planning Commission indicated support for the application.

B. SUP #24008 Radmoor Montessori (2745 Mt. Hope)

Chair Shrewsbury opened the public hearing at 6:50.

Principal Planner Shorkey explained the project submitted for SUP. Commissioner Scales asked about the body of water to the east of the site. Principal Planner Shorkey showed the site on the Township Parcel Viewer and said that it appeared as a wetland. Commissioner Scales asked about the regulation of the wetland.

Irina Jameson, representative for Montessori Radmoor School, explained the need for the project. People are lingering past designated drop-off and pick-up times which leaves less parking spaces for later drop-off and pick-up vehicles. The additional spaces allow for the needed overflow for these times of day.

Commissioner McConnell stated that the size of the building is not changing so, from a planning standpoint, it is not an expansion of use. Commissioner McConnell asked if consideration will be given to non-traditional paving materials to alleviate runoff.

Chair Shrewsbury closed the public hearing at 7:04. By voice vote, the Planning Commission indicated support for the application.

C. SUP #24009 – SANDDS (3520 Okemos Road)

Chair Shrewsbury opened the public hearing at 7:04.

Principal Planner Shorkey explained the project submitted for SUP. Principal Planner Shorkey said that the SUP would require the Planning Commission to make a recommendation that will go to the Township Board.

Jamie Garmo, representative for SANDDS Meridian LLC, explained the need for the project. This is the next step in the process to establish an adult use marijuana provisioning center. The Township Board has conditionally approved the permit, pending approval of the SUP. The applicant explained that they can proceed as a medical marijuana applicant but have chosen not to because of economic pressures. She clarified State requirements for checking Identification.

Dr. David Pawsat, Township resident, spoke against the application.

Chair Shrewsbury closed the public hearing at 7:25. By voice vote, the Planning Commission indicated support for the application.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Discussion regarding minutes

Principal Planner Shorkey discussed the minutes with the Planning Commission. Principal Planner Shorkey asked what the balance is between recording comments and summarizing. Vice-Chair Snyder said that she was generally happy with the detail in the minutes and that videos exist if someone wanted to dig deeper. Chair Shrewsbury discussed the minutes; she is generally happy with the level of detail and brought up Commissioner Brooks' question.

Commissioner Brooks clarified that in the specific meeting on April 22nd, he was wondering how discussion and feedback should be captured in minutes format. Commissioner Brooks wanted to know if the minutes or the recording are legally binding. Commissioner Blumer answered that the votes are legally binding, the minutes are information behind the vote. Commissioner McConnell discussed the distillation of information that happens when the meeting is summarized by Staff's reports.

Chair Shrewsbury discussed the conversations from April 22nd and suggested that the Planning Commission may have missed an opportunity to create a formal summary of their opinions for the Board. Commissioner Scales discussed the April 22nd meeting and said that the Board had received the message from the Planning Commission. Commissioner Blumer said that the conversation was broader than the April 22nd meeting and that the DDA had written a formal letter by consensus to express their opinion without a vote.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no report.

B. Liaison Reports

Commissioner Scales reported that the DDA was very upset regarding the Village of Okemos proposal and that they wrote a letter stating their position to the Township Board.

Commissioner McConnell reported that the Environmental Commission reviewed applications for Climate Sustainability Plan funding. Green Burial and Green Space Plan update were not recommended to go forward at this time. Commissioner McConnell supported a proposal from an MSU faculty member to Congressperson Slotkin's office supporting anaerobic digestion research.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey briefed the Commission on changes to the project report, highlighted in bold text, and new applications.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 7:47

Ann Perkins, Township resident, asked board members to please remember to speak more clearly.

Chair Shrewsbury closed public remarks at 7:48

13. COMMISSIONER COMMENTS

Commissioner Scales attended Michigan Associations of Planners Spring Resilience Summit where he learned about recovery and mitigation from disaster.

Commissioner McConnell asked staff if they could provide information about levels of traffic service post-covid. Principal Planner Shorkey related the information he's received from speaking with engineers in other municipalities.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:56 pm.

Commissioner Scales moved to close the May 13, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Blumer. Motion passed unanimously.