

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, June 24, 2024, 6:30 pm

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

ABSENT: Commissioner Blumer

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER
Chair Shrewsbury called the June 24, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:52 pm.

2. ROLL CALL
Chair Shrewsbury called the roll of the Board. All board members were present except Commissioner Blumer.

3. PUBLIC REMARKS
Chair Shrewsbury opened public remarks at 6:53 pm

Wayne Popard, Township resident, spoke in opposition to REZ #24013.

Joel Major, Township resident, spoke in opposition to REZ #24013.

Deborah Major, Township resident, spoke in opposition to REZ #24013.

David Kloc, Township resident, spoke in opposition to REZ #24013.

Kris Kloc, Township resident, spoke in opposition to REZ #24013.

Michael McIntosh, Township resident, spoke in opposition to REZ #24013.

Jeanette Feintuch, Township resident, spoke in opposition to REZ #24013.

Bradley Shaw, Township resident, spoke in opposition to REZ #24013.

4. APPROVAL OF AGENDA
Commissioner Scales moved to approve the June 24, 2024, regular Planning Commission meeting agenda. Seconded by Vice-Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES
Commissioner Brooks moved to approve the Minutes of the June 10, 2024, Planning Commission Regular Meeting as amended with the corrected typos. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

- A. Gia McIntosh re: REZ #24013
- B. Dave Bueche re: REZ #24013 (email)
- C. Guy Davis re: REZ #24013 (email)
- D. Bob Westrate re: REZ #24013 (email)

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process.

- A. REZ #24015 – Copper Creek Phase 5

Chair Shrewsbury opened the Public Hearing.

Principal Planner Shorkey explained the project submitted for REZ

Joseph Schroeder, representative for the applicant, answered the Commissioner's questions.

Robert Barkham, Williamstown Township resident, spoke

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

- B. SUP #24017 – Herbana Adult Use Marijuana

Chair Shrewsbury opened the public hearing.

Principal Planner Shorkey explained the project submitted for SUP.

Ben Joffe, representative for the applicant, answered the Commissioner's questions.

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

8. UNFINISHED BUSINESS

- A. TA #24313 – Sec. 36-377 – RN – Village of Nemoka Ordinance Update

Principal Planner Shorkey gave an overview of the process that has occurred regarding this Text Amendment.

Commissioner Brooks asked that the resolution language be corrected to reflect the current Supervisor's name.

Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment #2024-06 in accordance with the revised draft ordinance language. Supported by Vice-Chair Snyder. Motion passed unanimously.

B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and stated that this will proceed to site plan approval.

Vice-chair Snyder moved to adopt the attached resolution approving Special Use Permit #24012, a request to construct a natural gas regulator station on the property on the northeast corner of Lake Lansing Road and Rutherford Drive. Supported by Commissioner McConnell. Motion passed unanimously.

9. OTHER BUSINESS

A. Resolution of Appreciation – James McCurtis

Commissioner Scales read the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service.

Commissioner Scales moved to approve the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service. Supported by Vice-Chair Snyder. Motion passed unanimously.

B. Corridor Approval Authority Appointment

Commissioner Brooks explained the functions of the Corridor Approval Authority and the expectations of the Planning Commission Liaison to that board.

Commissioners discussed the appointment and decided to postpone the selection until the next meeting.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the Township Board approved the marijuana retail permit for DVNK in the Zone 3 Recreational overlay area.

B. Liaison Reports

Commissioner Scales reported that he attended the Juneteenth Celebration.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey had no changes to the report.

Principal Planner Shorkey informed the Commission that there were no new applications for the July 22nd regular meeting. Principal Planner Shorkey asked the Commission if they wanted a meeting to discuss planning topics or if they would like to cancel the meeting.

After discussion, the Planning Commission indicated that they would like to schedule a discussion meeting. Chair Shrewsbury said that she would appreciate the opportunity and asked Commissioners to share topics to discuss with Principal Planner Shorkey.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:36

Chair Shrewsbury closed public remarks at 8:36

13. COMMISSIONER COMMENTS

Commissioner McConnell summarized the comments regarding REZ #24013 and spoke about the historical land use of the property. Commissioner McConnell elaborated that the parcel was likely well drained in the first place and suitable for building upon. Chair Shrewsbury clarified that property owners are permitted to develop their property in accordance to the zoning regulations. Commissioner Scales reminded the Commissioners that they are permitted to discuss resident concerns with property owners who are planning developments.

Vice-chair Snyder and Commissioner Brooks asked staff for a synopsis of discussions regarding REZ #24013.

Commissioner Brooks asked staff if there is a plan that addresses walkability and sidewalk maintenance. Principal Planner Shorkey clarified that Township-owned sidewalks are classified as pathways and that there is a map that shows existing and proposed Pathway routes. Principal Planner Shorkey said that the map could be part of a new Bike Plan and that neighborhood sidewalks are not necessarily part of the Pathway system.

Commissioner Brooks asked staff for more information regarding the ratio of rental-occupied to owner-occupied properties. Principal Planner Shorkey stated that he will look for information for the Commission.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:59 pm

Commissioner Brooks moved to adjourn the June 24, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.