

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, August 12, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners Blumer, Brooks, Romback, and Scales

ABSENT: Vice-Chair Snyder, Commissioner McConnell

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the August 12, 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 were present except Vice-Chair Snyder and Commissioner McConnell.

3. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 6:31 pm

Chair Shrewsbury closed public remarks at 6:31 pm

4. APPROVAL OF AGENDA

Commissioner Blumer moved to approve the August 12, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Romback. Motion passed unanimously.

Commissioner Scales asked to add an item to the agenda to correct an error in bylaws and asked if it would be appropriate to add to the Commissioner Comments section. Chair Shrewsbury stated that it would be appropriate to comment on it and it could be placed on the next agenda for action.

5. APPROVAL OF MINUTES

Commissioner Scales moved to approve the Minutes of the July 8, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Romback. Motion passed.

Commissioner Romback asked that the spelling of his name be corrected.

Commissioner Scales asked about draft minutes that were placed in a Board packet. Principal Planner Shorkey clarified that the draft was used because of the timing between the Board

packet and the approval of the minutes in question and clarified that only the approved minutes for the Planning Commission are considered official.

6. COMMUNICATIONS

A. Ingham County Controller's Office Letter

Chair Shrewsbury asked if the Planning Commission was expected to give feedback. Principal Planner Shorkey indicated that it was an FYI and that he would send feedback to the County if the Planning Commission had feedback.

B. EGLE Materials Management Plan

7. PUBLIC HEARINGS

A. SUP #24020 – Okemos Local Investment

Principal Planner Shorkey outlined the SUP. Principal Planner Shorkey reminded the public that this is a hearing and a decision will not be made at this meeting.

Commissioner Romback asked if there would be an updated traffic study. Principal Planner Shorkey stated that the applicant is working to get an update.

Sam Pernick, applicant, summarized his application, noting that the plans are basically the same as what he submitted for conditional approval, excepting a change in the site plan regarding tree location to accommodate a sign. He gave an overview of the work that he has done on the property so far and plans to call the store "Good Vibes."

Commissioner Romback asked the applicant how many provisioning centers he owns. Mr. Pernick stated that he has two other stores in Michigan and commented about the contributions his company has made to the communities in which they are located.

Commissioner Blumer asked the applicant how he would manage security at his location, given that it is a rehabilitated home instead of a new building built for the purpose of housing a dispensary. Mr. Pernick gave details about his security plan for the property and gave details about security for his other stores.

Commissioner Scales asked the applicant for more details about securing transportation of the product. Mr. Pernick explained that the State does not allow dispensaries to handle transportation and that he does not have details on the logistics of how the vendors transport the product.

Chair Shrewsbury opened public comment at 6:59

Monal Shroff, Township resident, spoke in opposition to the dispensary.

Tannu Arora, Township resident, spoke in opposition the dispensary.

Chair Shrewsbury closed the public hearing at 7:05. By voice vote, the Planning Commission indicated support for the application pending the update of the traffic study.

8. UNFINISHED BUSINESS

NONE

9. OTHER BUSINESS

- A. Planning Commission Discussion
i. Off-Street Parking Ordinance Update

Principal Planner Shorkey introduced the items Staff have been working on with regards to updating the Parking Ordinance and stated that there is no draft at this time.

Commissioner Brooks asked about grant opportunities for EV stations. Commissioner Brooks expressed his concern that it could be costly if mandated in an Ordinance. Principal Planner Shorkey indicated that he was aware of grants, but that it would be on the applicant to seek those funds, and the Township can support them. He stated that the Ordinance wouldn't need to be a mandate, it would be guidance for property owners who planned to put in EV stations.

Commissioner Brooks asked if the landscape components could include rain garden and native plant guidance. Principal Planner Shorkey said that staff can consider those items.

Commissioner Blumer asked how this Ordinance would be implemented regarding Planning Commission responsibilities. Principal Planner Shorkey explained that it would affect zoning ordinances and permits would come through the Planning Commission for recommendation.

Chair Shrewsbury asked if pedestrian access would be appropriate to include in a parking Ordinance. Principal Planner Shorkey said that it is appropriate and staff can consider pedestrian access.

Commissioner Romback asked how the changes might affect businesses. Principal Planner Shorkey responded that required parking numbers will go down in some instances which could lead to a lesser need for infrastructure, allow more landscaping, or provide opportunities for more creative uses. Commissioners discussed businesses wanting to be cautious about not over-building or under-building parking.

Commissioner Romback asked how EV charging costs are determined and, if providing EV stations, will it take revenue away from gas stations. Principal Planner Shorkey stated that the cost charged to users is determined by the landowner. Commissioner Blumer stated that it is unusual for an EV driver to find free EV charging.

10. REPORTS AND ANNOUNCEMENTS

- A. Township Board Update

Principal Planner Shorkey reported that the Board approved SUP #24009, they did not approve the language for the proposed millage vote for Senior and Community Center, and they approved language for the Liquor License Ordinance.

Commissioner Scales asked for an update on REZ#24013. Principal Planner Shorkey responded that the developer has set up a community meeting as requested by the Planning Commission and that the REZ won't be brought before the Board until after that meeting has occurred.

B. Liaison Reports

Commissioner Blumer reported that the DDA is focused on development of a new Welcome sign for northbound Okemos Rd.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey highlighted the updates to the report.

Commissioner Scales and Commissioner Romback asked for an update about Downtown Okemos. Commissioner Scales reported that he spoke with the developer who says that the Township has been reporting incorrect numbers and that the project is on indefinite hold because of the Township's requests. Principal Planner Shorkey said that he has not received such information and that the plan is still under review.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 7:36 pm

Chair Shrewsbury closed public remarks at 7:36 pm

13. COMMISSIONER COMMENTS

Commissioner Scales stated that he has reviewed Planning Commission bylaws and found under Meetings section 5.7(a) that the required number of votes to adopt any part of the Master Plan is six members, which was a 2/3 majority when there were nine members. He would like to change this to reflect a 2/3 majority for the current seven members. He also noted that under section 8.1 there is a process for amending bylaws and asked to start the process as soon as possible if the Planning Commission wants to make the change to 5.7(a).

Commissioner Scales thanked everyone who voted for him during the primary election.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:40 pm

Commissioner Scales moved to adjourn the August 12, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Blumer. Motion passed unanimously.