

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

APPROVED

April 24, 2017

5151 Marsh Road, Okemos, MI 48864-1198

853-4000, Town Hall Room, 7:00 P.M.

**PRESENT: Commissioners Cordill, DeGroff, Ianni, Premoe, Richards, Scott-Craig, Baruah,
ABSENT: Commissioners Lane and Tenaglia
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior
Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried.

3. Approval of Minutes

March 27, 2017

April 10, 2017

Commissioner Cordill moved to approve the minutes of March 27, 2017 and April 10, 2017 as written.

Seconded by Commissioner Richards.

4. Public Remarks

- Mr. Leonard Provencher, 5824 Buena Parkway, spoke in support of the Planning Commission adopting bylaws that would include two opportunities for public remarks. He also voiced his support of the communication from Neil Bowlby.
- Mr. Neil Bowlby, 6020 Beechwood, summarized his letter to the Planning Commission and suggested that the Planning Commission might want to have a representative at the Township Board work/study session on April 25, 2017 as they will be discussing the Master Plan suggested changes.

5. Communications

- A. Neil Bowlby RE: Planning Commission bylaws

6. Public hearings

- A. Special Use Permit #17031 (McCallum), work in 100 year floodplain of the Sloan Creek/Button Drain to construct new house at 986 Jolly Road.

Chair Ianni opened the Public Hearing at 7:08 p.m.

Senior Planner Menser outlined the Special Use Permit details and informed the Planning Commission there was a motion in the packet with wording on suspending the by-law requiring carry to the next meeting, due to a time constraint of the applicant.

Mr. Quentin McCallum, the applicant, said he would be available for questions from the Commissioners.

Chair Ianni closed the Public Hearing at 7:17 p.m.

There were no Public Comments

Commissioner Scott-Craig asked if the property has wetlands present and if so, had they been delineated. Senior Planner Menser said the wetland is on the bank of the drain only and there is no need for delineation if there is no cause for concern. He commented the applicant has obtained the applicable MDEQ permits.

Commissioner Scott-Craig asked if the property was within the urban services boundary or if there was well and septic present. Senior Planner Menser replied no Township services were needed at the site.

Commissioner Premoe asked if the original home was in the flood plain.

Commissioner Baruah asked who was dictating the timeline that says the project must be completed by September. The applicant replied the insurance company had a timeline for the completion of the project based on when the money was paid.

Commissioner Cordill commented she would support suspending rule 6.4a of the bylaws to vote on the project so it could be completed by the deadline.

Commissioner Scott-Craig moved to suspend rule 6.4a so a vote could take place.

Seconded by Commissioner Richards

VOICE VOTE: Motion carried unanimously

Commissioner Cordill moved to approve Special Use Permit #17031

Seconded by Commissioner DeGroff

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Cordill, Richards, Premoe, Baruah, Scott-Craig and Chair Ianni

NAYS: None

Motion approved 7-0.

7. Unfinished Business

A. Planning Commission Bylaws

- Senior Planner Menser summarized changes that were requested at the previous meeting when bylaws were discussed.
- The Planning Commissioners discussed further changes including a formatting issued with bylaw 3, questions about bylaw 6, reordering bylaws 4, 5 and 6, the order and number of public comment sections at each meeting and adding language clarifying what happens when a motion to approve fails.

- B. Training Opportunities
 - Chair Ianni asked for suggestions from the Commissioners about which topics they would like to have available training.
 - Commissioner Scott-Craig remarked he would like training for Section 61 reviews and upcoming legislation that would affect the Planning Commission.
- C. Brownfield Redevelopment Authority (BRA) representative
 - Senior Planner Menser asked for a volunteer to serve on the newly formed Brownfield Redevelopment Board (BRA). Commissioner Scott-Craig volunteered to serve on the BRA.
- D. Press Inquiries
 - Chair Ianni asked that all Commissioners refrain from commenting to the press on current planning cases and instead refer the press to Township Staff for comments.

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

- Commissioner Scott-Craig reported on the May 10, 2017 meeting of the EDC.
- Senior Planner Menser asked for a volunteer to do the Post Script after the meeting.

10. Project Updates

- A. New Applications – NONE
- B. Site Plans Received – NONE
- C. Site Plans Approved – NONE

11. Public Remarks

Mr. Neil Bowlby, 6020 Beechwood, commented the open meetings act could be addressed in the bylaws by adding the specific language in bylaw items 5.2 and 5.3 and that in the case where a resolution to pass is denied there should be an alternative resolution available for immediate action.

12. Adjournment

Chair Ianni adjourned the regular meeting at 8:51P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary