

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

APPROVED

**February 27, 2017
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Baruah, Cordill, DeGroff, Ianni, Lane, Premoe, Richards, Scott-Craig, Tenaglia
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:03 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

Draft minutes from January 23, 2017 meeting were not available

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:05 P.M.

- Mr. Leonard Provencher, 5824 Buena Parkway, spoke in support of Rezoning #17010, Special Use Permit #17-94017 and Commercial Planned Unit Development #17014 as he believes they will benefit the community. He voiced his opposition to Rezoning #16060 because in his opinion it is not smart growth and will cause too much congestion.
- Ms. Eleanor Huesner, 6216 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Kevin McGraw, 219 Samuel Oaks, spoke in opposition to Rezoning #16060.
- Mr. Robert Baker, 6010 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Dennis Campbell, 6049 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate, spoke in opposition to Rezoning #16060.
- Ms. Allison Parker, 6150 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Chris Triola, 6292 Skyline Drive, spoke in opposition to Rezoning #16060.

- Mr. Bill Triola, 6292 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Jeffrey Rechtenwald, 6035 Dawn Avenue, spoke in opposition to Rezoning #16060.
- Ms. Karen Renner, 6270 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. John Tengis, 6123 W. Longview, spoke in opposition to Rezoning #16060.
- Mr. Steve Wolcott, 2930 Margate Lane, spoke in opposition to Rezoning #16060.
- Mr. Phil Balbach, 2723 E. Lake Lansing Road, showed a map of the Meridian Township Parks and stated there has been a reduction in active recreation space in Meridian Township.
- Mr. Dan Gosford, 2069 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Mike Jenkins, 6030 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Ben Louagie, 6118 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Nita Campbell, 6049 Skyline Drive, spoke in opposition to Rezoning #16060.
- Chair Ianni closed public remarks at 7:58 P.M.

5. Communications (None)

- A. Kevin & Sharon McGraw RE: Rezoning #16060
- B. Larry Shanker RE: Rezoning #16060
- C. Jennifer Louagie RE: Rezoning #16060
- D. Benjamin Louagie RE: Rezoning #16060
- E. Elizabeth Jane Schneider RE: Rezoning #16060
- F. Judy & Paul Kindel RE: Rezoning #16060
- G. Mary Ellen Sheets RE: Rezoning #16060
- H. Eleanor Heusner RE: Rezoning #16060
- I. Jan Ragan RE: Rezoning #16060
- J. William & Sheila Flynn RE: Rezoning #16060
- K. Eleanor & Gay Heusner RE: Rezoning #16060
- L. Roy Bierwirth RE: Rezoning #16060
- M. Robert Baker RE: Rezoning #16060
- N. Gay Heusner RE: Rezoning #16060
- O. Fred Stacks RE: Rezoning #16060
- P. Liaison for Inter-Neighborhood Cooperation RE: Rezoning #16060
- Q. Bill & Chris Triola RE: Rezoning #16060
- R. Jan & Mike Jenkins RE: Rezoning #16060
- S. Karla & Michael Hudson RE: Rezoning #16060
- T. Adam & Jody Lawver RE: Rezoning #16060
- U. Karen Renner RE: Rezoning #16060
- V. Rick & Gerri Gouthro RE: Rezoning #16060

6. Public hearings

None

7. Unfinished Business

- A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately 0.56 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office).

Commissioner, Staff and Applicant Discussion:

- Commissioners commented this will be a good project and a good use for the subject property.
- Commissioner DeGroff commented he was abstaining from the vote due to his wife's relationship with the applicants.

Commissioner Scott-Craig moved to approve Rezoning #17010

Seconded by Commissioner Tenaglia

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

NAYS: None

MOTION CARRIES: 8-0.

- B. Special Use Permit #17-94071 (242 Community Church), establish community center at 2630 Bennett Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for discussion.
- Conditions were discussed to ensure no commercial activity takes place on the property.
- The applicant agreed to the conditions of the resolution as written.
- Commissioner Baruah asked if renting the facility for weddings and parties would be allowed.
- Commissioner Richards offered a friendly amendment "day rentals of space for weddings and similar uses are allowed."
- Friendly amendment to the resolution was accepted by both Commissioner DeGroff and Commissioner Tenaglia.
- The applicant agreed to the friendly amendment.

Commissioner DeGroff moved to approve Special Use Permit #17-94071

Seconded by Commissioner Tenaglia

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

NAYS: None

MOTION CARRIES: 9-0.

- C. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for discussion
- Steve Schafer, the applicant, stated the request is consistent with the zoning of surrounding properties. He commented there is very little that would appease the neighbors as far as a development is concerned. He said there had been discussion about donating a portion of the property to the Township to lease to the Walnut Hills Association so the property could remain a golf course.
- Commissioner Scott-Craig asked if the traffic study had been updated. He said he was concerned about the amount of homeowners coming in and out of the development where there are only two exits/entrances. He said the density of the proposed rezoning was too high and he would be unable to support the rezoning.
- Commissioner Baruah asked if it was a conflict of interest for the developer to commission their own traffic study.
- Mr. Menser answered the developer pays for the traffic study and it is reviewed by the township staff for accuracy prior to being presented to the Planning Commission, in this case the Township had Mannik and Smith review the traffic study for accuracy.
- Commissioner Richards asked if staff notifies the school districts of rezoning requests.
- Commissioner Baruah asked if the Township had any requirement for the applicant to set aside land for a new school if it is needed.
- Mr. Menser said the Township does not notice the school districts of possible rezonings unless there is a school within the 300 foot noticing boundary and the Township has no requirement for land to be set aside for school use. He said he could look into the details and provide them to the Planning Commission at a later date.
- Commissioner Baruah added it was wonderful to hear the memories residents have of the country club but the club was not financially supported by the community so the property was sold. She said development is likely an unavoidable prospect so it becomes the responsibility of the community is to ensure it is the best type of development for the community as a whole.
- Commissioner Scott-Craig and Commissioner Tenaglia agreed that development may be unavoidable but its impact could be minimized.
- Chair Ianni commented the rezoning does not look favorable at this time and asked the applicant to submit additional conditions at the next meeting for further discussion.
- Mr. Schafer replied there are options they can present in future meetings and he would have conditions ready for review and discussion at the next meeting. He said he would not expect a vote at that time.
- Chair Ianni delayed further discussion of Rezoning #16060 to the March 13th meeting.

- D. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for further discussion.
- Mr. Jeff Keyes, the applicant, 2116 Haslett Road, showed a new site plan for the proposed development; the changes made included: removal of five (5) parking spaces, saved one (1) tree, added an electric car charging station, removal of public seating at the corner, relocation of bicycle parking with a reduction of two (2) spaces, an updated waiver list to reflect the loss of parking spaces and an increase in pervious areas. Mr. Keyes said he planned to have a revised plan available for review at the March 13th meeting.
- Commissioner Richards asked where the cars park that are waiting for service.
- Mr. Keyes said service is done by appointment only so very little parking is needed (2-3 spaces) for service.
- Additional concerns voiced by the Commissioners included, hours of operation, towing services, Brownfield status, if the building is too large for the site.
- Commissioner DeGroff noted his appreciation of the provision for a car charging site.

A straw poll indicated Planning Commissioners were in support of the project and would like to see a revised site plan at the next meeting for further consideration.

8. Other Business - None

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

- Chair Ianni invited the Planning Commissioners to attend the ribbon cutting for Salon Red and Big John's Steak and Onion at 2398 Jolly Rd., on 3/6/17 at 2 p.m.
- Commissioner Premoe commented he would be attending the Environmental Commission meeting on February 28th.
- Commissioner Baruah asked for continued sign-ups on doodle poll for other boards and commissions.
- Commissioner Scott-Craig commented the Meridian Transportation Commission and the Corridor Improvement Authority should be added to the doodle poll.
- Senior Planner Menser commented the Corridor Improvement Authority had not yet established meeting dates or times.
- Director Kieselbach said the Transportation Commission met on February 23rd and meets again on the 23rd of March.
- Commissioner Premoe informed the Planning Commission he had been appointed to the Building Board of Appeals.
- Commissioner Scott-Craig said he and Commissioner Cordill had attended the Enactment Day at the State Capitol and gave a short summary. He also said there is an upcoming Mid-Michigan Environmental and Land Use Council Luncheon coming up which he recommended attending if Commissioners were able.

10. Project Updates

A. New Applications

1. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance response at 1673 Haslett Road.

B. Site Plans Received - none

C. Site Plans Approved

1. Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point mixed use planned unit development (MUPUD) at Jolly/Jolly Oak Road.

11. Public remarks

Chair Ianni opened public remarks.

Neil Bowlby, 6240 Beechtree, asked if the proposed gas station reconstruction at Haslett and Marsh Road would have LED lighting. He also commented in opposition to Rezoning #16060.

Chair Ianni closed public remarks.

11. Adjournment

Chair Ianni adjourned the regular meeting at 9:33P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary