

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

APPROVED

**January 23, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners DeGroff (arrived 7:06 pm), Ianni, Lane, Premoe, Richards, Scott-Craig, Baruah
ABSENT: Commissioners Cordill and Tenaglia
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 7:04 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda as written.
Seconded by Commissioner Richards.
VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Lane moved to approve the minutes from the Regular Meeting of January 9, 2017.
Seconded by Commissioner Richards.
VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:05 p.m.

- Mr. Neil Bowlby, 6020 Beechwood Drive, Okemos, summarized his letter written in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate Avenue, East Lansing, spoke in opposition to rezoning #16060 due to a potential reduction in property values.
- Mr. Michael Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the density of the proposed development and impact on traffic.
- Mrs. Karla Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to increased noise and traffic.
- Ms. Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the potential impact on the environment and poor soil conditions.
- Ms. Chris Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 because the green space should be maintained as it is.
- Mr. Bill Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060, he was concerned the local school would be overwhelmed and that increase will traffic.
- Scott Murray, 1550 Stanley Drive, East Lansing, spoke in opposition to rezoning #16060, due to the work required to construct the project as proposed.
- Mr. Bob Davis, 2911 Colony Drive, spoke in opposition to rezoning #16060, due to the density, increase in traffic, and decrease in quality of life.
- Ms. Gay Huesner, 6216 Skyline Drive, oppose rezoning #16060 because of the density, traffic, and drainage issues on the site.

- Ms. Donna Rose, 6207 Cobblers Drive, spoke in opposition to rezoning #16060 due to the medical concerns of increased traffic and the lack of need for housing.
- Ms. Lanita Campbell, 6049 Skyline Drive, spoke in opposition to rezoning #16060 due to the impacts of construction and poor soils on the site.
- Mr. Phil Balbach, 2723 E. Lake Lansing Road, spoke in opposition to rezoning #16060 due to the impact of development on the geology of the site.
- Ms. Mary Thomas, 2741 Southwood, spoke in opposition to rezoning #16060 because of the impact of area wildlife and the trees that would be removed.
- Ms. Amanda Hopper, 5584 Martinique, spoke in support of Special Use Permit #16091, saying the proposed second drive-through window would be beneficial to the developers and it is not an outrageous request.
- Mr. Kent Stockwell, 4277 Okemos Road, spoke in support of special use permit #16091, he urged the Planning Commission to reconsider a second drive-through window because it will help him attract tenants for the development.

Chair Ianni closed public remarks at 7:56 p.m.

5. Communications

- A. Sheila Flynn RE: Rezoning #16060
- B. Rick & Gerri Gouthro RE: Rezoning #16060
- C. Jim Fitzgerald RE: Rezoning #16060
- D. Bill & Chris Triola RE: Rezoning #16060
- E. Donna Rose RE: Rezoning #16060
- F. Shelly Smithson RE: Rezoning #16060
- G. Betty Wei RE: Rezoning #16060
- H. Jan Ragan RE: Rezoning #16060
- I. Kevin Witgen RE: Rezoning #16060
- J. Brett Bean RE: Rezoning #16060
- K. Ken Ketcham RE: Rezoning #16060
- L. Tom Collins RE: Rezoning #16060
- M. Jane Schneider RE: Rezoning #16060
- N. Mary Jo Stacks RE: Rezoning #16060
- O. Ruthi Bloomfield RE: Rezoning #16060
- P. Dave Regan RE: Rezoning #16060
- Q. John Grettenberger RE: Rezoning #16060
- R. Brenda Ramsby RE: Rezoning #16060
- S. Linda McCardel RE: Rezoning #16060
- T. William & Emily Anderson RE: Rezoning #16060
- U. Melanie Melton RE: Rezoning #16060
- V. Bill & Carol Weatherhead RE: Rezoning #16060
- W. Bruce McFee RE: Rezoning #16060
- X. Stuart Sleight RE: Rezoning #16060
- Y. Maureen LaValley RE: Rezoning #16060
- Z. Gretchen Karlake RE: Rezoning #16060
- AA. Pat Bridson RE: Rezoning #16060
- BB. Rick Lasch RE: Rezoning #16060
- CC. Dennis Campbell RE: Rezoning #16060
- DD. Andrea Jackson RE: Rezoning #16060
- EE. Tara Tyler RE: Rezoning #16060
- FF. Jim & Diane Harsha RE: Rezoning #16060

- GG. Judy Kurth RE: Rezoning #16060
- HH. Lawrence Schneider RE: Rezoning #16060
- II. Karla Hudson RE: Rezoning #16060
- JJ. Sue Hughes RE: Rezoning #16060
- KK. Vicky Bellon RE: Rezoning #16060
- LL. Ralph & Catherine Harvey RE: Rezoning #16060
- MM. Lisa Farzam RE: Rezoning #16060
- NN. Susan Foltz RE: Rezoning #16060
- OO. Stuart Sleight RE: Rezoning #16060
- PP. Karen Renner RE: Rezoning #16060
- QQ. Roy Bierwirth RE: Rezoning #16060
- RR. Pamela Andrews RE: Rezoning #16060

8. Public Hearings-none

9. Unfinished Business

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

Senior Planner Menser summarized the rezoning for discussion.

Discussion of Planning Commission, applicant's representative and staff:

- The applicant, Steve Schafer, 31400 Northwestern Highway, Farmington Hills stated the number of units permitted in a RR (Rural Residential) zoning would not be enough to keep the clubhouse as an amenity for the community, that storm water management practices will be followed, and a wetland survey was done which will be turned into the Township for verification. He also said extensive soil borings were done and no poor soil was found on the site. He stated a switch to RAA (Single Family-Low Density) would be consistent with the Township's master plan. Mr. Schafer commented he is willing to work with the community and would consider offers to purchase the land.
- Planning Commissioners expressed concerns over density and increase in traffic; a desire to know the actual number of bedrooms proposed for the development; a desire to see a reduction in the number of units proposed; a desire to see a completed site plan and complete floodplain information; hopes that the developer will engage with the community to find a solution; and a desire to avoid litigation.
- The applicant agreed to delay further discussion until the February 27, 2017 Planning Commission meeting to allow time for the community to formulate a plan or offer to purchase the land.

At 8:43 p.m. Commissioner Baruah motioned to take a short recess.

Seconded by Commissioner Lane

VOICE VOTE: Motion approved 7-0.

The Planning Commission reconvened at 8:50 p.m.

B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1560 Grand River Avenue.

Planning Commission, applicant's representative and staff discussion:

- Commissioner Scott-Craig commented the request had been reviewed and there were no negative impacts on the surrounding wetlands.

Commissioner Lane motioned to approve Wetland Use Permit #16-06.
Seconded by Commissioner Richards.

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

NAYS: None

Motion carried 7-0.

C. Special Use Permit #16091 (Stockwell), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River

Commissioner Lane moved to approve Special Use Permit #16091 for one drive-through window only.

Seconded by Commissioner Richards

ROLL CALL VOTE: YEAS: Commissioners Lane, Premoe, Richards, Scott-Craig, Chair Ianni

NAYS: Baruah, DeGroff

Motion carried 5-2.

D. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family)
At 1954 Saginaw Highway.

Planning Commission, applicant's representative and Staff Discussion:

- Chair Ianni asked Senior Planner Menser if there were any updates to the request.
- Senior Planner Menser responded there were no updates to the case but he wanted to answer some questions that the Vice-Chair had asked prior to the meeting: there would be a 7 foot wide pathway required along the front of the property, commercial setbacks would be 100 feet from the center line of Saginaw Highway and 15 feet from the rear yard line and side yard line.
- Jeff Kyes, applicant's representative, commented that the suggestion of rezoning the site to Commercial had been considered but the setback requirements from the adjacent Residential zoning would make building on the site difficult.
- Theresa Wood, 2048 E. Saginaw, cited concerns about the impact of additional traffic. She commented the site would be better suited to commercial development.

Commissioner Scott-Craig moved to approve Rezoning #16070.

Seconded by Commissioner Premoe.

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

NAYS: None

Motion carried: 7-0.

10. Other Business

- A. Planning Commission liaison to other boards and commissions
- Commissioner Baruah volunteered to set up a “Doodle” poll sign-up sheet for members to act as liaisons to other Township Boards and Commissions
 - Senior Planner Menser will provide Commissioner Baruah with e-mail addresses and copies of the meeting calendars

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

Commissioner Scott-Craig gave an explanation of DAS and study sessions

12. Project updates

- A. New Applications
1. Commercial Planned Unit Development #17014 (Saroki), construct gasoline station at 1619 Haslett Road.
 2. Special Use Permit #17011 (2/42 Church), establish community center at 2630 Bennett Road.
- B. Site Plans Received-none
- C. Site Plans Approved-none

13. Public Remarks

- Ms. Judy Kindell, 2915 Margate Lane, spoke in opposition to Rezoning #16060
- Mr. Neil Bowlby, 6020 Beechwood, suggested a copy of the draft for the new Master Plan should be provided to the applicant for rezoning #16060. He also questioned Chair Ianni about the current procedure for public remarks and was reassured that nothing procedural had changed. He also commented that on page 15 of the draft Master Plan the RR (Rural Residential) zoning district should be added to R-2.

14. Adjournment

Chair Ianni adjourned the meeting at 9:25 p.m.

Respectfully Submitted,

Angela M. Ryan, Recording Secretary