

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

**APPROVED**

**January 9, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners DeGross, Ianni, Cordill, Lane, Premoe, Richards, Scott-Craig, Tenaglia,  
Baruah  
ABSENT: None  
STAFF: Senior Planner Menser

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

**2. Approval of agenda**

Commissioner Cordill moved to approve the agenda as written. Seconded by Commissioner DeGross.

VOICE VOTE: Motion carried 9-0.

**3. Approval of Minutes**

Commissioner Lane moved to approve the minutes from the Regular Meeting of December 19, 2016 and the Work Session meetings of November 21, 2016, December 12, 2016, and December 19, 2016. Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 9-0.

**4. Introduction of New Commissioners**

Chair Scott-Craig introduced new and returning Commissioners Baruah and Cordill

**5. Election of Chair, Vice Chair and Secretary**

Commissioner DeGross nominated Commissioner Ianni for Chair. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried 9-0.

Commissioner Tenaglia nominated Commissioner Scott-Craig for Vice-Chair. Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 9-0.

Commissioner Scott-Craig nominated Commissioner Cordill for Secretary. Seconded by Commissioner DeGross.

VOICE VOTE: Motion carried 9-0.

**6. Public Remarks**

Chair Ianni opened the floor for public remarks.

Mr. Neil Bowlby, 6020 Beechwood Drive, Okemos, expressed his opinion that the meeting minutes have been very helpful in the past and hopes they will continue to be in the future. He suggested that the Planning Commission change their by-laws to state any motion that fails to pass is automatically a motion to deny. Mr. Bowlby commented the density at Hannah Farms East is too great.

Chair Ianni closed public remarks.

## **7. Communications**

- A. Suchitra Webster, 556 E. Circle Drive, East Lansing, RE: MSU Student Demographics & Housing Needs
- B. Natalie Hool, 6196 Skyline Drive, East Lansing, RE: Rezoning #16060
- C. Neil Bowlby, 2020 Beechwood Drive, Okemos, RE: Master Plan
- D. Meridian Township Environmental Commission RE: draft Future Land Use Map

## **8. Public Hearings**

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

Chair Ianni opened the public hearing at 7:16 p.m.

- Summary of subject matter  
Senior Planner Menser summarized the rezoning request.
- Applicant  
Mr. Balaram Singh, 2020 E. M-78, East Lansing, spoke in support of his rezoning request and stated he had reached an agreement with Bath Township to provide water and sewer services to the property.
- Public  
Ms. Sumera Sumbal, 7113 Saginaw Highway, spoke in support of the rezoning but stated traffic was a concern.

Planning Commission, applicant's representative and staff discussion:

- Concern about the Township's vision for the future of the property
- Property may be better zoned as commercial rather than multiple-family
- Potential increase in traffic from proposed development
- If proposed development would be considered "in-fill"
- Applicant's representative stated the proposed project would not significantly increase traffic and water and sewer services would be provided by Lansing Board of Water and Light through Bath Township.

Consensus of the Planning Commission was to place the rezoning on the next regular meeting agenda for action to recommend approval.

- B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1650 Grand River Avenue.

Chair Ianni opened the public hearing at 7:45 p.m.

- Summary of subject matter  
Senior Planner Menser summarized the wetland use permit request.
- Applicant  
The applicant's representative stated the design of the detention pond took into account the future development of the site in order to eliminate a future request to increase the size of the retention pond.
- Public  
Mr. Leonard Provencher, 5824 Buena Parkway, asked if pervious pavement had been considered when developing plans for the site. The applicant's representative responded that pervious pavement would not be functional for the site.

Planning Commission, applicant's representative, and staff discussion:

- Concerns about the amount of paved surface in the proposed development
- Question about the retention pond having enough space for future development
- Ingham County Drain Commissioner approval would occur during site plan review

Consensus of the Planning Commission was to place the wetland use permit on the next regular meeting agenda for action to approve the request.

Chair Ianni closed the public hearing at 8:00 p.m.

## 9. Unfinished Business

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

- Senior Planner Menser summarized the special use permit for discussion.
- Applicant, Mr. Ken Stockwell, stated he believes two drive-through windows are needed at the location to accommodate the maximum number of customers. He said his plans for the development include a restaurant with a patio and perhaps 4 to 5 other tenants.

Planning Commission, applicant's representative, and staff discussion:

- Concerns about the traffic impact on pedestrians and bicyclists from two drive-through windows
- A patio may not be appropriate with traffic from drive-through use
- Representative of the applicant stated the middle drive-through could be a service business such as a bank or a dry cleaner, not necessarily a restaurant
- Additional parking spaces are for potential restaurant tenant
- Concern that paving of Powell Road and traffic from Silverstone Estates were not included in traffic study

- Desire to extend service drive to Powell Road

Consensus of the Planning Commission was to place the special use permit on the next regular meeting agenda for action to approve one of the two requested drive-through windows.

B. Mixed Use Planned Use Development #16040 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.

- Senior Planner Menser outlined the mixed use planned use development for discussion.
- Applicant outlined the changes to the site plan since the public hearing, including:
  - Relocation of the north site parking to increase the buffer between the development and the adjacent neighborhood
  - Reduction of 24 bedrooms
  - Revised configurations of the townhomes in the south site
  - Total decrease in impervious surface
  - Amenities were added, including electric car charging stations, sidewalks linked to the Township pathway system, covered bicycle storage, underground utilities

Planning Commission, applicant’s representative and staff discussion:

- Concern the reduction in density was too small
- Suggestion to add active outdoor space such as basketball courts and tennis courts
- Not enough buffering from existing commercial space as well as adjacent residential space
- Concern over traffic increase resulting from higher density
- Public  
Ms. Jane Sissle, 4777 Mohican Lane, commented she was concerned about the high density of the proposed development and related potential noise and disturbances.

Consensus of the Planning Commission was to not recommend approval of the mixed use planned use development to the Township Board.

C. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.

This item was not discussed as it was covered during the discussion of MUPUD #16024.

**10. Other Business**

A. Planning Commission liaison to the Zoning Board of Appeals

- Commissioner Scott-Craig moved to appoint Commissioner Lane liaison to the Zoning Board of Appeals. Seconded by Commissioner Richards.

VOICE VOTE: Motion carries 9-0.

- B. Planning Commission liaison to other boards and commissions
  - Commissioner Scott-Craig volunteered to be liaison to the Economic Development Corporation.
  - Commissioner Premoe volunteered to act as liaison to the Environmental Commission for their meetings in February and March of 2017.
  - Commissioner Tenaglia suggested a rotation of commissioners to attend other boards and commissions. Senior Planner Menser will look into a system.
- C. January 10, 2017 Joint Boards and Commissions meeting
  - Commissioner Scott-Craig volunteered to attend the January 10, 2017 Joint Boards and Commissions meeting

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

- Commissioner Scott-Craig attended the last meeting of the Environmental Commission where they discussed the Township Master Plan, adding open space and formulating a sustainability plan.
- Commissioner Scott-Craig also attended the last Economic Development Corporation Meeting where they discussed their goals for 2017 and development of the Corridor Improvement Authority.

**12. Project updates**

- A. New Applications – NONE
- B. Site Plans Received
  - Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point development at Jolly Road/Jolly Oak Road
- C. Site Plans Approved
  - Site Plan Review #16-14 (Potterpin), construct a 2940 square foot addition to the existing office building located at 1784 Hamilton Road.
  - Site Plan Review #16-10 (Hotel Development Services, LLC), construct a 64,000 square foot, 97 room Marriott Courtyard hotel at the corner of Jolly Oak Road and Meridian Crossings Drive.

**13. Public Remarks**

- Mr. Leonard Provencher, 5824 Buena Parkway, spoke in opposition to Special Use Permit #16091, stating concerns over the additional traffic from the proposed drive-through windows
- Ms. Donna Bozgan, 2715 Skyline Court, spoke in opposition to Special Use Permit #16091 citing concerns over parking maneuvering lanes.

**14. Adjournment**

Chair Ianni adjourned the meeting at 10:12 p.m.

Respectfully Submitted,

Angela M. Ryan, Recording Secretary