

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

APPROVED

July 24, 2017

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

**PRESENT: Commissioners Cordill, Ianni, Lane, Premoe, Richards,
Scott-Craig, Tenaglia (arrived 7:04)**

ABSENT: Commissioners Baruah and DeGroff

**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 7:34 P.M.

2. Approval of agenda

Commissioner Tenaglia moved to approve the agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

June 26, 2017 Regular Meeting

Commissioner Richards moved to approve the regular meeting minutes of June 26, 2017 with a correction.

Seconded by Commissioner Lane.

VOICE VOTE: Motion carried.

4. Public Remarks

None

5. Communications

A. LeRoy Harvey RE: Meridian Climate Plan

B. David E. Pierson RE: Opposition to Proposed Urban Service Boundary

C. LeRoy Harvey RE: Climate Sustainability Plan

6. Public hearings

A. Special Use Permit #17-03031 (Chvala), amend existing special use permit to install changing message sign at 5140 Times Square Plan

Chair Ianni opened the Public Hearing at 7:37 p.m.

Senior Planner Menser outlined the case for discussion, he also remarked staff has provided a motion to suspend Planning Commission By-laws in order to make a decision at this meeting and a motion to approve has been provided if needed.

There were no public remarks.

Commissioner Tenaglia moved to suspend the Planning Commission By-laws in order to make a decision on 6.26.17 as requested by the applicant.

Seconded by Commissioner Premoe.

Commissioner Scott-Craig stated his opposition to suspending the Planning Commission By-laws saying it was unnecessary.

Commissioner Cordill stated her opinion that the case should be heard before the bylaws were suspended.

Commissioner Richards asked the applicant why he would like to have a decision from the Planning Commission at tonight's meeting.

Mr. Chvala replied he is trying to get the sign ordered but does not want to do so without knowing the decision of the Planning Commission.

Commissioner Premoe asked the applicant what time of the day the sign's message is changed.

Mr. Chvala replied the sign is changed in the morning before it is turned on at approximately 8:00 a.m. and does not change again until the next morning before being turned on. The sign does not change at all during business hours. He stated the automated sign is a great deal easier for the employees to change.

Commissioner Scott-Craig commented he would not support a changing sign as he does not want to set a precedent. He asked the applicant if there was any demonstrable impact on business.

Mr. Chvala explained if people are able to see what the flavor of the day is, they can decide to stop in or not. He cited an example of one of the Township employees who stated she was glad she would be able to see the flavor of the day so she can decide when she drives by whether or not to stop.

Commissioner Richards stated there is currently a changing sign on the building and moving it as well as decreasing the size will increase public safety as it will be easily seen from the road without having to turn away from the road to see it.

Commissioner Cordill stated she is no fan of the changing signs and would not like to set a precedent that would increase the number of changing signs. She asked Senior Planner Menser if allowing this sign would set a precedent.

Senior Planner Menser stated decisions made by the Planning Commission do not set precedent or policy. The Planning Commission does not have to allow changing signs going forward because of approving this sign.

Commissioner Premoe said each decision is based on the merit of the individual case. He stated his support for this sign saying it will be less distracting than the sign on the building

and it is smaller.

Commissioner Tenaglia agreed with Commissioner Premoe and added her support.

Chair Ianni asked for a vote on suspending the Planning Commission By-laws

VOICE VOTE: YEAS: Commissioner Tenaglia, Lane, Premoe, Cordill, Richards,
and Chair Ianni

NAYS: Commissioner Scott-Craig

Motion carries: 6-1.

Commissioner Lane moved to approve Special Use Permit #17-03031 (Chvala)

Seconded by Commissioner Tenaglia

VOICE VOTE: YEAS: Commissioner Lane, Tenaglia, Richards, Premoe, and Chair Ianni

NAYS: Commissioners Scott-Craig and Cordill

Motion carries: 5-2.

Chair Ianni closed the public hearing at 8:08 p.m.

7. Unfinished Business

None

8. Other Business

None

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

Commissioner Scott-Craig attended the July 6 Economic Development Committee Meeting, the July 5 Environmental Commission meeting, the July 19 Corridor Improvement Authority Meeting and the Brownfield Redevelopment Authority meeting on July 14. He gave a brief overview of the meetings

Commissioner Premoe commented that he attended an orientation meeting with staff and found it to be very helpful. He said he appreciated the well wishes from everyone before and after his recent surgery

10. Project Updates

A. New Applications – NONE

B. Site Plans Received-NONE

C. Site Plans Approved-NONE

11. Public Remarks

None

12. Adjournment

Chair Ianni adjourned the regular meeting at 8:17P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary