

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

**APPROVED**

**March 13, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Cordill, DeGroff, Ianni, Lane, Premoe, Richards, Scott-Craig, Tenaglia (arrived at 7:10 P.M.)**  
**ABSENT: Commissioner Baruah**  
**STAFF: Community Planning and Development Director, 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. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried.

**3. Approval of Minutes**

February 13, 2017  
February 27, 2017

Commissioner Scott-Craig moved to approve the minutes. Seconded by Commissioner Lane.

VOICE VOTE: Motion carried.

**4. Public Remarks**

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

- Mr. Leonard Provencher, 5824 Buena Parkway, voiced his opposition to Rezoning #16060 because it is not smart growth and will cause too much congestion. He also spoke in opposition to CPUD #17014, saying the Brownfield amount needs to be capped at \$75,000 and the lack of handicap parking and egress on both sides of the building.
- Mr. Gary Dawson, 5611 White Ash, spoke in opposition to Rezoning #16060.
- Ms. Karen Renner, 6270 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate, spoke in opposition to Rezoning #16060.
- Mr. Stuart Sleight, 6250 Skyline Drive, spoke in opposition to Rezoning #16060.
- Ms. Eleanor Huesner, 6216 Skyline Drive, spoke in opposition to Rezoning #16060.

- Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to Rezoning #16060. He also commented on the revised plans for SUP #16111 (Capstone) saying that while he liked most of the revisions he thought 4 stories was too tall for the area where the proposed development is located.
- Mr. Kevin Sayers, 962 Northgate Drive, 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 Flynn, 6086 Skyline Drive, spoke in opposition to Rezoning #16060.
- Mr. Rex Foster, 5857 Troyes Road, spoke in opposition to Rezoning #16060.
- Ms. Jane Sherzer, 4777 Mohican Lane, spoke in opposition to SUP #16111.
- Ms. Allison Parker, 6150 Skyline Drive, spoke in opposition to Rezoning #16060.

## **5. Communications**

- A. Eleanor Heusner RE: Rezoning #16060
- B. Rick Lasch RE: Rezoning #16060
- C. Chester Lewis RE: Rezoning #16060
- D. Chester Lewis RE: Rezoning #16060
- E. Jim Bartow RE: Rezoning #16060
- F. Mary Thomas RE: Rezoning #16060
- G. Jeff & Molly Barnes RE: Rezoning #16060
- H. LaNita Campbell RE: Rezoning #16060
- I. Karen Renner RE: Rezoning #16060
- J. Karen Renner RE: Rezoning #16060
- K. Paul & Judy Kindel RE: Rezoning #16060
- L. Maureen LaValley RE: Rezoning #16060
- M. Gay Heusner RE: Rezoning #16060
- N. Larry & Jane Schneider RE: Rezoning #16060
- O. Chester Lewis RE: Rezoning #16060
- P. Michael & Karla Hudson RE: Rezoning #16060
- Q. Bill & Chris Triola RE: Rezoning #16060
- R. Kevin Witgen RE: Rezoning #16060
- S. Sheila Flynn RE: Rezoning #16060
- T. Marcia & Jim Engelkes RE: REZ #16060
- U. Dave Regan RE: Rezoning #16060

## 6. Public hearings

A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.

Chair Ianni opened the public hearing at 7:38 P.M.

- Summary of Subject Matter

Senior Planner Menser outlined the Special Use Permit for discussion.

- Applicant

Mr. Leland Calloway, the applicant, commented they would seek a variance for the setback and parking spaces and would remove the barbed wire fencing if necessary to eliminate an additional variance.

Mr. Robert LaBelle, attorney for the applicant, 380 N. Old Woodward, said this location is an alternative that was proposed at previous meetings of the Planning Commission. He commented the parking spaces currently exist but are not paved so they are not outlined on the plans. He said the parking spaces are used very infrequently and Verizon would be requesting not to pave the parking area. He said the Land Division act was never meant to be applied to these types of leases and the Attorney General's Office has indicated a variance should not apply in this case.

- Public comment

Mr. Bill Triola, 6292 Skyline, was going to comment in opposition but had misunderstood the location of the proposed project. He did ask if the tower would require lighting at the top.

Mr. Neil Bowlby, 6020 Beechwood, commented this location was preferable to the previous location. He asked if a taller tower would provide better coverage.

Mr. Leonard Provencher, 5824 Buena Parkway, commented this site was far more appropriate for this development than the previously proposed site.

Mr. Robert LaBelle commented that no lights would be needed at the top of the tower and the location will work but is not ideal.

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

Commissioner Tenaglia commented the compromise on location made sense and she would not be opposed to the gravel instead of paving and would not be opposed to the fence.

Commissioner Scott-Craig sited concerns about the proposed pathway that is supposed to be built adjacent to the tower. He was concerned that if the tower were to fail it could fall on pedestrians using the pathway.

Mr. Robert LaBelle spoke about the strength of the tower and how it is engineered to fold over in the middle, closing in on itself rather than falling over.

Commissioner Scott-Craig asked how the tower is anchored.

Mr. LaBelle answered with details on anchoring the tower.

Commissioner Scott-Craig voiced his concern that the site is adjacent to what was at one time a land fill and could contain contaminants.

Mr. Calloway commented the property owner had done phase 1 and phase 2 Environmental Studies on the property prior to purchase and there were not concerns at that time and added Verizon would be required to do the same studies prior to building the tower.

A straw poll indicated unanimous support from the Commissioners to proceed to the next meeting.

Chair Ianni closed the public hearing at 8:06 P.M.

B. Rezoning #17020 (Evins), rezone approximately 0.79 acres from PO (Professional and Office) to C-2 (Commercial) at 4825 & 4837 Okemos Road and vacant adjacent parcel on Okemos Road.

Chair Ianni opened the public hearing at 8:07 P.M.

- Summary of Subject Matter  
Senior Planner Menser outlined the rezoning for discussion.

- Applicant  
Applicant's representative, John Droz, commented the traffic study is under revision at this time.

- Planning Commissioner, Applicant's representative and Staff Discussion  
Commissioner Scott-Craig asked if the flood plain effects the rezoning.

Senior Planner Menser replied the flood plain has no bearing on the rezoning request at this time but if the property is rezoned it will require a Special Use Permit prior to building.

Chair Ianni asked if there had been any communications from the adjacent neighbors.

Senior Planner Menser replied there had not been any communications from the neighbors.

Commissioner DeGross warned of future uses in C-2 that would be allowed and said he would be opposed to a drive through at that location in the future.

Commissioner Cordill asked staff about the setbacks and screening requirements for C-2 zoning where it is adjacent to residential zoning.

Senior Planner Menser answered there are setback and screening requirements that would be on the site plan prior to approval of any project.

The applicant commented they were working with adjacent property owners to create a possible shared access drive.

Commissioner Scott-Craig commented that traffic is a great concern in the area.

Commissioner Richards remarked the properties to the west are at a higher elevation. He said adjacent properties have drive through uses so additional traffic may not have too much impact.

Commissioner Tenaglia stated C-2 zoning could be a good fit for the property, perhaps, better than PO despite the existing zoning.

Chair Ianni stated the PO zoning may not be appropriate since the site has not been developed in 40 plus years.

Commissioner Scott-Craig expressed a desire to see a new traffic study.

A straw poll indicated the Commissioners were in favor of the rezoning continuing forward to the March 27, 2017 meeting.

Chair Ianni closed the public hearing at 8:20 P.M.

7. Unfinished Business

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

Commissioner Premoe moved to approve the Commercial Planned Unit Development #17014.

Seconded by Commissioner Lane.

- Planning Commission, Applicant's representative and Staff Discussion  
Commissioner Cordill said she would prefer to have the entire resolution read aloud for the record. She stated in this case she would prefer the area of the store be reduced in order to decrease the amount of impervious space.

Commissioner DeGroff asked for clarification on the hours of operation. He also commented the car charging station was an appropriate amenity for the project.

Senior Planner Menser responded the hours of operation were listed in the application but he did not have them with him.

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

NAYS: None

Motion carries 8-0.

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

- Planning Commission, Applicant and Staff Discussion:

Mr. Steve Schafer, 31400 North Western, Farmington Hills, said the proposal is consistent with the Township's Master Plan.

Commissioner Tenaglia commented the Township should form a task force to look into zoning questions.

Commissioner Scott-Craig said he did not understand the conditions offered by the applicant. He said there did not seem to be any decrease in density.

Mr. Schafer replied it was his intent to cap the density of the project.

Commissioner DeGroff and Lane commented the conditions were unclear and seemed more like requests rather than limits.

Mr. Schafer said he had no intention of being vague and was willing to resubmit the conditions using language that was more concise. He said he would like to get the question of rezoning to the Township Board.

A straw poll of the Commissioners indicated they were not supportive of the rezoning and would like a resolution to deny at the March 27, 2017 meeting.

Chair Ianni called a five minute recess at 8:47 P.M.

The Planning Commission reconvened at 8:54 P.M.

- C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.
- D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

For the sake of brevity item 7C and 7D were discussed together.

- Summary of Subject Matter

Senior Planner Menser outlined MUPUD #16024 (Capstone) and SUP #16111 (Capstone) for discussion.

- Applicant

Mr. John Acken, the applicant, summarized the revised plans before the Planning Commission. He said included in the revisions were: density, green space, building height and townhomes.

- Planning Commission, Applicant's representative and Staff Discussion

Commissioner Cordill commented while she appreciated the plan revisions she still did not see any mixed use component to the development.

Mr. Acken replied commercial use is not viable at the rear of the development.

Commissioner Cordill expressed concerns over the architecture not being compatible with other buildings in the area.

Commissioner Richards asked about the color of the proposed buildings.

Commissioner DeGross commented that commercial space was an expectation of the rezoning and MUPUD when first proposed in 2008.

Chair Ianni thanked the applicant for the revised plans and responding to the concerns of the Planning Commission.

Commissioner DeGross commented there still needed to be a substantial reduction in density.

Commissioner Scott-Craig added traffic was still a concern.

Commissioner Cordill commented there needed to be more information on the overall density of the entire development.

8. Other Business

A. None

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

Commissioner Scott-Craig attended the March 2<sup>nd</sup> Economic Development Corporation meeting and gave a brief summary of that meeting. He also attended the Township Branding meeting on March 9<sup>th</sup> and a February 20<sup>th</sup> workshop on regulatory issues of medical marijuana.

Commissioner Richards will attend the Transportation Commission meeting on March 23<sup>rd</sup> as a representative of the Planning Commission.

Commissioner Premoe is attending the Environmental Commission meetings as a representative of the Planning Commission.

10. Project Updates

A. New Applications – NONE

B. Site Plans Received – NONE

C. Site Plans Approved – NONE

11. Public Remarks

Ms. Jane Sherzer, 4777 Mohican Lane, spoke in opposition to MUPUD #16024.

Mr. Neil Bowlby, 6020 Beechwood, commented he would like to see a commercial component in the MUPUD projects. He asked about the status of discussions on the Township's proposed updates to the Master Plan.

Mr. Leonard Provencher, 5824 Buena Parkway, commented he was concerned about the amount of parking available in the proposed MUPUD #16024, he also asked about their plan for snow storage once the parking lots have been cleared.

**12. Adjournment**

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

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary