

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

APPROVED

May 22, 2017

5151 Marsh Road, Okemos, MI 48864-1198

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

**PRESENT: Commissioners Cordill, DeGross, Ianni, Premoe, Scott-Craig,
Tenaglia (arrived 7:05)**
ABSENT: Commissioners Baruah, Lane and Richards
**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 7:00 P.M.

2. Approval of agenda

Commissioner DeGross moved to approve the agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried.

3. Approval of Minutes

April 24, 2017

Commissioner Premoe moved to approve the minutes of April 24, 2017 as written.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried.

4. Public Remarks

None

5. Communications

None

6. Public hearings

None

7. Unfinished Business

None

8. Other Business

A. Mixed Use Planned Unit Development Concept Plan - 2875 Northwind Drive

Senior Planner Menser outlined the MUPUD Concept Plan for discussion and commented at the time of submission a Special Use Permit would be required and that final approval of the project would come from the Township Board.

Ron Calhoun, representative of the applicant, commented this project would be a redevelopment of an existing building which was built in 1978. He stated they would use a similar footprint for the building and reuse the existing parking lot. He said the concept calls for a 3,400 square foot commercial space, 77 one-bedroom apartments and 17-two bedroom apartments with amenities tailored to the proposed residents. Mr. Calhoun commented a possible amenity could be access to the Township pathway that has been planned for the portion of the property along the river.

The Planning Commissioners discussed the proposed Township pathway along the river side of the property as a possible amenity. There was discussion about the public and private portions of Northwind Drive being combined into entirely public. The increase of traffic on Grand River was of great concern to the Commission. In summary, the Planning Commission thinks the project is feasible but advised that traffic, density, floodplain, amenities, and the affordability of the units are all concerns that must be addressed.

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

- A. Commissioner DeGroff thanked the volunteers that work with a local youth soccer program and congratulated them on another fun and successful season.
- B. Commissioners Tenaglia announced her attendance at the recent Meridian Leadership Group breakfast and noted her appreciation for the guest speaker, the MSU golf coach.

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 7:55P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary