

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
May 23, 2016**

APPROVED

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

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig,
Tenaglia, Van Coevering
ABSENT: None
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:55 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

**Commissioner Opsommer moved to approve the Regular Meeting Minutes of April 25, 2016.
Seconded by Commissioner Tenaglia.**

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

A. Dan and Elizabeth Putnam, 1750 Hamilton Road, Okemos; RE: Support for Rezoning #16020
(PK Housing & Management)

6. Public hearings

A. Rezoning #16020 (PK Housing & Management), request to rezone .75 acre addressed as 1792
Hamilton Road, Okemos, from RC (Multiple Family-14 units per acre) to PO (Professional and
Office)

Chair Scott-Craig opened the public hearing at 7:57 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated May 19, 2016.
- Applicant
Chris Potterpin, representative for PK Housing & Management, 1784 Hamilton Road, Okemos, stated the applicant is seeking this rezoning in order to expand its current headquarters located on adjacent land to the subject site. He indicated the company has the property at 1792 Hamilton Road under contract pending approval of this rezoning request. Mr. Potterpin noted it is the company's desire to increase space to allow for needed new hires.
- Planning Commission discussion:
Commissioner Cordill inquired if it was the applicant's intent to demolish the house.

Mr. Potterpin replied in the affirmative, adding they plan to then construct an addition to the existing building.

Commissioner Cordill noted she has seen sites where two houses have been joined together in order to maintain the residential character of an established neighborhood.

Commissioner Ianni asked if the RAA zoned property to the south noted in the staff report is the parcel located across the street on Hamilton Road.

Principal Planner Oranchak responded in the affirmative.

Commissioner Ianni noted the RAA parcel is on the south end of the road so there is a buffer of the road in between. He believed the property on the north side of Hamilton Road looks more like professional office or commercial types of development and would have a buffer of road between the office space and the residential use. Commissioner Ianni believed the request is consistent with what is already in the neighborhood.

Commissioner Honicky suggested the character of the residential area be preserved by retaining the large trees located in the front and several trees on the rear of the property.

Mr. Potterpin noted the applicant made an effort with the current building to keep it in context with the neighborhood feel.

Chair Scott-Craig inquired if there were any issues with the drain which runs between the property which houses PK Management and the subject site. He noted there are issues with the wetlands at the back of the property.

Mr. Potterpin replied the drain is further to the east and the applicant installed the culvert and dug a ditch and retention pond when they modified the property at 1802 Hamilton Road. He added the applicant intends to maintain the wetlands, which have grown since the last survey and a significant portion of the property. Mr. Potterpin added the wetland growth was the reason why they wanted to combine the buildings in an effort to maximize the space without disturbing much of the site.

Chair Scott-Craig reaffirmed the applicant's general plan for expansion is to demolish the house located on the property addressed as 1792 Hamilton Road and extend their current building farther to the west.

Mr. Potterpin explained PK Management has not yet spent much money on architectural drawings, but the most likely current plan is to demolish the house.

It was the consensus of the Planning Commission to recommend the rezoning at its June 13, 2016 meeting.

Chair Scott-Craig closed the public hearing at 8:12 P.M.

7. Unfinished Business (None)

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
Commissioner Tenaglia reported her attendance at the last Economic Development Corporation (EDC) meeting and will provide an extensive summary at the next Planning Commission meeting.

Commissioner DeGroff reported his attendance at the last Downtown Development Authority (DDA) Meeting where discussion continued regarding parking in downtown and looking at the downtown Okemos area on a street-by-street basis in an attempt to revitalize the area.

Commissioner Opsommer reported his attendance at the May 4th Environmental Commission meeting and provided a comprehensive review of items and issues discussed.

A. New Applications

None

B. Update of Ongoing Projects

i. Site Plans Received - NONE

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened public remarks.

Bill McConnell, 4376 Manitou, Okemos, spoke to outreach to the developer community in formulating the Master Plan discussed during the Master Plan Review session prior to this meeting. He inquired of the applicant as to who he believed he would be able to recruit, which of the 39 demographic types presented by the consultant the applicant thought they would "get" and where the applicant believed those identified demographics would want to live. Mr. McConnell suggested asking these questions to applicants who plan to build apartments or expand their businesses as they have already performed this research.

Chair Scott-Craig closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:18 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary