

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

**APPROVED**

**November 13, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, Richards, Baruah  
ABSENT: Commissioner Tenaglia  
STAFF: Senior Planner Peter Menser**

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:00 P.M.

**2. Public Remarks-NONE**

**3. Approval of Agenda**

Commissioner Scott-Craig moved to approve the agenda as written.  
Seconded by Commissioner Cordill  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

A. October 23, 2017 Regular Minutes (as revised)

Commissioner Baruah moved to approve the minutes as revised.  
Seconded by Commissioner Premoe  
VOICE VOTE: Motion approved unanimously.

**5. Communications**

-Email communication from Nicholas Roberts, 5604 Earliglow Lane, RE: SUP 17051

**6. Public hearings**

A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25 acres located east of Powell Road, north of Grand River Avenue.

Chair Ianni opened the public hearing at 7:03 p.m.  
Senior Planner Menser outlined the plat for discussion.

Robert Schroeder, 670 Aquila Drive, East Lansing, the applicant, stated he would like to change the Tentative Preliminary Plat map so the road is a cul-de-sac instead of a 90 degree turn which dead ends. He commented homeowners prefer a cul-de-sac and extending the road at the currently proposed angle would be very costly due to the amount of fill required to make it level.

Commissioner Richards commented the road should be built to stringent specifications regardless of whether it is private or public so it will last without needing maintenance. He also said the paving on Powell Road should extend all the way to the northern end of the development.

Senior Planner Menser remarked all road construction is done under the specifications of the Ingham County Road Department, regardless of who is paying for it.

Commissioner Scott-Craig asked for a recap of the conditions that were applied to the previous approval of this plat.

Senior Planner Menser listed all of the conditions from the previous approval.

Commissioner Scott-Craig asked that all of the prior conditions be added to any future approval of the plat and explained that the cul-de-sac was changed to a 90 degree turn and termination due to the desire to have water and sewer services extended to the end of the development in case another development went in on the adjacent property.

Commissioner Cordill stated she prefers the current plan rather than a cul-de-sac.

Commissioner Premoe stated the Ingham County Road Commission construction specifications are more than adequate for road construction.

Chair Ianni closed the public hearing at 7:37 p.m.

- B. Special Use Permit #17051 (Al Saedi), establish group child care home for up to 12 children at 5596 Earliglow Lane.

Chair Ianni opened the public hearing at 7:38 p.m.

Senior Planner Menser outlined the Special Use Permit for discussion. He remarked the Michigan Zoning Enabling Act has set criteria the application must meet but the Special Use Permit has to be issued if the application meets all of the criteria.

Richard Lycos, 5570 Earliglow, spoke in opposition to the Special Use Permit. He was concerned with lack of fencing and increased traffic and parking.

There was discussion by the commission and applicant about the fencing requirements.

Commissioner Richards asked adequate fencing be added as a condition of granting of the Special Use Permit.

Chair Ianni closed the public hearing at 8:06 p.m.

## **7. Unfinished Business-NONE**

**8. Other Business**

- A. Commission Review #17103 (Township Board), Section 61 review of land preservation purchase of 90.01 acres located west of Van Atta Road, north of Tihart Road.

Commissioner Lane moved to approve the Section 61 review.

Seconded by Commissioner Scott-Craig

VOICE VOTE: Motion carried 7-0.

- B. Commission Review #17113 (Township Board), Section 61 review of land preservation purchase of 88.9 acres located south of Legg Park, north of Ponderosa subdivision.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Lane

VOICE VOTE: Motion carried 7-0.

- C. Commission Review #17123 (Township Board), Section 61 review of land preservation purchase of 0.90 acres located at 3098 Biber Street.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Cordill

VOICE VOTE: Motion carried 6-1 (Commissioner Premoe dissenting).

- D. Commission Review #17133 (Township Board), Section 61 review of land preservation purchase of 4.225 acres located southwest of Hamilton Road between Kent Street and Kenmore Drive.

Commissioner Cordill moved to approve the Section 61 review.

Seconded by Commissioner Scott-Craig

VOICE VOTE: motion carried 5-2 (Commissioners Premoe and Baruah dissenting).

- E. Commission Review #17143 (Township Board), Section 61 review of land preservation purchase of 5.1 acres located at 6269 Green Road.

Commissioner Scott-Craig moved to approve the Section 61 review.

Seconded by Commissioner Lane

VOICE VOTE: Motion carried 4-3. (Commissioners Richards, Premoe, and Baruah dissenting).

- F. Commission Review #17153 (Park Commission), Section 61 review of donation of 10.09 acres located east of Hillbrook Park, south of Lake Lansing Road to Township park system.

Commissioner Richards moved to approve the Section 61 review.

Seconded by Commissioner Baruah

VOICE VOTE: Motion carried 7-0.

G. 2018 Planning Commission goals

Senior Planner Menser suggested the Planning Commission think of goals for 2018 to be discussed at the next meeting. He commented some topics for consideration would be items such as: the MUPUD ordinance, form-based code and implementation of the Master Plan.

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

Commissioner Scott-Craig gave a summary of the last EDC meeting.

Senior Planner Menser gave a summary of the recent meetings for Shaping the Avenue.

Commissioner Richards gave a summary of the Meridian Transportation Commission meeting held on October 26, 2017 where Redi-Ride was discussed.

**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 8:57 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary