

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

APPROVED

**November 27, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:13 P.M.**

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

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:14 P.M.

2. Public Remarks

Richard Lycos, 5570 Earliglow, spoke in opposition to Special Use Permit #17051 and said even though there is a sign ordinance the daycare operator has a sign in her yard. The applicant stated the sign was from the Michigan Department of Human Services to acknowledge her efforts to improve the quality of her daycare.

3. Approval of Agenda

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

4. Approval of Minutes

A. November 13, 2017 Regular Minutes

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

5. Communications

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

6. Public hearings-NONE

7. Unfinished Business

A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25.5 acres located east of Powell Road, north of Grand River Avenue.

Principal Planner Menser outlined the proposed preliminary plat for review.

Commissioner Scott-Craig said he would like to see the stub option remain rather than changing it to a cul-de-sac due to the likelihood of future development of the surrounding properties.

An informal poll of the Commissioners indicated they would like a resolution to approve Tentative Preliminary Plat #17012 prepared for the next meeting.

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

Principal Planner Menser reviewed Special Use Permit #17051 for discussion, he commented the Planning Commission has discretion over where and what type of fencing will be required, he said staff is recommending a 6 foot privacy fence be installed along the Haslett Road frontage. Principal Planner Menser stated the other option for fencing would be a fence around just the required 600 square feet play area.

Commissioner Scott-Craig commented he would like to see a fence that surrounded the entire property for the children's safety but the option of a fence surrounding the play area would be safe for the children as well.

Commissioner Premoe stated he felt the option of a 6 foot privacy fence along Haslett Road would be the best option.

Commissioner Premoe moved to approve Special Use Permit #17051.
Seconded by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Cordill, Scott-Craig, Richards, Lane, Tenaglia and Chair Ianni

NAYS: None

MOTION CARRIED 7-0.

8. Other Business

A. Shaping the Avenue/form-based code

Commissioner Premoe commented the Planning Commission needs to put energy into learning all there is to know about form-based code.

Principal Planner Menser said the consultants were proposing the form-based code to be applied to the Grand River Corridor on an optional basis and to the Downtown Okemos area as mandatory. He commented the form-based code would possibly make the process for developers easier by reducing the number of reviews and meetings required to get approval for a project.

Commissioner Richards asked if the surrounding local governments were adopting the same form-based code to provide continuity from community to community.

Principal Planner Menser said most of the local governments were exploring the option of using form-based code.

Commissioner Tenaglia said she liked the idea of the Township having the ability to provide guidance on development.

Commissioner Scott-Craig commented he thought it would be a good idea to use a specific property as an example to show what the process would be like under the current Township ordinances and form-based code.

Commissioner Premoe stated he would like to see an example of how form-based code would change the Township's process. He reminded the Commission using form-based code would be giving away some power that could not be easily regained.

B. 2018 Planning Commission goals

Principal Planner Menser said a list of possible goals was provided and asked if the Commissioners had any items to add. He said at the next Township Board meeting the Township Board would have their list of goals completed.

Commissioner Scott-Craig commented the Planning Commission should really explore form-based code in 2018 and a revision of the Mixed Use Planned Use Development Ordinance should be included and mentioned the possibility of looking into affordable housing issues.

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

Commissioner Scott-Craig mentioned the Master Plan was approved by the Township Board and Peter Menser was recently promoted from Senior Planner to Principal Planner.

Commissioner Richards attended the recent Transportation Commission meeting regarding the road diet proposed for Lake Lansing Road between Hagadorn Road and Saginaw Highway which would be paid for with Federal Grant funds.

10. Project Updates

11. Public Remarks-NONE

12. Adjournment

Chair Ianni adjourned the regular meeting at 8:03 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary