

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, March 9, 2026, 6:30 pm

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Brooks and Nahum;
Commissioner McConnell arrived late

ABSENT: Commissioners Shrewsbury and Snyder

STAFF: Director Timothy Schmitt and Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the March 9, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:35 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except for Commissioners Shrewsbury, Snyder, and McConnell.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Vice-Chair McCurtis moved to approve the March 9, 2026, Regular Planning Commission meeting agenda. Seconded by Commissioner Nahum. Motion passed unanimously.

5. APPROVAL OF MINUTES

Vice-Chair McCurtis moved to approve Minutes of the February 23, 2026 meeting as written. Seconded by Commissioner Nahum. Motion passed unanimously.

6. COMMUNICATIONS

Communication from City of Williamston in packet.

7. PUBLIC HEARINGS

A. REZ #26006 – Tecchandani

Principal Planner Shorkey opened the discussion and summarized the application.

Principal Planner Shorkey noted that there were three properties, including the subject property, that non-conformed and recommended updating the future land use map on the

next update. Commissioner Brooks asked if there was a way to rezone the property to ensure that they could not be developed any further. Principal Planner Shorkey said that each property is 65 feet wide and that the minimum width of a property in the RB district is 65 feet and that these properties could not be divided any further. After discussion, Director Schmitt said that no further development was available on the property due to the Conservation District regulations.

Commissioner McConnell arrived at 6:42.

Chair Romback asked for a straw poll, which showed support for the application. Principal Planner Shorkey said that he would bring it back with a resolution to recommend approval at the next meeting.

8. UNFINISHED BUSINESS

A. REZ #24004 – Capstone

Director Schmitt opened the discussion and summarized the updates since the public hearing.

Chair Romback asked about the cut through to the neighborhood and confirmed that the PUD would show that the cut through would not be added and that they could not add that as a condition to the rezoning. Director Schmitt said that the PUD would show that and that the Planning Commission cannot add conditions to the rezoning.

Mr. John Atkins, Capstone, stepped up to answer questions. Commissioner Brooks asked about the data in Table 4 in the traffic study and asked if all intersections are above LOS C. Mr. Atkins explained the data and said that changes to the signalization might be necessary at the traffic light at Hannah Parkway and Hagadorn Road. Director Schmitt agreed and said that at some point the traffic light would need to be upgraded.

Commissioner Brooks discussed the turning movement diagram in the traffic study and asked what had changed in the update. Director Schmitt described the differences between units and beds in the updated study and discussed turning movements at Hannah Boulevard. Commissioner Brooks said that if people were already backed up, they could go to the next entrance.

Commissioner Brooks asked about the parking calculations and said that the number of parking spaces seems high. Mr. Atkins described the bed-to-space ratio that the applicant uses. Director Schmitt said that Staff would review the parking calculations at the PUD phase. Commissioner Brooks said that he is interested in minimizing parking if possible.

Chair Romback asked for a motion. Commissioner Brooks said that he is really uncomfortable with the vague timeline for the PUD submittal. Director Schmitt discussed the development process and the PUD. Commissioner McConnell said that he had the same concern and pointed out that under the conditions, no development could happen after the rezoning until the PUD is approved. Chair Romback agreed. Director Schmitt said that Staff had to present the conditions as submitted and suggested that the Planning Commission could recommend reversing the rezoning without a PUD in a certain time frame. Mr. Atkins said that they are making sure that they had ample time to work with the neighborhood before submitting the PUD.

Mr. Mark Clouse, representing the Eyde Company, said that they wanted to submit the PUD by the end of the year and suggested a deadline of 24 months. Chair Romback asked Staff if that was reasonable. Principal Planner Shorkey said that 24 months was in line with other submittal requirements in the zoning ordinance. Commissioner Brooks asked how fast the PUD could be submitted. Director Schmitt said that it could be submitted in the next six to nine months if everything works out with the neighborhood.

Commissioner Romback asked for a motion.

Commissioner Brooks pointed out the condition limiting development to 270 units and asked if anyone had any concerns about that. Commissioner Nahum expressed on the record that the Planning Commission supported the 24 month deadline for the PUD.

Commissioner Nahum moved to adopt the resolution to recommend approval of Rezoning #26004 to rezone approximately 69 acres located at the east end of Hannah Boulevard from PO, Professional Office and RAA, One Family-Low Density Residential, to RD, Multiple Family, up to 8 dwelling units per acre, subject to a Conditional Rezoning Agreement, seconded by Vice-Chair McCurtis.

Commissioner McConnell asked to add a condition to the motion to reflect the 24-month timeline. After discussion, Commissioner Nahum and Vice-Chair McCurtis agreed to this amendment to the motion.

Motion as amended passed 4 to 1; Commissioner Brooks voted no.

9. OTHER BUSINESS

A. None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Brooks said that the last Brownfield Redevelopment Authority meeting had been canceled.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks said that he appreciated everyone listening to his questions.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the March 9, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 7:35.