

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, August 10, 2026, 6:30 pm

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Brooks, McConnell,
Shrewsbury, and Nahum

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the August 10, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair McCurtis moved to approve the August 10, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Commissioner McConnell. Motion passed unanimously.

5. APPROVAL OF MINUTES

Vice-Chair McCurtis moved to approve Minutes of the July 27, 2026 meeting as amended. Seconded by Commissioner Nahum. Motion passed unanimously.

6. COMMUNICATIONS

Handout from Commissioner Nahum re: SUP #26018

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. SUP #26018 – 7Eleven

Principal Planner Shorkey summarized the memo, described the changes on the site plan, and pointed out the resolutions for approval and denial in the packet.

Commissioner McConnell asked Principal Planner Shorkey to bring the site plan up and favorably commented on the proposed landscaping and the connection. Discussion ensued about the proposed pathway connection from Wardcliff Drive.

Vice-Chair McCurtis asked for clarification about the proposed dimensional variances and the motorized connections.

Mr. John Krupa spoke on behalf of the application and discussed the updated site plan. Mr. Krupa said that an eight-foot fence is proposed to screen the development from residents. Mr. Krupa discussed proposed landscaping and environmental mitigation measures for vapors and spillage.

Commissioner Nahum discussed his communication about health effects of gas stations on nearby residents and asked Mr. Krupa about benzene vapor calculations. Mr. Krupa said that he didn't have that information but that the environmental standards in the United States are strict. Further discussion about environmental effects.

Vice-Chair McCurtis moved to adopt the resolution to approve SUP #26018 to allow the construction of a new gas station and convenience store at the property at 2736 Grand River Avenue, subject to the conditions found in the resolution to approve. Seconded by Commissioner Shrewsbury.

Commissioner Brooks asked for Commissioners to explain their rationale for voting to approve the application. Commissioner McConnell said that he is ambivalent and discussed the Grand River access, the internal traffic connection, and the nonmotorized connection to the neighborhood.

Chair Romback discussed environmental regulations and the approval process. Principal Planner Shorkey said that if the SUP is approved, the applicant will have to go through site plan approval and receive their building permits. Discussion about environmental reviews ensued. Commissioner Nahum said that they did not want houses right next to gas stations and that is the reason for the setback and that having no setback for the apartments is a hazard.

Commissioner Shrewsbury said that for the size and shape of the site, the site plan has been thoughtfully designed. Shrewsbury said there are several gas stations on Grand River and this is not any different from what is already there.

Chair Romback called the question. Motion passed 4 to 2, Commissioners Brooks and Nahum dissenting.

B. ZA #26015 – Mass Timber

Principal Planner Shorkey summarized the memo and pointed out the resolution in the packet.

Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment #26015 in accordance with the revised draft ordinance language,

subject to the conditions found in the resolution to approve. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

C. SUP #26022 – Krock Day Care

Principal Planner Shorkey summarized the memo and pointed out the resolution in the packet.

Commissioner Brooks moved to adopt the resolution approving SUP #26022 to establish a group child care home for up to fourteen children at 6364 Porter Avenue, subject to the conditions found in the resolution to approve. Seconded by Commissioner Nahum. Motion passed unanimously.

D. Restaurants in Professional Office – Discussion

Principal Planner Shorkey summarized the memo and discussed the history of the discussions up to this point.

Chair Romback said that the draft ordinance looked good. Principal Planner Shorkey complimented the proactive action and mentioned conversations with other potential restaurants. Commissioner Brooks said that he thought the ordinance looked good too.

During the discussion, Commissioner Brooks said that he realized that he wanted to amend the minutes of the July 27, 2026 meeting to confirm his support for allowing non-drive in or drive-through restaurants in the PO district without an SUP. Principal Planner Shorkey said that the minutes were already approved. Commissioner McConnell suggested that the minutes could be reopened.

Commissioner Brooks moved to reopen the minutes, seconded by Commissioner Nahum. Motion passed unanimously.

After discussion, Principal Planner Shorkey confirmed the amended text.

Commissioner Nahum moved to approve Minutes of the July 27, 2026 meeting as amended a second time. Seconded by Commissioner McConnell. Motion passed unanimously.

Principal Planner Shorkey said that he would schedule a public hearing for the proposed amendment for the first September meeting. Commissioner Shrewsbury said that only one meeting was scheduled in September. Shorkey confirmed that and said that the hearing would be scheduled on September 21, 2026.

9. OTHER BUSINESS

A. None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey had no comment. Commissioner Nahum said that the Board had discussed the Singh rezoning.

b. Liaison Reports

Commissioner Nahum said that the Zoning Board of Appeals did not meet. Commissioner McConnell reported on recent Environmental Commission activity.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Vice-Chair McCurtis complimented the Township on a successful Celebrate Meridian.

Principal Planner Shorkey said that due to a lack of items, he would cancel the August 24th Planning Commission meeting; the next meeting would be September 21st.

Principal Planner Shorkey told the Commissioners to let him know if there was something they wanted to talk about at the next meeting. Chair Romback discussed a Detroit Free Press article about gas station moratoriums that he had sent earlier. Discussion about moratoriums ensued.

Commissioner McConnell said that it would be a good idea to check with the CIA and the DDA before they blindsided them with a moratorium. Chair Romback suggested a six-month moratorium for a study about the number of gas stations. Commissioner McConnell said that they had substantial health concerns about gas stations as well.

Commissioner McConnell asked how a moratorium would happen. Principal Planner Shorkey said that it had to be a Board action. Commissioner Brooks said that the Planning Commission could propose a zoning amendment and that they had the rationale to propose a moratorium based on the fact that all three recent gas stations required zoning variances. Commissioner Shrewsbury asked if it was a good idea to amend the ordinance to allow more pumps. Commissioner Brooks suggested that the Planning Commission review the entire ordinance.

Principal Planner Shorkey said that if the gas stations do not receive their variances, they would have to amend their SUPs. Commissioner McConnell said that the more tanks you have the greater risk you are creating and discussed vapor and spillage. Commissioner Brooks said that he did not advocate allowing more pumps and had asked all along what the long term effects of gas stations are and what has to be done to clean them up afterwards.

Commissioner McConnell said that he viewed every new car wash and gas station as an upgrade to an old gas station. Commissioner Brooks asked if that was what was happening. McConnell pointed out that that Sheetz is proposing to tear down an old car wash and said that he would support a moratorium while they figured the ordinance out.

Chair Romback asked if Staff has the resources internally to look at a comparison of Meridian Township to other communities for the number of gas stations. Commissioner Shrewsbury agreed and supported asking the Economic Development team about potential for development. Shrewsbury pointed out that that every new gas station or car wash or bank takes a site off the market for a different type of business. Shrewsbury said that she wanted the Planning Commission to be supportive of what the Economic Development team is trying to do.

Principal Planner Shorkey suggested that the Planning Commission might want to consider a minimum distance ordinance to separate gas stations and asked the Planning Commission if they wanted gas stations as a discussion item on the next agenda. Discussion about development trends. Chair Romback asked for gas stations to be a discussion item on the next agenda. Principal Planner Shorkey said that he would prepare a memo for discussion.

Commissioner Brooks suggested that the Planning Commission might not know what development is coming but could incentivize the kind of growth in the community that they want. Commissioner McConnell said that he thinks development comes in waves because market analyses find unmet demands and people detect that and then start looking to exploit it.

Commissioner McConnell asked Principal Planner Shorkey to ask the City of East Lansing about their gas station moratorium.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Nahum moved to adjourn the August 10, 2026 regular meeting of the Planning Commission. Seconded by Vice-Chair McCurtis. Motion passed unanimously at 7:48.