CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, September 21, 2026, 6:30 pm

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

ABSENT: Commissioner McConnell

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

   Chair Romback called the September 21, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:32 pm.

2. ROLL CALL

   Chair Romback called the roll of the Board. All Board members were present except for Commissioner McConnell.

3. PUBLIC REMARKS

   None

4. APPROVAL OF AGENDA

   Vice-Chair McCurtis moved to approve the September 21, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

   Commissioner Nahum moved to approve Minutes of the August 10, 2026 meeting as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

6. COMMUNICATIONS

   Principal Planner Shorkey pointed out the communication from Bath Township regarding their Master Plan update. Commissioner Brooks said that the link on the communication did not include the draft Master Plan. Shorkey said that he would contact Bath Township for the correct link.

7. PUBLIC HEARINGS

   A. PUD #26026 – Capstone Hannah Boulevard Apartments

   Principal Planner Shorkey summarized the memo in the packet. Shorkey pointed out the updates to the plan since the rezoning application.

Vice-Chair McCurtis asked about a small wetland on the plan. Principal Planner Shorkey said that the wetland was 0.07 acre in size and unregulated. Chair Romback asked what the minimum was for a regulated wetland. Shorkey answered a quarter acre.

Commissioner Brooks asked about required minimum parking. Principal Planner Shorkey discussed the parking calculations on the site plan and said the proposed calculations meet the parking ordinances. Discussion about parking on the project.

Commissioner Brooks asked about stormwater. Principal Planner Shorkey said that the general Drain Commission standard was that stormwater did not leave the site. Brooks asked about the location of stormwater measures on the plan. Shorkey said that the Applicant's engineer was present and could discuss.

John Atkin of Capstone Communities addressed the Planning Commission and gave a presentation and discussed the proposed plan. Vice-Chair McCurtis asked about stormwater and the direction of grading. Greg Petru, engineer for the Applicant, discussed the stormwater mitigation for the proposed project and said that less water would go east.

Commissioner Nahum asked about bike storage. Mr. Atkin said that storage was typically under stairwells. Commissioner Brooks asked about parking and asked Mr. Atkin to discuss how they calculated the number of parking spaces. Commissioner Nahum asked if the shuttle service would extend to the site. Commissioner Shrewsbury asked if the units were leased on a per room basis. Commissioner Brooks asked if this had originally been proposed as student housing and if they charged for parking. Vice-Chair McCurtis asked if there is extra parking for visitors. Chair Romback asked if there was a connection between the development and the neighborhood.

Commissioner Brooks brought up the Master Plan goals and said that he was struggling with the scale of the parking lot and discussed alternative traffic options and asked if future building could be built. Principal Planner Shorkey said no and that the number of units for the site was capped. Mr. Atkin said that most of the parking is interior to the buildings like has been done on developments to the west. Commissioner Brooks asked if residents could be allowed to park on adjacent developments.

Chair Romback opened the floor for public comment at 7:02; seeing no comment, Chair Romback immediately closed the floor. After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

B. SUP #26028 – New Hope Church

Principal Planner Shorkey summarized the memo in the packet and described the attached plan.

Commissioner Nahum asked what was taking place across Newton Road. Principal Planner Shorkey showed it on the map and said it was the former movie theater location. Commissioner Brooks asked how the driveway permit was issued and how that meant that a traffic study was not required. Principal Planner Shorkey said that the Road Department would not retroactively revoke their driveway permit and that the applicant had discussed their plan with the Road Department before the driveway permit was issued.

Chair Romback asked if the church was treated under other requirements or if it is treated like any other applicant. Principal Planner Shorkey confirmed that it was an SUP and under the usual regulations. Romback confirmed that the SUP application had to go to the Board for final approval because of the 25,000 square feet regulation and not because it is a church.

Commissioner Nahum asked if further development could happen on the north part of the property where wetlands are located. Principal Planner Shorkey said further development could occur, but it would be difficult due to the wetlands. Commissioner Brooks asked about the minimum parking requirements for the building. Principal Planner Shorkey said that he did not go back and look at existing parking since it is already inadequate for the church's needs. Shorkey said that he would have to do more figuring for the building addition. Brooks asked what was the maximum number of people that could occupy the building. Shorkey brought up the parking regulations and discussed the parking requirements for the site. Shorkey said that parking calculations would arrive during site plan approval. Brooks asked for parking calculations to be provided at the next meeting.

Nathan Hebekeuser and Woody Isaacs, representing the applicant, addressed the Planning Commission and discussed the proposed plan. Mr. Isaacs spoke about conversations with the Road Department and said that they were satisfied with the engineering aspects of the driveway. Mr. Isaacs said that they had been talking with the Drain Commission's office and was planning onsite retention. Mr. Hebekeuser said that next year, the drain was being extended to the site.

Chair Romback asked about overflow parking and said that he would be hesitant to limit parking for a place of worship. Commissioner Nahum asked about the residence on the parcel. Mr. Hebekeuser said that was being used for storage.

Chair Romback opened the floor for public comment at 7:21.

Michael Bristor spoke in favor of SUP #26028.
Sam Waldmiller spoke in favor of SUP #26028.

Hearing no further comment, Chair Romback closed the floor at 7:28.

After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

C. ZA #26025 – Professional Office Updates

Principal Planner Shorkey summarized the memo in the packet.

After a short discussion, Chair Romback opened the floor for public comment; seeing no comment, Chair Romback immediately closed the floor. After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. CR #26033 – Section 61 Review – Township Property Acquisition – Liverance Street

Principal Planner Shorkey summarized the memo and discussed the history of the application.

Commissioner Nahum asked if there are structures on the property. Principal Planner Shorkey said there were but they should come down based on the prior site plan. Chair Romback asked if the owner was notified.

Commissioner Shrewsbury asked if the Township would maintain or demolish the structure. Commissioner Shrewsbury asked about the market value and the proposed amount of the purchase. Principal Planner Shorkey discussed the appraisal and the purchase process. Commissioner Brooks said that the preservation makes sense from a land use perspective and asked what not owning this parcel does to future development potential. Shorkey discussed the past Okemos Village proposal and drainage in the area. Brooks asked about stormwater requirements in the area. Shorkey discussed potential stormwater mitigation in the area.

Commissioner Nahum asked about the process and the next stages for approval. Principal Planner Shorkey said that the Board gives final approval. Chair Romback asked if the Commission could move to an immediate view. Commissioner Shrewsbury asked if there was an urgency to move on the application.

Commissioner Nahum moved to recommend approval of CR #26033. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

B. CR #26034 – Section 61 Review – Township Property Acquisition – Algonquin Way

Principal Planner Shorkey summarized the memo and discussed the history of the application.

Commissioner Brooks asked about how much property the Township owns. Principal Planner Shorkey showed the map and confirmed. Commissioner Shrewsbury complemented the Township for purchasing properties like this for preservation.

Commissioner Nahum moved to recommend approval of CR #26034. Seconded by Commissioner Brooks. Motion passed unanimously.

C. Drive-Through Sign Review – Wendy's

Principal Planner Shorkey summarized the memo and explained the need for the application.

Vice-Chair McCurtis moved to approve the drive-through signage for Wendy's on Marsh Road. Seconded by Commissioner Brooks. Motion passed unanimously.

Chair Romback asked when the requirement for this application was written. Principal Planner Shorkey said the sign ordinance was updated within the last four to five years. Romback said that the requirement for Planning Commission approval for drive-thru signage is an overstep and would like the Planning Commission to look at this language in the future.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activity.

B. Liaison Reports

Commissioner Nahum discussed recent activity of the Zoning Board of Appeals.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Principal Planner Shorkey informed the Planning Commission that the October 26 Planning Commission meeting would be held in the Central Fire Station.

Vice-Chair McCurtis said that he would be unable to attend the October 12 Planning Commission meeting.

Commissioner Brooks commented about road access in the Land Division act and suggested that the Land Division act said that you cannot cut off stub streets.

Commissioner Brooks discussed parking and suggested that parking spaces are incentives and affect rent rates. Brooks said that the Township wants people to use buses and bikes but increasing parking spaces incentivizes traffic. Commissioner Nahum said that he in favor of reducing parking and incentivizing other modes of transportation. Discussion about parking and transportation ensued.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the September 21, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:16.