

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
349-1200, Town Hall Room
TUESDAY, MAY 18, 2004, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Stier, Such
ABSENT: Trustee Woiwode
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Engineering & Public Works Ray Severy, EMS/Fire Chief Fred Cowper, Personnel Director/Assistant Manager Paul Brake, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:02 P.M.

2. PLEDGE OF ALLEGIANCE

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Lynn Ochberg, 4383 Maumee Drive, Okemos, stated information on the timing of availability for use of the ball fields in the new Hartrick Park would have altered her decision as a Planning Commission member on Rezoning #04020 (Okemos Public Schools).

Ms. Ochberg also relayed she feels technology needs to be updated and made available for Planning Commission meetings in the Town Hall Room.

Richard Foster, 4990 Country Drive, Okemos, gave his synopsis of portions of the May 17th Okemos School Board Meeting concerning its rezoning application and asked the Board to table Rezoning #04020 (Okemos Public Schools) until its June 1, 2004 meeting.

Vance Kincaid, 4530 Nakoma Drive, Okemos, asked the Board to consider the alternative funding compromise to Rezoning #04020 (Okemos Public Schools) which was presented at the May 17th Okemos School Board meeting.

John Anderson, 215 W. Newman, Okemos, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

Will Tyler White, 4595 Okemos Road, Okemos, felt Rezoning #04020 (Okemos Public Schools) was premature. He also reminded citizens of the Design Meridian public forum hosted by the Economic Development Council (EDC) on May 25, 2004 in the Township Hall Room.

Clark Radcliffe, 3913 Hazy Lane, Okemos, spoke in opposition of Rezoning #04020 (Okemos Public Schools).

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Trustee Brixie reported her attendance at the last East Lansing Planning Commission meeting where the proposed Rysberg property office development on Lake Lansing Road was passed.

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The project is before the City Council this evening. Trustee Brixie had conveyed Meridian Township's wishes that there be no approval of this project until Mr. Rysberg has recorded documentation on his deed regarding the conservation easement for the wetland. She believed East Lansing counsel was in agreement with the Township's position, and will update the Board as developments occur.

Clerk Helmbrecht reminded citizens that both the Haslett and Okemos School Districts will hold a school election on June 14, 2004. Ingham County will deliver the ballots to the Clerk's office sometime this week. Requested absentee ballots will be mailed on Monday, May 24, 2004.

Immediately following the June 14th school election, dual absentee voter applications will be mailed for the August Primary and November General elections.

Supervisor McGillicuddy conveyed her attendance at the first Tri-County Focus Group leadership meeting on Smart Growth. There will be another leadership meeting on May 25th and subsequent public focus groups. She will be providing updates as the process progresses.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Brixie moved to approve the agenda as submitted. Seconded by Trustee Such.

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Brixie moved to adopt the Consent Agenda. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Deliberation (BD)

- 10A-1 Eleanor Luecke, President, LINC, PO Box 40, Okemos; RE: Copy of letter to the Land Preservation Advisory Board on the Okemos Public Schools Hulett Road property
- 10A-2 Harold Jacobson, 3939 E.Sunwind Drive, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-3 Debra Nekritz, 4455 Alderwood Drive, Okemos; RE: Support for Rezoning #04020 (Okemos Public Schools)
- 10A-4 Jeff Olsen, 3914 Hulett Road, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-5 Shelee Bush, 3912 Hazy Lane, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-6 Jonathan Raven, 2556 Dustin Road, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-7 Eleanor Luecke, President, LINC, PO Box 40, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-8 Lynne S. Page, President, Briarwood Home Owners Association, PO Box 210, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)
- 10A-9 Brad Detjen, 2173 Belding Court, Okemos; RE: Comments concerning Rezoning #04020 (Okemos Public Schools)
- 11A-1 Eleanor Luecke, President, LINC, PO Box 40, Okemos; RE: Opposition to Wetland Use Permit #04-02 (Terra Prima LLC)

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11C-1 Eleanor Luecke, President, LINC, PO Box 40, Okemos; RE: Mixed Use Ordinance and Future Land Use Chapter and Map

(2). Board Information (BI)

BI-1 JoAnn Forsberg, T.A. Forsberg, Inc., 2422 Jolly Road, Okemos; RE: Article from *Home Builders Tool Box* Magazine on Forsberg development(s) in Meridian Township

BI-2 Douglas A. and Teresa C. Fuller, 5177 Marsh Road, Okemos; RE: Rezoning Request #04030 (Hovey)

BI-3 The Michigan Townships Association, 512 Westshire Drive, Lansing; RE: May, 2004 Issue of *Capitol Currents*

(3). Regional Linkage (RL)

RL-1 John W. Midgley, P.E., Ingham County Road Commission, 301 Bush Street, Mason; RE: Amendment to Rules, Standards and Procedures for Driveways, Banner and Parades Upon or Over Ingham County Road Commission Right of Way.

(4). Staff Communication/Referral (SC)

SC-1 Michigan Townships Association Legislative Fax April 30, 2004 Edition

SC-2 Michigan Townships Association Legislative Fax May 7, 2004 Edition

SC-3 Mark Kieselbach, Director of Community Planning & Development; RE: Special Use Permit #04011 (South Whitehills Ltd. Partnership)

(5) On File in the Clerk's Office (OF)

Materials received at the May 4, 2004 Board Meeting:

Shelee Bush, 3912 Hazy Lane, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Mark Bush, 3912 Hazy Lane, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Cindy Joncas, 3918 Hazy Lane, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Lucas Joncas, 3918 Hazy Lane, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Richard Foster, 4990 Country Drive, Okemos; RE: Rezoning #02080 (Eyde) and Rezoning #04020 (Okemos Public Schools)

Lynne S. Page, President, Briarwood Home Owners Association, PO Box 210, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Barbara C. Schmidt, 3980 East Sunwind Drive, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Ronald J. Styka, 2176 Belding Court, Okemos; RE: Statement in Support of Rezoning Request #04020 (Okemos Public Schools)

Valerie von Frank, 1995 Cimarron Drive, Okemos; RE: Opposition to Rezoning #04020 (Okemos Public Schools)

Trustee Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the May 4, 2004 Regular Meeting as submitted. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

C. Bills

Trustee Brixie moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 155,858.36
Public Works	\$ 174,950.10
Total Checks	\$ 330,808.46
Credit Card Transactions	\$ 14,948.82
Total Purchases	<u>\$ 345,757.28</u>
ACH Payments	<u>\$ 267,299.20</u>

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

D. Ratify Fire Fighter Appointments

Trustee Brixie moved the ratification of Mark Klem, Eddie Dennis and Jason Kortgoede to the position of paramedic/firefighter contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

E. Ratify Fire Fighter Promotions

Trustee Brixie moved to ratify the promotion of Paul Messing to the rank of Battalion Chief, Rocklin Larner and Scott Baldwin to the rank of Captain, and Kirk Schalau and Gregory Kueppers to the rank of Lieutenant. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

F. Ratify Police Officer Appointment

Trustee Brixie moved ratification of Christopher James Lofton to the position of police officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

G. HOM-TV Budget Amendment

Trustee Brixie moved to approve the Cable Communications Commission recommendation to transfer \$4,000 from the Cable Fund balance to Account #230-750.806.980.010 (Video Production Equipment) to fund the equipment purchase, as stated in a memorandum dated 5/14/04. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item # 9A)

9. HEARINGS

A. Wetland Use Permit #04-02 (Terra Prima, LLC)

Supervisor McGillicuddy opened the public hearing at 6:24 P.M.

Director Kieselbach summarized the applicant's request for a wetland use permit as outlined in staff memorandum dated May 13, 2004.

APPLICANT

Woody Held, King and MacGregor Environmental, Inc., 2990 E. Lake Lansing Road, East Lansing presented and explained an image of Wetland "C" along Jolly Road as follows:

- Wetland irregularly farmed when remainder of property was farmed
- Culvert under Jolly Road which connects to wetland areas on the south side and is regulated by the MDEQ
- Buffer area around the wetland is essentially an agricultural field
- Fill in this location as Jolly Road is approximately five (5) feet above the wetland and sidewalk construction would extend fill slope down into the wetland area
- Pipe placement and riprap proposed for extension of the storm sewer to obtain gravity flow from the detention basin into the wetland

PUBLIC

Eleanor Luecke, President, LINC, PO Box 40, Okemos, offered the following comments on WUP #04-02 (Terra Prima, LLC):

- Farming is the most suitable use for this land
- MDEQ wetland report and developer's wetlands delineation differ
- Need for increased mitigation ratio as proposed mitigation is inadequate
- Alternative for plat redesign needs to be explored

Board Members discussed the following:

Trustee Such asked if the regulations for the setbacks of the existing wetlands are met.

Director Kieselbach stated the wetland setback is not an issue in determining the wetland use permit. The wetland use permit is being run concurrently with the preliminary plat. The Planning Commission will possibly act on it on May 24th and it would come before the Board the first meeting in June. That is the appropriate place to discuss setback issues as only work in the wetland requires the wetland use permit.

Trustee Brixie inquired if the Environmental Commission report was available.

Director Kieselbach stated it was received yesterday and was handed out at the Board member's seats for tonight's meeting as well as the environmental consultant's comments. The Environmental Commission has not had an opportunity to review the current changes, but addressed the original permit.

Treasurer Hunting inquired as to the definition of rip rap on fabric.

Director Kieselbach responded it was broken concrete or other similar material to break up the flow of the water as it comes out. The storm water would go into the detention area, be held, and then discharged into the wetland. The rip rap slows the runoff from the site.

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Supervisor McGillicuddy asked for the size of the detention pond out of which the pipe will come. Director Kieselbach stated it would detain the water during heavy flows and eventually flow into the wetland.

Supervisor McGillicuddy inquired as to how many hours it would take for this detention pond to release the water.

Director Kieselbach answered he would need to obtain the standards from the Drain Commissioner. The size of the area would be based on whether it was a ten (10) or twenty (20) year storm.

Supervisor McGillicuddy stated Mr. Held mentioned that Wetland C connected under the road to a wetland across the street. She questioned whether fill would bring the wetland up to grade level with Jolly Road or if it would be a gradual slope. She also wanted to know how the wetland across the street would stay hydrated if Wetland C was filled.

Limitations on discussion topics during public hearings: (Questions for the Attorney (See Agenda Item #8))

Q. Is it permissible to talk at all about the detention pond, or just strictly leave our comments to the size of pipe and where the pipe is located?

A. I think you can certainly ask questions. Your question may affect what you are thinking in the overall view of this permit so I think you can ask questions about it.

Supervisor McGillicuddy then asked Mr. Held if consideration had been given to the detention pond being placed to the north between Wetland A and B so that it would help the hydrological connection between the two.

Mr. Held could not speak as to why that particular spot was chosen; it was an engineering decision as well as something worked out with the Drain Commissioner's office. The intent was to attempt to redirect drainage on the property so that the wetlands currently on the property would continue to exist in the future.

Supervisor McGillicuddy asked Mr. Held if the water would come from Lupine Drive.

Mr. Held answered that it is coming from a larger portion of the site than just Lupine Drive. There are two (2) detention ponds on the property.

Supervisor McGillicuddy asked if there would be storm sewer leads throughout the property which would lead to one (1) of the two (2) detention ponds.

Mr. Held responded that was correct.

Trustee Brixie read the last statement on the Environmental Commission report which indicated it would be beneficial to place mitigation in the southeast portion of the wetland area. Is that what transpired?

Director Kieselbach responded that issue has not changed from the initial request.

Supervisor McGillicuddy added that the site plan has been changed since the Environmental Commission wrote the report, so the Commission's comments do not reflect the new plan.

Treasurer Hunting asked if he had understood correctly that the mitigation was approximately nine (9) to one (1).

Director Kieselbach responded that the mitigation is 9.3 to one (1).

Treasurer Hunting inquired as to the minimum requirement for the mitigation ratio.

Director Kieselbach answered it is one (1) to (1), but can always be larger.

Supervisor McGillicuddy closed the public hearing at 6:44 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Joan Guy, 1083 Woodside Drive, Haslett, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

Bob McDonough, 2369 Seminole Drive, Okemos, and member of the Okemos School Board, stated that at last night's School Board meeting, goals were established to pass on to its attorney for possible attachment to a deed restriction or other legal vehicle on this property. Among them were opportunities to address the concerns of the neighboring property owners, protection of the environment, preservation of greenspace, retain attractiveness of the property and encourage development of affordable single-family homes. He voiced appreciation for the creative thinking by members of the community.

Jerome Hall, 3972 Dayspring Court, Okemos, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

Ronald J. Styka, 2176 Belding Court, Okemos, and Okemos School Board Trustee, spoke in support of Rezoning #04020 (Okemos Public Schools).

Daria Schlega, 2446 Burcham, East Lansing, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

Dan Wertz, 4320 Kenosha Trail, Okemos, and Superintendent of Okemos Public Schools, spoke in support of Rezoning #04020 (Okemos Public Schools).

Vance L. Kincaid, II, 4530 Nakoma Drive, Okemos, spoke in support of the Hulett Road Property School Aid Alternative Funding Proposal and urged the Board to table Rezoning #04020 (Okemos Public Schools).

Eleanor Luecke, President, LINC, PO Box 40, Okemos, expressed a desire to explore options to rezoning the Hulett Road property and urged the Board to table Rezoning #04020 (Okemos Public Schools).

Jim Schmidt, 3980 E. Sunwind Drive, Okemos, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

John Veenstra, 320 Piper Road, Haslett, spoke in opposition to Rezoning #04020 (Okemos Public Schools).

Supervisor McGillicuddy closed public comment.

- A. Rezoning #04020 (Okemos Public Schools), request to rezone Hulett Road property from RR (Rural Residential) to RA (Single Family-Medium Density)
Trustee Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #04020" RR (Rural Residential) to RA (Single Family-Medium Density).

Seconded by Trustee Such.

Board members discussed the following:

- Master Plan designation as "public" land
- Township Board cannot make a land owner keep their land because it is designated "public"
- Meets criteria for "infill" development
- Property has existing infrastructure

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- Adjacent property similarly zoned
- Urge the Okemos School Board to continue dialogue with nearby residents

Deed restrictions on the sale of property: (Questions for the Attorney (See Agenda Item #8))

- Q. What is the effective value of deed restrictions on this property and can the School Board impose deed restrictions for someone buying the property that gets very specific with regard to where houses might be located on the property and that sort of thing? Can they be that exact and is it, indeed, legally binding?
- A. They can put deed restrictions and they can negotiate that with whoever buys the property; however, it would be difficult to enforce down the road, especially if it is for each separate property. Also, I'm not exactly sure how specifically you are talking; you can build here, but not here. I think that would not be reasonable, to sell the property and then tell them you can build only in this spot, but not in another spot. It is hard to continue to enforce that if you're putting deed restrictions on all of the acreage. It is something if you wanted to leave one (1) area open and they can negotiate that with whomever they are selling it to; they can do that in their own agreement, however that's not, of course, a part of the rezoning.

Board members discussed the following:

- Alleged conflict of interest for Clerk Helmbrecht as a member of the Land Preservation Advisory Board
- No application ever submitted by the Okemos Public Schools to the Land Preservation Advisory Board for consideration of purchase of this property
- Purpose of the Land Preservation Fund is to purchase environmentally sensitive areas that are to be saved in perpetuity
- Several ball fields in Hartrick Park which will soon be ready to use
- Any proposed development will have to follow our wetland ordinance
- General planning contains homes surrounding schools
- Determination should be based on the long range best interest of the Township as a whole
- Planning staff calculation established through the Master Plan of 152 lots with RA zoning
- Layout using developer criteria of approximately 70-80 lots on forty (40) acres of buildable land at approximately 2 to 2 ½ dwelling units per acre, dependent upon design
- Hydrology with storm drainage issue will exist regardless of type of development
- Facts with respect to changed circumstances contained in the resolution
- Fact regarding a walkable community evidenced by three (3) neighboring schools
- Smart growth as infill development
- Applicant cannot be treated differently than any other applicant
- Schools not in the business of providing community recreation
- Hartrick Park will provide recreational opportunities
- Attempt to close easement on Zephyr Drive several years ago
- One of the Township goals is excellent schools
- Need for the School Board to look at the community as a whole for long term planning, not just the immediate surrounding area
- Planning Commission member(s) comments regarding their vote relative to subsequent additional information
- Pending state legislation to further cut school funding
- Standard plat subdivision in this location as an impediment to sprawl
- Lack of power by the Board to compel the School District to maintain the ball fields

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustee Stier
Motion carried 5-1.

[Signed and Sealed resolution in Official Minute Book].

[Supervisor McGillicuddy recessed the meeting at 7:50 PM]
[Supervisor McGillicuddy reconvened the meeting at 8:03 PM]

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

William White, 4695 Okemos Road, Okemos, voiced his appreciation to the Township Board for its work on writing the Mixed Use Ordinance. He also presented a drawing of possible future mixed use developments to create a more walkable community.

Eleanor Luecke, President, LINC, PO Box 40, Okemos, spoke in opposition to the Mixed Use Ordinance as written.

Jerry Fedewa, 5570 Okemos Road, Okemos, spoke to the Master Plan for the I-69 corridor from Gillett's Interstate RV to Park Lake Road, giving his reasons for leaving the Future Land Use Map as designated down this corridor.

Supervisor McGillicuddy closed public comment.

A. Wetland Use Permit #04-02 (Terra Prima, LLC)

Board members and staff discussed the following:

- Blocking of culvert underneath Jolly Road when fill slope is created during sidewalk placement
- Redesign of wetland motivated by consultant's review for a more prudent alternative
- Location of retaining wall right at the edge of the wetland
- Construction of the retaining wall within the setback
- Relocation of detention pond "A" to allow a hydrological connection of wetlands A & B
- Township request for a bicycle/pedestrian pathway along Jolly Road as the impetus to fill Wetland C
- 90-day time frame for wetland use permit and preliminary plat running concurrently
- Provide the Board with the latest state law and regulations on stormwater retention areas for the next discussion on this item

The consensus of the Board was to discuss this item again at its June 1st meeting.

B. Amendment to the C-2 Zoning District to Allow a Hotel or Motel

Director Kieselbach summarized the proposed amendment as outlined in staff memorandum dated April 29, 2004.

Scott Knapp, Dickinson Wright, 505 Ardson, East Lansing, stated portions of this property have already been developed in accordance with what was then CS. The infrastructure was put in place some time ago with the expectation that CS zoning would remain. He did not want to request a rezoning on this property, but allow a hotel or motel as a permitted use within C-2. Mr. Knapp felt the best way to deal with the particular circumstances was to request the Board or Planning Commission initiate a zoning amendment.

Board members discussed the following:

- Concern over the prevalence of C-2 use throughout the Township and the "inevitable" change in use after a hotel or motel was constructed
- C-3 as the appropriate use in both the short and long-term view
- Long-range effects of hotel or motel use in relation to placement
- Proposal to allow in C-2 through the special use permit process
- Current ordinance would force hotels/motels around the mall which increases traffic from the expressway through the center of the Township
- Most appropriate place for a hotel or motel would be directly off the expressway
- No C-3 land presently near the expressway
- Possible oversight in excluding hotels/motels from C-2
- Interest in including hotels/motels on list of uses in C-2 through special use permit
- Commercial core placement in the center necessitated traffic from both expressways to travel through the Township
- Several hotels/motels already located in close proximity to this parcel
- Hotels/motels near the Meridian Mall as an appropriate placement

- Lack of interest by hotel/motel chains to build in the commercial core

The consensus of the Board was to place this on the agenda as an action item for the June 1st meeting.

C. Mixed Use Ordinance

Director Kieselbach summarized the May 1st draft in which staff highlighted the areas where Board decision was needed.

Board members and staff discussed the following:

- Ordinance to permit redevelopment first
- Appropriate for both redevelopment and new development to encourage creativity
- Need for flexibility with safeguards as an overlay
- Redevelopment as the first choice for aging properties along Grand River
- Potential incentive package such as greater density and parking to make redevelopment more attractive
- Overlay district where zoning is appropriate (i.e., CS, C-2, C-3)
- Inclusion of PO zoning in overlay district
- No distinction written in ordinance to treat new development and redevelopment differently
- Need to clearly define redevelopment and establish incentives
- Redevelopment of commercial areas as a Board goal
- Potential to increase incentives for redevelopment
- Reduce parking requirements for redevelopment
- Concern over mixed use in the PO district
- PO zoning as the buffer between residential and commercial
- Bring urban vitality to commercial areas where shopping is currently located
- Mixed use definition as a combination of two (2) uses, which has residential on the top
- For redevelopment, density should be increased
- PUD allows for commercial
- Follow Planning Commission recommendation of 14 dwelling units per acre for redevelopment density
- Designate density as a ratio to achieve balance between various sizes of units with an overall density
- Necessity of framework for applicant to follow
- Staff to provide examples of existing mixed use in areas throughout the state
- C-2, C-3, CS, and CR as beginning zoning districts
- Delete “human scale” references from the draft ordinance
- Circuit Court as the appellant if the Board denies a mixed use PUD
- Use of 14 dwelling units per acre as a base density for redevelopment

It was the consensus of the Board to accept the Planning Commission recommendation of a base of fourteen (14) dwellings units per acre for redevelopment and provide a parking reduction.

Board members and staff discussed the following:

- Allow redevelopment to have the parking requirement reduced
- Amend Page 2, line 47 to include C-2, C-3, CS and CR zoning districts only
- Staff and legal counsel to work on language on Page 3, lines 3-9
- Revisit Page 3, lines 15 and 17
- Amend page 3, line 29 to read “8. Multi-level/underground parking.”
- Concern over “double dipping” on the amenities
- Amend page 4, line 12 by removing language and include underground utilities as an amenity on page 3, subsection (c)
- Amend page 5, line 8, by removing “, well lit”
- Amend Page 5, line 24 after “materials” by inserting “with the following guidelines”
- Amend Page 5, line 51, by adding the word “only” before “one”
- Review of legal counsel comments to clarify vagueness of draft as currently written

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- Amend page 7, lines 19-22 to reflect that if they make an effort to connect to either the foot and bicycle pathways or the greenspace plan but are not adjacent to it, it should be an amenity
- Amend page 8, line 16, by deleting “educations” and inserting “educational”
- Amend page 10, lines 29-31, by striking language after “consents.”

Distinction for Pathway Connection: (Questions for the Attorney (See Agenda Item #8))

Q. How would we make a distinction between where a bicycle pathway connection was already required within our PUD Ordinance and where somebody went out of their way in order to connect something new to it where it was not required?

A. Are you saying one that already goes by the pathway as opposed to somebody that makes a connection to get to the pathway? Is that what you are saying?

Well, we can use language like “within a certain proximity” or something that says if it is already within so much space or already connected to the pathway, then it is not considered an amenity, if that is what the Board wants to do. We can put the language in there if that is what you want to do. We can make the greenspace, if you connect, it’s an amenity; if it’s a bicycle pathway, it’s not an amenity if you’re within a certain proximity. We just need to know how you want to differentiate it; if you don’t want to make it (pathways) an amenity if they’re already there.

D. Master Plan, Future Land Use Chapter and Map

It was the consensus of the Board to discuss this item at its June 1st meeting.

E. Compilation of Lake Lansing Vision Sessions

It was the consensus of the Board to discuss this item at its June 1st meeting.

F. Street Lighting Districts

It was the consensus of the Board to discuss this item at its June 15th meeting.

12. VISION SESSION/ENDS: (None)

13. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Eleanor Luecke, President, LINC, PO Box 40, Okemos, alleged the Board is out of compliance with its own ordinance by approving Rezoning #04020 (Okemos Public Schools).

Vance Kincaid, 4530 Nakoma Drive, Okemos, urged the Board to keep an open mind and work with the Okemos School Board by considering the Alternative Funding Proposal for Rezoning #04020 (Okemos Public Schools).

John Veenstra, 320 Piper Road, Haslett, voiced his concurrence with Mr. Kincaid’s comments and expressed concern over frequent power outages by Consumers Energy. He asked that the Board act as the residents’ advocate to request Consumers Energy make its electrical service more reliable.

Supervisor McGillicuddy commented that Consumers Energy is in the process of expanding its substation at Tihart and Cornell Roads.

Manager Richards added that the substation has been upgraded and Consumers is in the process of running the lines to connect so there is more than one way to feed that section of the Township. Some of the property owners have concerns that Consumers lines would run adjacent to their property and it has delayed completion of the project.

Will White, 4695 Okemos Road, Okemos, stated that without increased density for the Mixed Use Ordinance, it will not become a reality as it will not be financially viable.

Supervisor McGillicuddy closed Public Remarks.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:32 P.M.

SUSAN McGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary