

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
THURSDAY, NOVEMBER 6, 2008 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such, Veenstra, Woiwode  
ABSENT: None  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Assistant Manager/ Personnel Director Paul Brake, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

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.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, thanked the current Board for its work and accomplishments. He expressed appreciation for the citizens who turned out to vote. Mr. Reddy requested the newly elected Board be the body to consider passage of the Township Manager's 2009-2010 Employment Agreement.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Reports by the Zoning Board of Appeals, Planning Commission, Land Preservation Advisory Board, Park Commission, Meridian EDC, and DDA

Carole Wilcox, Chair, Planning Commission, listed Planning Commission activities as follows: 1) reviewed 39 cases, a mix of zoning amendments, rezoning requests, special use permits and commission reviews; 2) special use permits included requests from utility companies and Delta Dental; 3) mixed use planned unit developments; 4) bicycle pathway; 5) a variety of redevelopment requests and 6) update to the Planning Commission Rules of Procedure.

Teri Banas, Chair, Park Commission noted 2008 Park Commission accomplishments include: 1) improvements to Orlando and Hillbrook neighborhood parks, including involvement with school and other civic groups to effectuate the improvements; 2) Snell Towar Recreation Center improvements; 3) acquisition of acreage now known as Towner Road Park; 4) improvements at Harris Nature Center; 5) commencement of improvements to Newton-Lake Lansing Road parcel and 6) initiated planning discussions for "Central Park at 50".

Shari Gregory, Chair, Environmental Commission, noted 2008 Environmental Commission accomplishments include: review of several special use permits, wetlands and zonings; 2) work with Haslett and Okemos schools to produce 30-second public service announcements; 3) "Green Themes" guest speakers on environmental issues; 4) continuation of Environmental Stewardship awards; 5) promotion of more frequent collection of recyclable items; 6) addition of more recyclable items for collection; 7) cooperative development of options to enact the Mayor's Climate Agreement and 8) advice to the Township on forest management.

Paul Brake, Executive Director, Okemos Downtown Development Authority, noted 2008 accomplishments include: 1) integrated development study through assistance of an outside consultant; 2) meeting with the Ingham County Road Commission (ICRC) to create a more walkable downtown area; 3) information collection through a community survey; 4) Okemos Road beautification projects through the purchase of planters and the planting of seasonal flowers; 5) grant submission to the National Endowment of the Arts for a downtown art walk in 2009; 6) traffic enhancement discussions with the ICRC and 7) incorporation of the new DDA logo into a welcome sign.

Mr. Brake expounded on the funding mechanism for the Okemos DDA through tax captured funds. He noted that better than half of the money comes from taxes that would otherwise be generated for Ingham County.

B. Clerk’s Election Report

Clerk Helmbrecht expressed her appreciation to the approximate 270 election workers for their hard work on November 4<sup>th</sup>. She noted 100 of the election workers were new.

Clerk Helmbrecht indicated that in anticipation of a large voter turnout, two (2) or three (3) additional workers per precinct worked with voters who had special “issues.” This, in addition to more voting privacy screens, allowed for a smooth voting experience.

Clerk Helmbrecht announced the results of the Township Board races: Supervisor Susan McGillicuddy, Clerk Mary Helmbrecht, Treasurer Julie Brixie, Trustees Brett Dreyfus, Elizabeth LeGoff, Lynn Ochberg and John Veenstra. She also announced the results of the Park Commission races: Commissioners Marilyn Aronoff, Teri Banas, Eckhart Dersch, Mark Stephens and Todd Wilson.

C. Treasurer’s Report

Treasurer Hunting summarized delinquent personal property tax collections and 2008 distributions as of October 23, 2008; current fixed maturity investments by fund and non-fixed investments as of September 30, 2008.

6. APPROVAL OF AGENDA — OR CHANGES

**Trustee Brixie moved to approve the agenda amended as follows:**

- **Remove Agenda Item #2A: Introduction of New Fire Fighter**
- **Add Agenda Item #10F: Rescission of Lake Lansing Park North resolution dated July 15, 2008 and approval of Lake Lansing Park North Project Resolution**

**Seconded by Trustee Such.**

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

**Trustee Brixie moved to adopt the Consent Agenda. Seconded by Trustee Woiwode.**

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

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

BI – 1 John P. Gardner, Government Affairs Manager, Comcast, Michigan Region, 1070 Trowbridge Road, East Lansing; RE: Comcast broadcast digital television transition

(2) Regional Linkage (RL)

RI-1 Sarah L. Panken, Active Communities Coordinator, Governor’s Council on Physical Fitness, Health and Sports, PO Box 27187, Lansing; RE: 2008 Promoting Active Communities Program Gold Level award for Meridian Township

**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 Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

B. Minutes

**Trustee Brixie moved to approve and ratify the minutes of the October 21, 2008 Regular Meeting as submitted. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

C. Bills

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

Common Cash	\$ 302,301.41
Public Works	\$ 53,099.23
Total Checks	\$ 355,400.64
Credit Card Transactions	\$ 9,433.75
Total Purchases	<u>\$ 364,834.39</u>
 ACH Payments	 <u>\$ 303,846.37</u>

**Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Amendment to Meridian Township Employee Pension Plan

**Trustee Brixie moved approval of Amendment #3 to the Meridian Township Employee Pension Plan and Trust. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

E. Gaming License, Cornell Elementary Parent Teacher Organization

**Trustee Brixie moved approval of a request from the Cornell Elementary Parent Teacher Organization of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for purposes of obtaining a gaming license or registration and be considered for approval and further that the Township Clerk**

**be authorized to execute the resolution from the State of Michigan. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

- F. Authorization to Enter into an Agreement for Movie Location  
**Trustee Brixie moved approval to authorize the Township Manager to enter into an agreement with Wild Michigan, LLC for a movie location agreement for filming to take place on Township facilities and grounds, as detailed in the staff memorandum dated October 31, 2008. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

- G. Resolution for MDOT Agreement for Traffic Signal at Meridian Mall, Grand River Entrance  
**Trustee Brixie moved to approve the resolution authorizing the Township Manager to sign the Cost Agreement for Traffic Signal Control between the Michigan Department of Transportation and Meridian Charter Township for the traffic signal on M-43 at the entrance to the Meridian Mall. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

- H. Additions to 2008 Tax Roll  
**Trustee Brixie moved to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer’s Office dated November 6, 2008 for Delinquent Special Assessments, Utility Bills, Nuisance, Lot Mowing, and False Alarms as a tax lien against the subject properties as authorized by Michigan compiled Laws (MCL 41.728 and Meridian Township Ordinance Code Sections 58-32, 78-98, 46-5, 82-27 and 18-1. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item # 10D)

9. HEARINGS

- A. Mixed Use Planned Unit Development #08044 (Eyde Company), request to develop approximately 27,000 square feet of commercial space and 36 multi-family dwelling units on 5.39 acres addressed at 5155 Marsh Road

Supervisor McGillicuddy opened the public hearing at 7:47 P.M.  
 Director Kieselbach summarized the mixed use planned unit development request as outlined in staff memorandum dated October 30, 2008.

APPLICANT

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, commented the site will house thirty six (36) residential units with retail on the first floor, of which approximately 10,000 square feet will be occupied by a day care provider.

He noted part of the purpose for the green space behind the day care was to accommodate an outdoor area in which children could play.

Mr. Clouse added the drive coming into the subject property is directly across from Times Square Drive and widened during Planning Commission discussions to match the Times Square Drive entrance. He indicated the secondary access was approved by the Park Commission and is an excellent method to travel to the Nokomis Center.

PUBLIC

Leonard Provenchur, 5814 Buena Parkway, Haslett, inquired how many children would be in attendance at the day care and whether there would be a traffic light at the entrance of this development to aid the traffic generated by the day care. He also inquired if the 159 parking spaces were in addition to the eighteen (18) garages and the forty-one (41) carports.

Director Kieselbach responded that 159 parking spaces included the carports and garages.

Mark Clouse indicated the traffic report did not dictate the need for a traffic signal at this location, with a suggestion to monitor for a possible signal in the future. He added he would speak with the proposed tenant to inquire as to the number of children anticipated to be in attendance at the day care.

Supervisor McGillicuddy closed the public hearing at 8:04 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Rex Harrington, 820 Piper Road, Haslett, voiced his appreciation for the entire voting process. He urged approval of the Manager’s contract be delayed until the new Board is seated. Mr. Harrington expressed concern on several items in the budget.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, urged delay of approval of the Manager’s contract until the new Board is seated. He expressed concern with 12 months of severance pay contained in the Township Manager’s contract.

Supervisor McGillicuddy closed public comment.

A. Township Manager’s 2009 - 2010 Employment Agreement

**Treasurer Hunting moved the employment agreement between the Charter Township of Meridian and Gerald J. Richards be amended to extend until December 31, 2010, with no salary change for 2009. Seconded by Trustee Such.**

Board members discussed the following:

- Delay action until the December 2, 2008 meeting when new Board serves
- Severance pay of twelve months is excessive
- Appreciation for Township Manager’s willingness to take a wage freeze

Trustee Veenstra offered the following amendment:

- Amend the motion after “2009” to read “with a salary for 2009 of \$105,374 dollars”

The motion died for lack of a second.

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

NAYS: None

Motion carried unanimously.

B. Establish Employer Funded Retiree Health Insurance Fund and Approval of Budget Amendment

**Trustee Brixie moved approval of the adoption of the Vantage Care RHS Employer Investment Program (EIP) and authorize the transfer of \$1,000,000.00 from the fund balance of the General Fund to establish the Trust Fund. Seconded by Trustee Woiwode.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

C. Michigan Planning Enabling Act, **Final Adoption**

**Trustee Woiwode moved [and read into the record] NOW THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2008-12, entitled “Ordinance amending the Code of the Charter Township of Meridian, Michigan, Chapter 2, Article II, by adding Section 2-26; Article VI, Division 5, by amending Section 2-287, Section 2-288, and Section 2-289; Chapter 62, Article II, by amending Section 62-34(2)(e).”**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is finally adopted at least once prior to the next regular meeting of the Township Board. Seconded by Trustee Brixie.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
 NAYS: None  
 Motion carried unanimously.

D. Mixed Use Planned Unit Development #08034 (Eyde Company), request to develop a Mixed Use Planned Unit Development on the east side of Central Park Drive

Procedural ramifications of making a motion under action: (See Agenda Item #8 (Questions for the Attorney))

- Q. If a motion is made and no action taken on it, including not postponing it because there would be a desire to discuss it later, what does the Board do? Do we simply not act, and move on? I just want to be clear.
- A. If a motion is made and there is a second, then there is discussion and you decide not to go forward, you can either postpone it, table it, or make another motion to withdraw the motion as Trustee Brixie is explaining. You don't have to go forward with it tonight, obviously.
- Q. If it was postponed, though?
- A. They all have different ramifications as to how you handle them.

Director Kieselbach summarized changes made by the applicant which addressed several issues discussed at the last Board meeting as outlined in staff memorandum dated October 30, 2008.

Board members, staff and the applicant discussed the following:

- Change in parking space dimensions from 10 feet x 18 feet to 9 feet x 20 feet
- Two parking spaces were used for covered bicycle parking
- Increase of 13 additional parking spaces while reducing impervious surface
- Parking lot move to the east allowed for three (3) more trees to be saved
- Reconfiguration of several site components to save even more trees
- Impervious surface represents 48.7% of the site, well below the 70% allowed by ordinance
- Permeable concrete not counted as part of the pervious surface
- Green/open or pervious space represents 51.3% of the site
- Preserved tree lot on the site per court agreement
- Questionable sustainability of some significant trees

- Landscaped street trees will meet the 2” caliper requirement
- Applicant commitment to work with staff to plant larger trees in sustainable locations
- Provide more retail space on the south side of Columbus Avenue
- Move both buildings closer to the sidewalk for walkability
- Adequate parking in the rear of the building
- Central Park Drive was designed to be the retail corridor in the area; whereas Columbus was not
- Puzzled as to Building B’s designation as office/retail space
- Significant wetlands to take into consideration when constructing Building B
- Possibility of drive-through location in Building B
- No access to Central Park Drive for Building B site
- Appreciation for the applicant’s willingness to preserve as many trees as presented

**Trustee Such moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants mixed use planned unit development approval for Mixed Use Planned Unit Development #08034, subject to the following conditions:**

- 1. Approval of the mixed use planned unit development design is in accordance with the site plans prepared by KEBS, Inc. dated October 21, 2008; building elevations and floor plans for Building A and the garage building prepared by The Peabody Group, and received by the Township on August 29, 2008; and the building elevations and floor plan for Building B prepared by The Peabody Group and received by the Township on September 8, 2008. All plans are subject to revisions as required.**
- 2. Approval is subject to the following amenities for size of structure as depicted on the plans (four are required): Outdoor seating areas, pocket park, sidewalk planters, bicycle parking, awnings and balconies. The size, capacity, and location of amenities shall be subject to the approval of the Director of Community Planning and Development.**
- 3. The character and quality of the building materials and general architectural design of Building A and Building B shall be consistent on all four sides of each building. The majority of the building shall be comprised of brick or masonry products.**
- 4. The building materials for the garage building shall match the building materials for Building A and Building B. Brick shall be incorporated into the front facade of the garage building, subject to the approval of the Director of Community Planning and Development.**
- 5. The final design of the dumpster enclosure and dumpster area shall be subject to the approval of the Director of Community Planning and Development. One dumpster shall be dedicated to recycling.**
- 6. The final design of the carports shall be subject to the approval of the Director of Community Planning and Development.**
- 7. Site accessories such as railings, benches, trash receptacles, exterior lighting fixtures, and/or bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.**
- 8. Any future building additions or expansions to the buildings will require modification to**

- the special use permit and mixed use planned unit development, subject to the approval of the Township Board.**
- 9. Families as defined in the zoning ordinance, or no more than three unrelated persons, shall occupy a residential unit.**
  - 10. Prior to the issuance of any permit, including, but not limited to, a grading permit or building permit, the applicant shall submit a report indicating the existing site conditions for the installation of the permeable concrete system. The report shall indicate items such as, but not limited to, existing soil conditions and the existing water table. The report shall be reviewed by the Township Public Works and Engineering Department to determine the site's suitability for the installation of a permeable concrete system.**
  - 11. Prior to any work occurring on the site, including but not limited to grading, the applicant shall provide written notification to the Township Department of Public Works and Engineering of intent to begin work. The applicant shall provide the Department a reasonable time to schedule a staff person to be on site to observe all work associated with the installation of a permeable concrete system. The applicant shall not begin work until they have obtained confirmation from the Department of Public Works and Engineering that the proposed work time table is acceptable. A Department of Public Works and Engineering staff person shall be on site to observe the installation of permeable concrete system.**
  - 12. After the permeable concrete system has been installed, the applicant shall properly maintain the pavement system. The maintenance of the permeable concrete system shall include, but is not limited to, proper vacuum sweeping and the submission of a maintenance report to the Township Engineering Department, at least two (2) times in a calendar year.**
  - 13. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements.**
  - 14. A land clearing permit shall be required at the time of site plan review. A plan shall be submitted clearly indicating all trees to be preserved on the subject site.**
  - 15. The trees proposed to be preserved, as shown on the tree location site plan received by the Township on October 28, 2008, shall not be removed unless approved by the Director of Community Planning and Development. The trees shall be properly protected prior to the commencement of grading or construction activities related to the proposed mixed use project. Tree protection shall be provided as outlined in Section 22-179 of the Code of Ordinances.**
  - 16. All existing debris found on the subject site as a result of clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.**
  - 17. Street trees not less than 2 inches in caliper shall be installed along Central Park Drive and Columbus Avenue. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.**
  - 18. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-**

**440(d)(4) and other applicable sections of the Ordinance pertaining to landscaping.**

- 19. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Streetlights shall not exceed 15 feet in height. LED lighting shall be used where feasible.**
- 20. A sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.**
- 21. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.**
- 22. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
- 23. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
- 24. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.**

**Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Clerk Helmbrecht, Treasurer  
 Hunting  
 NAYS: Trustee Woiwode, Supervisor McGillicuddy  
 Motion carried 5-2.

- E. Special Use Permit #08101 (Eyde Company), request to develop a Mixed Use Planned Unit Development with total building size greater than 25,000 square feet on the east side of Central Park Drive**

**Treasurer Hunting moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #08101 to construct a group of buildings greater than 25,000 square feet in gross floor area subject to the following conditions:**

- 1. Approval is granted based on the revised site plans prepared by KEBS, Inc. dated October 21, 2008; building elevations and floor plans for Building A and the garage building prepared by The Peabody Group and received by the Township on August 29, 2008; and the building elevations and floor plan for Building B prepared by The Peabody Group and received by the Township on September 8, 2008. All plans are subject to revisions as required.**
- 2. Special Use Permit #08101 is subject to all conditions placed on Mixed Use Planned Unit Development #08034 by the Township.**

**Seconded by Trustee Such.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Clerk Helmbrecht, Treasurer Hunting  
NAYS: Trustee Woiwode, Supervisor McGillicuddy  
Motion carried 5-2.

F. HDI – Lake Lansing Park North Project

**Clerk Helmbrecht moved [and read into the record] NOW THEREFORE, BE IT RESOLVED the Township Board of the Charter Township of Meridian, Ingham County, Michigan hereby approves \$675,000 from the Land Preservation Millage Acquisition Fund to the Lake Lansing Park-North Project conditioned on \$150,000 in private funds from the community, a \$25,000 commitment by Ingham County, and upon its purchase a ninety-nine year contract for land management of the 120 acre project, requiring that the property be managed according to a management plan to be jointly developed between Ingham County and Meridian Township consistent with Land Preservation Advisory Board policy.**

**BE IT FURTHER RESOLVED the Township Board authorizes the Township Supervisor, Township Clerk, Township Attorney and Township Manager to take further actions deemed necessary.**

**Seconded by Trustee Such.**

Board members and staff discussed the following:

- Rescission of previous resolution dated July 15, 2008
- Development of management plan by both Ingham County and Meridian Township
- Appreciation to the Friends of Ingham County Parks for its fundraising efforts
- Details will be worked out prior to the Township signing the agreement and contributing the funding

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the fourth WHEREAS clause by deleting “are considering the submission of ” and inserting “have submitted”**

**The amendment was accepted by the maker and seconder.**

**Treasurer Hunting offered the following friendly amendment:**

- **Amend the NOW THEREFORE, BE IT RESOLVED clause by inserting “Parks” after “between Ingham County”**
- **Amend the NOW THEREFORE, BE IT RESOLVED clause by inserting “consistent with Land Preservation Advisory Board policy” after “Meridian Township”**

**The amendments were accepted by the maker and seconder.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting  
NAYS: None  
Motion carried unanimously.

Supervisor McGillicuddy recessed the meeting at 8:26 P.M.  
Supervisor McGillicuddy reconvened the meeting at 8:41 P.M.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Marvin Johansen, 6236 W. Reynolds, Haslett, spoke in support of the suggested changes made to Zoning Amendment #07050.

Leonard Provenchur, 5824 Buena Parkway, Haslett, spoke in opposition to Zoning Amendment #07050.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, spoke in opposition to Zoning Amendment #07050.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, spoke to the inclusion of a traffic count for a prospective day care in the traffic study for Mixed Use Planned Unit Development #08044 (Eyde Company).

Supervisor McGillicuddy closed public comment.

- A. Mixed Use Planned Unit Development #08044 (Eyde Company), request to develop approximately 27,000 square feet of commercial space and 36 multi-family dwelling units on 5.39 acres addressed at 5155 Marsh Road

Board members and the applicant's representatives discussed the following:

- Concern with parking in the front as parcels to the south have greenspace in the front
- Green space dedicated solely to child care not an amenity
- Configuration of the apartments above the day care does not lend itself to family
- Proximity of the day care to an establishment which serves liquor
- Retaining wall will be placed on the northern edge of the property to protect the existing wetland and buffer areas
- Retaining wall will be no taller than 4 feet in height
- Grading of property to reduce height for proper sight distance onto Marsh Road
- View of the proposed building from the Historical Village
- Development of parcels across Marsh Road are set back from the road
- Ingham County Road Commission policy requires trees to be placed 15 feet off the curb for speed of Marsh Road
- Move sidewalk closer to the parking lot to improve walkability in the area
- Fencing of green space area behind day care for protection of children
- Various sizes of apartments to accommodate families
- Possible use of cathedral ceilings on the top floor
- Less commercial to be more conducive to family style living
- Encourage food and food related establishments to promote walkability
- Height of the public safety building for comparative purposes
- Placement of mechanical units on the decks
- Incorporation of green roofs on the garages to soften transition from the Historical Village to the site
- Gabled roof on the building and garages to give a more residential feel
- Carport roofs have a pitch
- Request for rear elevation of garages
- Berm the soil behind the garages to help transition to the adjacent property
- Township to allow berming on its own property to aid in the transition
- Possible use of ground floor space as apartments
- Staff to initiate conversation with the Ingham County Road Commission regarding traffic light on Marsh Road in front of the development

**The consensus of the Board was to place this item on for action at the November 18, 2008 Board meeting.**

- B. Special Use Permit #08121 (Eyde Company), request to construct a building greater than 25,000 square feet in gross floor area at 5155 Marsh Road

**The consensus of the Board was to place this item on for action at the November 18, 2008 Board meeting.**

- C. Mixed Use Planned Unit Development #08034 (Eyde Company), request to develop a Mixed Use Planned Unit Development on the east side of Central Park Drive

**See Agenda item #10D.**

- D. Special Use Permit #08101 (Eyde Company), request to develop a Mixed Use Planned Unit Development with total building size greater than 25,000 square feet on the east side of Central Park Drive

**See Agenda item #10E.**

- E. Zoning Amendment #07050 (Planning Commission), request to amend Section 86-2 Definitions, Section 86-368(b)(9) Outdoor storage of a trailer or recreational vehicle, and Section 86-503 Outdoor storage of commercial vehicles and trailers, to facilitate regulation of recreational and utility trailer storage in single-family residential districts  
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated October 30, 2008.

Board members discussed the following:

- Concern with capability of canoes, etc., by definition, to be motorized
- Current ordinance is unenforceable
- Regulation of inoperable motor vehicles and trailers
- Reduction to one stored recreational vehicle in all zoning districts except RR
- Allow two stored recreational vehicles on RR zoned land
- Speak with Fire Department personnel regarding side yard boat storage
- Dimension for side yard storage capacity
- Staff to include option of removing this section from the current ordinance
- Effect of storage on nearby property values

**The consensus of the Board was to place this item on for action at the November 18, 2008 Board meeting.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provenchur, 5824 Buena Parkway, Haslett, spoke to the excellence of HOM-TV's election coverage. He expressed appreciation to departing Board members.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, spoke to allowing additional outdoor recreational storage in the RR zoning designation relative to Zoning Amendment #07050.

Supervisor McGillicuddy closed Public Remarks.

13. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:59 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT, CMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary