

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, OCTOBER 16, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

ABSENT:

STAFF: Township Manager Walsh, Director of Public Works Perry, Police Chief Plaga, Information Technology Director Gebes, Principal Planner Menser, Community Planning Director Kieselbach, Human Resources Director Marx, Economic Development Director Buck, Finance Director Mattison, Parks and Recreation Director Maisner, Recycling Coordinator Harvey

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Green Communities Award

Tom Fraiser, Michigan Township Association, presented the Michigan Green Communities Silver Award to Meridian Township.

B. 3rd Quarter Report

Township Manager Frank Walsh presented the 3rd Quarter Report

Board discussion: Criminal Sexual Assault program, Railroad Quiet Zone Initiative

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:24 pm.

David Hopkinson, 1736 East Roseland Ave., East Lansing; spoke in support of General Election Proposal 2.

Renee Korrey, 4633 Okemos Rd., Okemos; spoke on a Board Communication she had submitted pertaining medical marihuana, she wants her property on Okemos Rd next to Walgreens included in Medical Marijuana Overlay District to allow for a Provisioning Center.

Andrew Abood, 246 E. Saginaw Rd., East Lansing; spoke on a Board Communication he had submitted pertaining to medical marihuana.

David Pierson, 1305 S. Washington Rd., Lansing; spoke in support of Rezoning #18090 – M&J Management (12A) and Rezoning #18100 – HOS Management (12B).

Supervisor Styka closed public remarks at 6:32 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Frank Walsh reported: Deer Management Program meeting, Robin's Way rezoning meeting, Farmer's Market ground-breaking delay, Volunteer Appreciation annual event

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Sundland reported:

- Attended Communications Commission meeting, discussed Farmers Market communication with vendors, she opposed Senate Bill 637 but Senate passed it anyway, gives more power to telecommunications companies

Trustee Deschaine reported:

- Attended Economic Development Commission (EDC) meeting, EDC provided \$50,000 to Farmers Market, monthly Meridian Mall status update
- Transportation Comm meeting Oct. 18. Roads recommendation to Board, CATA update
- Fall 2018 Local Government Update from Michigan Dept. of Treasury.

Trustee Jackson reported:

- Attended LEAP Board Meeting, nonstop flights Lansing – DC are continuing

Treasurer Brixie reported:

- Attended Meridian Leadership Breakfast (with Supervisor, Clerk, Trustees Sundland Deschaine, Jackson), presentation by MSU Athletic Director Bill Beekman, is happy with what's happening with MSU Athletic Dept.
- Attended EDC meeting, PTMG (Bavarian Motors) bankruptcy case resolved.

Trustee Opsommer reported:

- CATA Board of Directors meetings in future will be at CATA Headquarters.
- CATA will review Meridian Downtown Development Authority (DDA) tax increment financing proposal.

Clerk Dreyfus provided an election report:

- 6,500 AV ballots sent out, 1,800 have been returned.
- AV ballot instruction misprint recognized and corrected, new proofreading procedures in place.
- Info on General Election held on Nov. 6

- Clerk’s office will be open on Sat. Nov. 3 from 8am – 2pm
- High-speed tabulator and training received, technical problems resolved.
- Regular Precinct Tabulators processing ballots slowly, 15 seconds per ballot, video sent to State Bureau of Elections & Ingham County Clerk.
- Election inspector recruitment initiatives provided influx of applicants, worked with AARP, Meridian Senior Center, 30 new hires, diverse group
- Inspector training will be precinct-based, plus Chairperson-focused workshops.

Supervisor Styka reported:

- Chippewa Middle school artwork in Township Hall Room.
- Community Resources Commission fundraiser at Old Chicago on Oct. 19.
- Attended DDA Meeting, Tax Increment Financing discussion.
- Attended Neighborhood Watch Meeting with Chief Plaga, Township is relatively peaceful
- Met with East Lansing City Council, with Trustees Sundland and Opsommer on shared Abbot Road property, discussion tabled for now.

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the Agenda. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

A. Communications

Treasurer 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 Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

B. Minutes – October 2, 2018 Regular Meeting

Treasurer Brixie moved to approve and ratify the minutes of the Regular Meeting of October 2, 2018 as submitted. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

C. Bills

Treasurer Brixie moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Clerk Dreyfus:

Common Cash		\$	314,338.65
Public Works		\$	343,689.85
Trust & Agency		\$	339,970.30
	Total Checks	\$	997,998.80
Credit Card Transactions		\$	16,089.97
Sept. 27 th to Oct 10 th			
	Total Purchases	\$	<u>1,014,088.77</u>
ACH Payments		\$	<u>694,805.46</u>

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

D. Citizen Survey Questions

Treasurer Brixie moved to approve the 2018 Meridian Township Citizen Survey as attached, and authorize the Township Manager to proceed with the project. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

E. Charitable Gaming License – Central Elementary Parent Teacher Organization

Treasurer Brixie moved the approval of a request from the Central Elementary PTO of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for the purposes of obtaining a gaming license for approval, and further that the Township Clerk be authorized to execute the resolution from the State of Michigan. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

F. Charitable Gaming License – Okemos High School Choir Boosters

Treasurer Brixie moved the approval of a request from the Okemos High School Choir Boosters of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for the purposes of obtaining a gaming license for approval, and further that the Township Clerk be authorized to execute the resolution from the State of Michigan. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Sundland, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Rezoning #18090 (M & J Management) – **Introduction**

Trustee Deschaine moved to adopt the resolution to introduce Rezoning Petition #18090 for publication and subsequent adoption. Seconded by Trustee Jackson.

Board discussion: Current use in area favors commercial, Industrial/Commercial mixed zoning possibility

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Trustees Jackson, Sundland, Opsommer, Deschaine, Supervisor Styka, Treasurer Brixie

NAYS:
Motion carried 7-0

B. Rezoning #18100 (HOS Management) – **Introduction**

Trustee Deschaine moved to adopt the resolution to introduce Rezoning Petition #18100 for publication and subsequent adoption. Seconded by Trustee Opsommer.

Board discussion: State trend of Industrial zoning being more valuable due to Medical Marijuana grow operations restricted to Industrial zoned parcels

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Sundland, Opsommer, Jackson, Deschaine, Clerk Dreyfus

NAYS:
Motion carried 7-0

C. Rezoning #18110 (Buckley) – **Introduction**

Treasurer Brixie moved to adopt the resolution to introduce Rezoning Petition #18110 for publication and subsequent adoption. Seconded by Trustee Jackson.

Board discussion: Positive investment for walk-able areas, Zoning Board of Appeals approved variance, fee waiver, applicant initiated rezoning fee should be upheld

ROLL CALL VOTE: YEAS: Treasurer Brixie, Supervisor Styka, Clerk Dreyfus, Trustees Jackson, Deschaine, Opsommer, Sundland

NAYS:
Motion carried 7-0

Treasurer Brixie moved to refund the rezoning fee paid by the Buckley Family. Seconded by Trustee Deschaine.

Board discussion: Owners unaware of commercial zoning, Township should have initiated rezoning, refund is inappropriate, demonstration of favoritism and cronyism with refunds, hurdles of past rezoning, current ownership of parcels, possibility of total rezoning of area, future legal issue with charging rezoning fees given this refund precedent.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Sundland, Opsommer, Supervisor Styka, Treasurer Brixie

NAYS: Clerk Dreyfus, Trustee Jackson
Motion carried 5-2

D. Marsh Pointe PILOT Amendment/Property Donation

Treasurer Brixie moved to authorize and direct the Township Manager to sign the Real Estate Donation Agreement to accept approximately 9 acres of land adjacent to Hillbrook Park. Seconded by Trustee Jackson.

Board discussion: Document clarification.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Deschaine, Opsommer, Treasurer Brixie, Clerk Dreyfus, Supervisor Styka

NAYS:
Motion carried 7-0

Trustee Deschaine moved to approve the Resolution to add approximately one acre of land referred to as the Remainder Parcel to the tax exempt status of the Marsh Pointe Apartments as per the existing PILOT. Seconded by Trustee Jackson.

Board discussion: Contingent upon receipt of land donation.

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus,
Trustees Sundland, Jackson, Opsommer, Deschaine

NAYS:
Motion carried 7-0

E. 3rd Quarter Budget Amendments

Trustee Jackson moved to approve the Beginning-of-Year 2018 Budget Amendments with a decrease in budgeted fund balance for the general fund in the amount of \$134,100 which projects a use of fund balance of \$1,311,412. Based on preliminary 2017 results, the projected fund balance at December 31, 2018 will be \$5,545,821. Seconded Clerk Dreyfus.

Board discussion: Legal fees are increasing, actuarial reports and pension costs, postage expenses, Land Preservation legal costs, cell tower revenue decrease, legal fee discussion, request for detailed Township attorney invoices.

ROLL CALL VOTE: YEAS: Trustees Sundland, Opsommer, Jackson, Deschaine,
Supervisor Styka, Clerk Dreyfus, Treasurer Brixie

NAYS:
Motion carried 7-0

F. Appointments to Boards and Commissions

Trustee Deschaine moved to approve the appointment made by Supervisor Styka of Monique Fieldfoster to the Zoning Board of Appeals for a 3 year term ending 12/31/2020. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 7-0

Treasurer Brixie moved to appoint Trustee Jackson to the Tri-County Regional Planning Commission. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 7-0

Trustee Jackson moved to appoint Trustee Deschaine to the Zoning Board of Appeals. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 7-0

Trustee Deschaine moved to appoint Trustee Sundland to the Economic Development Corporation. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 7-0

Trustee Jackson moved to appoint Peter Campbell to the Downtown Development Authority for a 4 year term ending 12/31/2021. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 7-0

G. Downtown Development Authority Tax Increment Financing Public Noticing

Trustee Opsommer moved to adopt the resolution setting a public hearing on the amended Downtown Development Authority (DDA) Development and Tax Increment Financing (TIF) plans. Seconded by Trustee Jackson.

Board discussion: Public Hearing needed now to keep proposed development timeline, transparency concerns with consulting firm (Advanced Redevelopment) working on DDA Tax Financing Plan also working with large developer proposing to redevelop DDA, concern about using taxpayer funds for "gap funding" which funds business operations, worry about favoritism and cronyism, DDA is in old neighborhood that is highly walkable, some of the area's parcel sizes and shapes affects development, trends of failed developments and increased vacancies, area needs redevelopment, development safeguards, current infrastructure needs, draft to be included in public hearing, conversations with other taxing jurisdictions, possible site contamination, varied support of TIF plans.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Deschaine, Jackson, Sundland, Supervisor Styka

NAYS: Clerk Dreyfus

(Treasurer Brixie absent for roll call vote)

Motion carried 5-1

Supervisor Styka moved to take a recess at 8:07 pm.

Supervisor Styka moved to return from recess at 8:17 pm.

13. BOARD DISCUSSION ITEMS

A. Urban Service Boundary Amendment – 4450 & 4436 Van Atta Road

Director Kieselbach explained a request received to extend water services to properties located outside of the Urban Service Boundary (USB) at 4450 and 4436 Van Atta Road.

Board discussion: Details of map representation, parcels included, necessity of moving boundary, impact on special assessment district, logistics of project, viability of sewer, costs to Township, contamination concerns, possibility of larger development, positives of allowing water services.

Board consensus to place this item on for action at the next Board meeting.

B. Section 61 Application – Malcangi

Director Maisner presented a request from the Lands Preservation Advisory Board (LPAB) for the Township Board to forward a land donation proposal to the Planning Commission for approval.

Board discussion: Taxable value of the land, donation vs sale

Treasurer Brixie moved to send property #33-02-02-06-226-001 to the Planning Commission for a Section 61 Review. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 7-0

C. 6365 Newton Road Concept Plan

Director Kieselbach presented a revised concept plan for a proposed development at 6365 Newton Road that uses the mixed use planned unit development (MUPUD) ordinance.

Board discussion: Location of parcel, emphasis of walkable communities, problems with current size and elements of proposal, impact on surrounding neighborhoods, lay-out of development, mixed-use & placing retail below apartments, need for more landscaping, excessive vs inadequate parking, a “gateway” development, inclusion of more greenspace, nearby developments, buffer expansion, limit dwelling units per acre, lack of housing diversity,.

Board consensus to bring the item back at a future date.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:01 pm.

Supervisor Styka Closed Public Remarks at 9:01 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Deschaine reported:

- Showed appreciation to Clerk Dreyfus for the new Board Minutes format.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:00 pm.

17. POSTSCRIPT – BRETT DREYFUS