

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 15, 2014 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra
(6:02 P.M.), Wilson
ABSENT: None
STAFF: Township Manager Frank Walsh, Director of Community Planning & Development
Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Director of
Information and Technology Stephen Gebes, Director of Communications Deborah
Guthrie

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION

A. Debbie Alexander, Capital Area Transportation Authority (CATA) – Bus Rapid Transportation Presentation

Ms. Alexander offered a Powerpoint presentation for the Bus Rapid Transportation (BRT) system on the Grand River/Michigan Avenue Corridor from the Capitol Building to Grand River/Marsh Road area.

Board and CATA representative's discussion:

- First two sets of charettes hosted by Tri-County Regional Planning Commission (TCRPC) and information obtained was important to CATA relative to the possibility of a BRT
- Third set of charettes was conducted by CATA for the portion of the BRT in East Lansing
- Reason the grant was made available was due to the possibility of the BRT and the regional effect it will have along its route
- TCRPC plays an important role in CATA's ability to obtain funding
- Times set for charettes were done so to address specific audiences in different corridor sections
- Concern with one regular car vehicle lane in each direction as shown by a citizen
- CATA is currently obtaining new traffic counts which will ascertain the number of lanes required
- Decision on left turn lanes for motor vehicles has not yet been determined
- Bicycle securement will be available inside the bus

B. Bill Conklin, Ingham County Road Department – Jolly-Okemos Intersection

Mr. Conklin outlined potential roadwork related to traffic improvements at the Jolly-Okemos intersection as a result of the Jackson National Life (JNL) expansion with accompanying increase of 1,000 jobs.

Board and ICRD representative's discussion:

- Concern with the reconfiguration's impact on pedestrians in Alaieton Township and non-motorized travel
- Design in such a way to mitigate (install landscaping in the remaining greenbelt) the impact on pedestrians in the Meridian Township section
- Addition of trees to other sections of the route between the sidewalk and the curb to accommodate pedestrians

- Widening of Jolly Road would be divided (approximately 6 feet north and south)
- With an additional right-turn lane, two-thirds of the existing greenbelt would be utilized for the additional lane
- Acquisition of additional right-of-way to “bump” the pathway over and accommodate trees between the sidewalk and the curb
- Acquisition of additional right-of way for the right-turn lane really not necessary for “road purposes”
- Inadequate buffer to have only two (2) feet of grass between the sidewalk and six (6) lanes of traffic and is bad design
- Suggestion to make the existing lane next to the left hand turn lane on Jolly Road (east and west) either left turn or straight
- Suggestion would require the signal to be split phased and would decrease the overall level of service
- Currently, the right hand turns occur in the outer through lanes
- ICRD enforcement of driveway removal in Alaiedon Township near the corners of the Jolly-Okemos intersection
- Sidewalk would need to be moved “out” along Jolly Road in front of the Seven Eleven and Arby’s
- Motorists may need to wait through two (2) to three (3) traffic light cycles during peak hours if the project does not go forward
- Neutrality of the ICRD on this proposal
- Some resources of the ICRD staff would need to be earmarked for this project
- Some of ICRD’s limited budget would probably need to be spent purchasing “strips” of land
- Suggested possibility of a roundabout would need approximately 200 feet and would be right-of-way prohibitive
- Concern additional impervious surface would be added to one of Meridian Township’s main gateways
- ICRD suggestion to entertain specific portions of the proposed project, e.g., northbound right-turn lane
- Addition of 1,000-1,500 jobs at JNL can provide new residents to Meridian Township
- 45% of JNL traffic comes via I-96
- The entering volume which travels through the subject intersection would increase by approximately 5% with the additional employees at JNL
- Request for ICRD to provide a current traffic count and specifically what the increase would be with the JNL expansion
- Three options for pedestrian activity: leave sidewalk where it is at and place the curb next to it; move sidewalk back some and leave the existing trees, or remove existing trees, move the sidewalk further back and replace the trees
- Timeline for expanding the intersection
- Construction not likely to begin until 2016
- ICRD cannot turn down the grant and then decide to do the project later
- One option is to accept the grant and choose not to expend the funds later, returning the money back to the state
- Preference to move forward and accept funding in order to have further interaction with business owners and Alaiedon Township

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

James Spanos, P. O. Box 1426, Okemos, spoke to the issue of the BRT along Grand River Avenue. He requested the Board exclude Okemos Road to Marsh Road from the BRT to protect taxpayers and business property owners. Mr. Spanos believed the Board vote on this issue was premature as there was no vote by the taxpayers and no due diligence by CATA. He also addressed a prior issue by CATA and the Township when it did not notice him as the McDonald’s property owner when a bus stop was installed in front of McDonald’s on Grand River Avenue. Mr. Spanos noted CATA had no ownership in the property, had not obtained an easement and he

requested no bus stop at that location due to excessive litter in front of the restaurant. He believed the BRT to be another example of CATA and the Township making little effort to reach out to affected business owners.

Allen Russell, 1690 Mack Avenue, Haslett, representative for DTN Management, urged the Township Board to also financially support the Michigan State University (MSU) Carriage Hills study.

Eckhart Dersch, 2203 Butternut Drive, Okemos, President of Liaison for Inter Neighborhood Cooperation (LINC), spoke in support of the MSU Carriage Hills study. He believed the request for partial Township funding of the study is far outweighed by the overall benefit.

Judy Kindel, 2915 Margate Lane, urged the Board to allocate funds for the MSU Carriage Hills study.

Neil Bowlby, 6020 Beechwood Drive, Okemos, spoke to formal and informal Board rules, requesting the Board be consistent in their applications. He requested the Board also be consistent in its application of the Future Land Use Map (FLUM). Mr. Bowlby stated his belief that response times for emergency calls equate to lives and the location proposed for the central fire station is not optimal for doing so. He addressed the need for text searchability of the online Board packet.

Leonard Provencher, 5824 Buena Parkway, Haslett, once again inquired as to the operating/maintenance cost of the BRT to the citizens within the CATA millage district. He summarized the City of Grand Rapids' process for its BRT system and suggested a public millage vote prior to the Lansing project moving forward.

Chris Haddad, owner of Dunkin Donuts/Sunoco, 3490 Okemos Road, Okemos, spoke in support of requesting the grant for the Jolly-Okemos Road intersection as it is an opportunity to make that intersection better. He supported the right-turn lane in front of his business. Mr. Haddad believed the road issues are one of public safety.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Status of the brush pickup program
- Meeting of the Local Road Committee to determine which roads will be funded for 2014
- Completion of the 2013 Audit and findings will be presented at the May 8th meeting
- "Stump" ordinance to come before the Board in the near future

7. BOARD COMMENTS & REPORTS

Trustee Scales addressed a change in traffic lights at major intersections within the Township to comply with federal law. He noted there is a blinking yellow left turn light at Newman/Marsh Roads and a few other locations, reminding residents they must yield to oncoming traffic if they have the blinking yellow light.

Clerk Dreyfus reported his attendance at an election training conducted by the State of Michigan's Bureau of Elections and Meridian Township will have a ballot container recertification in a few weeks. He attended a workshop on post-election audits. Clerk Dreyfus noted his attendance at a Lunch and Learn hosted by the Michigan Environmental Council (MEC) regarding parking and an annual leadership forum put on by governing.com regarding economic development. He also attended Meridian's Economic Development Corporation meeting last week as the Board representative where sponsorship of the EDC Chair's attendance at an economic development conference, DDA and its Celebrate Downtown event and the potential for a Corridor Improvement Authority (CIA) were all discussed. Clerk Dreyfus commented on an article in *Bridge* magazine regarding roads and state debt as a result of a poor decision by Governor Engler relative to borrowing money instead of passing a sufficient gas tax increase.

Trustee Styka also reported his attendance at the MEC session on parking and indicated his “take-away” was that parking lots are automobile fertilizer. He believed the Board needs to revisit the Township’s ordinance on parking to see if excessive parking is being required. Trustee Styka announced the winners of the Environmental Stewardship Awards. He noted the Township is hosting two events on April 19th: Earth Week and the Easter Egg Hunt and the Township’s Recycling Event at Chippewa Middle School and Comcast Cares Day on April 26th. Trustee Styka reiterated a statement made by Hillsdale College Economics Professor Gary Wolfram that the State of Michigan has consistently reduced funding to local municipalities. He also announced the International Downtown Association is hosting a Midwest Forum in Grand Rapids on May 5th and 6th and encouraged representatives from the DDA and the Township will attend.

Trustee Veenstra stated \$1 billion has been “taken away” from local governments by the state. He added that not only was the 1997 gas tax increase not enough, but the fuel tax law did not include an adjustment for inflation. Trustee Veenstra spoke to the necessity of Ingham County Drain Commissioner (ICDC) approval for construction of the new fire station. He believed the CIA is undesirable and a way to divert money from the general fund. Trustee Veenstra agreed with earlier public comment regarding the premature nature of the vote to endorse the BRT and believed questions regarding its cost must be answered. He reported his attendance at a meeting regarding paving for a portion (535 feet) of Perry Road in Meridian Township, requesting it be added to the Master Pathway Plan to obtain funds for installing paved shoulders.

Trustee Wilson attended the Groundwater Management Board meeting where development of a water consortium for the Lansing region (as well as north, east and west) was discussed. She encouraged fellow Board members to consider doing whatever it can to support efforts in creating the consortium

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

A. Communications

Board Information (BI)

BI-1 Mary LaPorte, 2176 Seminole Drive, Okemos; RE: New Central Fire Station

On File in the Clerk’s Office

Material handed out at the April 1, 2014 Meeting

Scott Fairmont, 4429 Apache Drive, Okemos; RE: Support for the central fire station proposal at the Central Park Drive/Okemos Road location

Juan and Olga Arellano, 2170 Seminole Drive, Okemos; RE: Request to increase the 300 foot notification requirement relative to residents affected by continuing ‘upstream development’ and the watershed from the Okemos drain

Sue Simkin, 2032 Central Park Drive, Okemos; RE: Request for reconsideration of the proposed “replacement fire station site”

Ilona Steinberg, 1174 Wild Cherry Drive, Williamston; RE: Concern with run off which will be added to the Ottawa Hills drainage system relative to construction of the proposed central fire station at the corner of Okemos Road and Central Park Drive

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 Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the Regular Meeting as amended. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

C. Bills

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

Common Cash	\$ 144,002.44
Public Works	\$ 363,349.61
Total Checks	\$ 507,352.05
Credit Card Transactions	\$ 13,433.02
Total Purchases	<u>\$ 520,785.07</u>
ACH Payments	<u>\$ 643,676.27</u>

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

[Bill list in Official Minute Book]

D. Employee Request to Purchase MERS Generic Credit Service

Treasurer Brixie moved to approve Police Officer Gayelord Mankowski's request to purchase additional credited service in the amount of seven months, as provided by the Municipal Employees Retirement System Plan document. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Item #13B, #13D)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

A. MSU Carriage Hills Study

Trustee Veenstra moved to authorize the expenditure of \$1,500 from General Fund account #101-300.400-880.000 Community Promotion to the School of Planning, Design and Construction at Michigan State University for the partial funding of the Carriage Hills Shopping Center Revitalization Plans. Seconded by Clerk Dreyfus.

Board discussion:

- Motion provides partial funding to study revitalization of the Carriage Hills Shopping Center
- \$1,500 as a good return on investment
- Good partnership
- Suggestion for residents to go to Goodrich Shoprite in East Lansing and encourage its relocation to the Carriage Hills area
- Looking forward to acting on recommendations to move the proposal along

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

B. Resolution of Support Regarding PEG Fees

Trustee Styka moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED the Township Board calls on the United States Congress to amend Section 542 of Title 47 of the United States Code to allow states and their municipalities to determine the best use of PEG channel support and to prohibit charges for the carriage of PEG channels; and be it further

RESOLVED, the Township Clerk transmit copies of this resolution to County Clerk Barb Byrum, to State Representative Sam Singh, to State Senator Gretchen Whitmer, to Congressman Mike Rogers, to the U.S. House of Representatives, to the Majority Leader of the U.S. Senate, and to each Senator and Representative from Michigan in the Congress of the United States. Seconded by Trustee Wilson.

Board discussion:

- By law, five percent (5%) of the franchise fees goes toward support of PEG channels
- Frequent interpretation of the law that money can only be used for capital (equipment, etc.) and not the operations of the channels
- Need for Congress to act by providing clarification that five percent (5%) collected from the franchise fees can be used for any purpose related to PEG channels
- Inquiry as to cable companies' opposition to this budget discretion
- Communities often do not have sufficient funds to operate the channels

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Matt Hagan, Hagan Realty, 927 E. Grand River, East Lansing, spoke in support of the request to rezone 3698 Okemos Road from RR to PO. He addressed the Master Plan designation for this parcel as five to eight multiple-family dwelling units per acre, but believed the Master Plan is meant to be only a guide.

David Pierson, 1305 S. Washington Avenue, Lansing (attorney for the applicant of Rezoning #14020), spoke to corrected traffic volume on Okemos Road as 24,000 trips north and south. He indicated the Planning Commission looked at the Future Land Use Map (FLUM), but the one acre size of the parcel limits its use. Mr. Pierson addressed the concerns of Briarwood homeowners about three (3) other residents one-quarter mile north on Okemos Road which are all for sale. He believed office to be an appropriate use given the market that is different for traffic at this type of location.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn, Suite 660, East Lansing, addressed changes made to the site plan after the Mixed Use Planned Unit Development (MUPUD) #13054 presentation at the February 4, 2014 Board meeting.

David Kapusansky, Director of Real Estate, Aldi, 2625 N. Stockbridge Road, Webberville, spoke to the edited plans.

Jerry Fedewa, 5570 Okemos Road, East Lansing, offered history to date on approximately 5.2 acres of property he owns on Saginaw Highway zoned RR and his desire to rezone it to C-2 (Rezoning #14030).

Chris Grzenkowicz, Desine, Inc., 2183 Pless Drive, Brighton, highlighted changes made to MUPUD #13054 and SUP #13171 (Aldi) to address Board concerns expressed at its February 4, 2014 meeting.

Supervisor LeGoff closed Public Remarks.

A. Mixed Used Planned Unit Development #13054 (Aldi/Eyde) – Request for a Mixed Use Planned Unit Development with One Commercial Building and 24 Apartments at 5155 Marsh Road

Director Kieselbach offered background information on MUPUD #13054 as outlined in staff memorandum dated April 11, 2014.

Board and applicant discussion:

- Number of apartments has been reduced from 24 to 21 two-bedroom units contained in one (1) building
- Concern there are no street trees between the sidewalk and the street
- Part of the landscaping relative to street trees will be determined by the Ingham County Road Department (ICRD) due to the speed on Marsh Road
- ICRD allows street trees if they are the right type
- Board member suggestion for the pathway to be shifted to allow for street trees since the pathway will need to be reconstructed due to grade changes
- Pathway will be constructed within the road right-of-way and the Township will need to work with ICRD on any plantings within that right-of way
- Plantings within the road right-of-way will be part of the site plan review process
- 40% of the sidewalk will need to be replaced
- Applicant will work with the Township to ensure trees will be located between the sidewalk and the street
- Appreciation to the applicant for listening to the Board and including suggested changes
- Concern with the large size of the parking lot on the southern end of the property
- Parking lot was reduced by six (6) parking spaces as there was a reduction of units
- Aldi stores use 75 parking spaces as a minimum and this site will have 75 spaces
- Applicant looked at the inclusion of islands, but it increased the impervious surface
- Concern with the layout of the parking lot at the north by the dumpster

- Board member suggestion to place the dumpster at the back of the Aldi building
- Applicant's concern that residents will not walk garbage behind the Aldi building
- Maximum screening was proposed by the applicant around the dumpster
- Applicant to further discuss with staff its suggestion for dumpster relocation as it may allow for greater visibility
- Existing gas main and sanitary sewer preclude placement over the top of the gas main and easement
- Board member preference for all parking to be located in the back of the building
- Board member belief the 75 parking spaces proposed by Aldi will all be used only once or twice per year
- Property received a conditional rezoning from residential to mixed use in 2008
- Conditions for the rezoning were offered by the developer and accepted by the Township
- If the applicant changed the conditions, staff believed the Township would go back through the rezoning process

ATTORNEY INQUIRY: Do you mean, in general, on any mixed use, does it have to have a residential component or on this one because it is a conditional rezoning?

BOARD MEMBER RESPONSE: I think both questions would help me to understand a little better.

ATTORNEY RESPONSE: I think with a conditional rezoning (and we'd have to look at this), that without the conditions being changed with the rezoning, I don't think we can just agree to change the condition. As to the mixed use, I'm not sure about that. I think it was intended there be a mix of uses on the site, not just commercial. But, I'd have to read the specific language to see how tight it was written. I believe the intent was that there would be a component of the commercial and the residential, or whatever was agreed upon in that mixed use.

Continued Board discussion:

- One intent of mixed use ordinance to give the Board ultimate flexibility in exchange for waivers and setbacks requirements
- Another intent of mixed use speaks to revitalizing and redeveloping (e.g. downtown Okemos, four corners of the Haslett area and the Grand River Corridor)
- Concern with mixed uses having different owners
- Building on top of the supermarket would have given the Board greater flexibility, but the applicant expressed concern with the resulting noise issues and trucks
- Other mixed uses would have allowed for a residential component directly on top of the commercial unit
- Need for the Board to look at the "big picture" of how the community should be grown, not just assuming additional residents is good
- Inquiry if the Board wants to bring residents into this area of the Township
- Board member belief making the residential component of the MUPUD smaller will allow for less parking and more greenspace
- Board member appreciation for the landscape plan
- Board member preference to keep the proposed landscape plan with additional trees between the sidewalk and the curb
- Board member consideration of this project as in-fill development
- Appreciation for LED lights in the common areas of the apartment building
- Board member suggestion to install LED lights within the apartment units
- Placement of a portion of the pathway outside of the right-of-way would allow room for street trees

- Board member preference for the parking lot to be placed in front to allow residents distance from air pollution created by motor vehicles traveling on roads
- Preference for the five (5) apple trees to be saved along the southern edge of the property
- Applicant to look at apple trees when in full bloom to ascertain their viability
- Root base of the large maple trees will be impacted due to lowering of the gas main
- Appreciation for placement of the two buildings next to one another as it appears like it is one building
- Project fosters walkability and economic activity within the commercial core area
- Status of the traffic signal at Times Square and Marsh Road
- Applicant has contracted with a traffic signal engineer for the design of the traffic signal at Times Square and Marsh Road
- Traffic signal must be approved by the ICRD
- Appreciation for the environmentally desirable white roof design
- Board member preference for convenient recycling within the apartment building
- Design of the covered bicycle haven and its location within the residential component
- Preference for U bicycle racks for visitors using the main entrance into the apartment building

It was the consensus of the Board to place this item on the next Board agenda as an action item.

- B. Special Use Permit #13171 (Aldi/Eyde) – Request to Construct a Group of Buildings Greater than 25,000 Square Feet at 5155 Marsh Road

Board discussion:

- Board member suggestion to round up the square footage for the SUP to allow for minimal variances within the plan

Rounding up the square footage of the building: (Questions for the Attorney (See Agenda Item #10))

Q. Do you have any comments or thoughts about that?

A. I think if they want to round it up a few feet that's fine. I have no other comment.

Without objection, this item will be placed on the May 8, 2014 Board meeting agenda as an action item.

- C. Rezoning #14020 (Okemos Road, LLC/Hagan), Request to Rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office)

Director Kieselbach clarified the traffic counts referenced in the staff report for the April 1, 2014 Board meeting where this issue was first discussed at the Board level.

Board discussion:

- Board member clarification that there is no Briarwood representative to the Board, in spite of public comment at the previous Board meeting where this issue was discussed
- Briarwood residents are not concerned with the rezoning of this parcel, but the ones next to the Briarwood subdivision
- Property abuts multiple-family residential property on the north and east
- Planning Commission recommendation on this parcel was not consistent with the FLUM and there was no recommendation for the area to the north
- Rationale of nearby office property is not clear and convincing evidence
- Suggestion for the Planning Commission to change the FLUM
- Office vacancies currently exist in areas north of Bennett Road

- East side of Okemos Road is primarily residential into downtown Okemos
- Board member preference this property be developed as multi-family residential
- Concern with viability of this parcel if it remains rural residential
- Feasibility of a multi-family dwelling on less than a one acre lot
- Setbacks and lot coverage would need to be looked at by staff for less than a one acre lot
- Fox Hollow to the north is a similar sized site built prior to an ordinance change
- Multi-family development of either five (5) to eight (8) units on Okemos Road
- Applicant had its architect perform a preliminary drawing with eight (8) units similar to ones in East Lansing, but expressed concern with traffic on Okemos Road and its location directly across from a fire station
- Fox Hollow quads and duplexes are in a quiet residential type neighborhood off Okemos Road and residents use side streets to gain access to Okemos Road
- Office is a more transitional use with less intensity

Without objection, this item will be placed on the May 8, 2014 Board meeting agenda as an action item.

- D. Rezoning #14030 (Fedewa), Request to Rezone Approximately 5.2 Acres from RR (Rural Residential) to C-2 (Commercial) Located on Saginaw Highway

Board and applicant discussion:

- Planning Commission recommendation to rezone the site to C-2
- Board member belief the RR zoning category on Saginaw Highway is obsolete
- Difference between C-1 and C-2 zoning
- Applicant has proposed C-2 zoning category as it has adjacent C-2 property
- Some uses looked at are not allowed in C-1 (i.e., climate controlled storage facility)
- Request for a copy of the petition mentioned by the applicant
- Need for larger setbacks to protect the adjacent Land Preservation property since the requirement between C-2 properties is only 15 feet
- Board member request for the applicant to offer a condition which included a larger setback

Board placed conditions on rezoning requests: (Questions for the Attorney (See Agenda Item #10))

Q. Could you please explain to Trustee Veenstra the limitations that Board members have to put stipulations and conditions on people and why that is designed that way?

A. I think what you are asking is.....yes, there is state law, as well as the ordinance states, that the condition must be offered by the applicant.

Without objection, this item will be placed on the May 8, 2014 Board meeting agenda as an action item.

14. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Treasurer Brixie announced the former Haslett Redi-Care has relocated to Grand River Avenue on a previously blighted property. She reported her attendance, as its Treasurer, at the most recent EDC meeting. Treasurer Brixie indicated she joined the Lansing Regional Chamber of Commerce as a way to improve the relationship the Township has with the business community. She noted they have

been receptive to providing assistance to Meridian Township at her request and suggested the Township consider becoming a member, as have CATA, Clinton County, Ingham County, the City of Lansing, the City of East Lansing and Delta, Delhi, Lansing, Dewitt and Bath Townships.

Clerk Dreyfus indicated this topic has previously been discussed, noting the Lansing Regional Chamber of Commerce is a political advocacy group which makes candidate endorsements. He believed it a conflict of interest for a community to join the chamber when the chamber engages in lobbying and advocacy activities on issues, policies and topics upon which the Township Board votes. Clerk Dreyfus believed the Township's continued stance of non-membership makes the community stand out.

Trustee Scales requested the Board further explore the benefits of becoming a member of the Lansing Regional Chamber of Commerce by engaging in conversation with the Township's counterparts in other communities to ascertain what benefits are derived from membership.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 9:23 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary