

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JULY 23, 2013 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka (6:01 P.M.), Veenstra
ABSENT: Trustee Wilson
STAFF: Township Manager Frank Walsh, Director of Community Planning & Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Police Chief David Hall, Human Resources Director Deb LaPine, Director of Finance Gretchen Gomolka

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. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Judy Linn, 5435 Van Atta Road, Okemos, requested the verbiage “regardless of socio-economic status” be added to the Human Relations Ordinance.

Kathleen Pavona, 4726 Arapaho Trail, Okemos, expressed continued concern with the high density of student housing proposed for Hannah Lofts.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the proposed Haslett Public Schools millage question on the August 6, 2013 ballot.

Neil Bowlby, 6020 Beechwood Drive, Haslett, asked that the bids for the Cornell Road Improvements Project be made available to the public. He spoke in opposition to the proposed guardrails for that project. Mr. Bowlby addressed the per acre density for Hannah Lofts.

Danelle Lofton, 5130 Wexford Road, Lansing, spoke in support of Zoning Amendment #13030.

Leslie Kuhn, 6162 Oakpark Trail, Haslett addressed the proposed urban services boundary (USB) and the Georgetown Sewer Payback District. She expressed concern the USB expansion would lead to rezoning in the area.

Supervisor LeGoff closed Public Remarks.

5. TOWNSHIP MANAGER REPORT

Township Manager Walsh offered updates on the following: Okemos Renew Library project, Central Park Fire Station, Township’s budget process, contract negotiations, Cornell Road speed limit meeting with the State Police and agenda items for the August 8, 2013 Board meeting.

6. BOARD COMMENTS & REPORTS

Trustee Scales attended the East Lansing Meridian Water and Sewer Authority (ELMWSA) meeting where he apprised those Board members of available homeland security funds for the water treatment program. He reported his attendance at the joint County/Township meeting on Cornell Road as well as last night's Planning Commission meeting where the Cornell Road Improvements Project was discussed.

Treasurer Brixie also reported her attendance at the ELMWSA meeting as well as the last Capital Area Transportation Authority (CATA) meeting where CATA is moving forward with the grant for the multimodal transportation center on Harrison Road. She indicated the station will ultimately serve the Amtrak Blue Water Line, Greyhound, Indian Trails, Megabus and CATA. Treasurer Brixie noted her attendance at the last Land Preservation Advisory Board meeting where the deer exclosures were viewed at the Trails of Lake Lansing. She reported the Economic Development Corporation is offering a mini grant for pop-up places in Haslett, noting applications are available on the Township website. Treasurer Brixie announced the Okemos Downtown Development Authority (DDA) is accepting proposals for public art at the Hamilton/Marsh Road roundabout, stating this application is also available on the Township website.

Trustee Styka reported his attendance at the ELMWSA meeting where he addressed the effects of fracking and the need to protect the Saginaw Aquifer. He noted the water quality is excellent and water is produced at the ELMWSA at a rate lower than the Board of Water and Light. Trustee Styka explained the idea of the mini grant for pop-up places in Haslett.

Trustee Veenstra addressed a letter in the packet regarding Township prevention of Horrock's locating in the old L & L building in Haslett, stating that rumor is not true. He spoke to the Township's current method of publishing legal notice summaries relative to introduction and final adoption of ordinances.

Clerk Dreyfus reminded citizens of Haslett Public Schools' August 6th election for its Sinking Fund Millage, adding polls will be open from 7:00 A.M. until 8:00 P.M. for Precincts 1, 2, 3, 4, 5 and 20. He announced Williamstown Township and Woodhull Township residents will be voting at Precinct 3 while Bath Township residents in the Haslett School District will vote at Precinct 20. Clerk Dreyfus noted the Clerk's office will be open Saturday, August 3rd from 8:00 A.M. until 2:00 P.M. to issue and accept absentee voter ballots.

- A. 2012 Audit Presentation – Jeff Fineis, Partner and Jamie Rabe, Manager of AHP, PLC
Jeff Fineis, Audit Partner, Andrews Hooper Pavlik, 4295 Okemos Road, Okemos indicated his organization has issued a clean unmodified audit opinion for the Township in 2012.

Jamie Rabe, Audit Senior Manager, Andrews Hooper Pavlik, 4295 Okemos Road, Okemos, summarized several required communications, including services provided, adopted and future Governmental Accounting Standards Board (GASB) standards, accounting policies, estimates and sensitive disclosures.

Mr. Fineis gave a graphic audit presentation highlighting the Township's financial status for 2012 year-end, noting a general fund balance increase of approximately \$350,000 from the prior year. He noted the continued decline in property tax revenue and stated General Fund expenditures increased in 2012, but remained below the budgeted amount in all categories. Mr. Fineis added the unassigned General Fund balance represents 3.5 months of General Fund expenditures, exceeding the Township's self-imposed goal of maintaining at least two (2) months of operating expenditures in the fund balance for, at least, the eighth consecutive year. He stated there was a slight net increase in the Water and Sewer Fund, up from a decrease in 2011.

Mr. Fineis explained GASB Statement No. 67, the reporting for the various defined benefit pension plans and GASB Statement No. 68, reporting by the employers of most pension plans,

will be effective for financial reporting periods after June 15, 2013 and June 15, 2014 respectively.

Board members, staff and the auditors discussed the following:

- GASB sets standards which governmental entities must follow
- Explanation of \$20 million of underfunded pensions
- Pensions are underfunded at a percentage as there is not going to be a total “run” on the pension fund at one time
- Safe percentage of underfunded pensions at which to operate
- Township contributed more pension funding for 2012 than was required
- Desire to see the pension funds become fully funded over time
- Concern with some report format
- Appreciation that this audit is reflective of the performance of the previous Township Manager and his leadership staff

7. APPROVAL OF AGENDA

Trustee Scales moved to approve the agenda. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 5-1. (NAY: Trustee Veenstra)

8. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda amended as follows:

- **Move Agenda Item #8D to Agenda Item #11G: School Safety Byrne Justice Assistance Grant (Byrne Jag) Fiscal Year 2014**
- **Move Agenda Item #8E to Agenda Item #11H: Acceptance of the 2012 Audit Report**

Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

A. Communications

(1) Board Deliberation (BD)

BD11A-1 Gina Calcagno, Field, Organizer, One Capital Region, 22226 Bach Street, Warren; RE: Appreciation for Board passage of a Human Relations Ordinance

BD 11F-1 John Kaufmann, 5140 Cornell Road, Okemos; RE: Cornell Road Improvements

BD 11F-2 Thomas Voice, 5160 Cornell Road, Okemos; RE: Cornell Road Improvements

BD 11F-3 Leslie Kuhn, 6162 Oakpark Trail, Haslett; RE: Revised Cornell Road Proposal

BD 11F-4 Neil Bowlby, Vice President, Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Okemos; RE: Proposed Cornell Road Improvements

(2) Board Information (BI)

BI-1 Joanne Guertin, 2061 Riverwood Drive, Okemos; RE: Article published in the *New York Times* titled, “A Kinder, Gentler Way to Thin the Deer Herd”

- BI-2 John P. Gardner, Senior Manager, Government Affairs, Comcast, Heartland Region, 1401 E. Miller Road, Lansing; RE: Changes to the channel lineup effective August 7, 2013
- BI-3 Stephanie Beeler, 4589 Van Atta Road, Okemos; RE: Horrocks Market
- BI-4 Renee Korrey, 4633 Okemos Road, Okemos; RE: Ingham County 8th Annual Triad Senior Prom
- BI-5 Leslie Kuhn, 6162 Oakpark Trail, Haslett; RE: Opposition to the Georgetown Sewer Payback District and an Urban Services Boundary Expansion
- BI-6 Pam Fraker, 351 Newman Road, Okemos; RE: Opposition to the Georgetown Sewer Payback District
- BI-7 Mike Ma, 3752 Chippendale, Okemos; RE: Request for Rezoning 1510 and 1560 Grand River Avenue, from PO to commercial

(3) On File in the Clerk's Office

Material handed out at the July 9, 2013 Regular Board Meeting

Eckhart Dersch, President, Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Okemos; RE: Proposed Georgetown Sewer Interceptor Payback District

Patricia A. Kenney, 328 Meridian Road, Okemos; RE: Opposition to the Georgetown Sewer Payback District

Tom Fraser, 328 Newman Road, Okemos; RE: Opposition to the Georgetown Sewer Payback District

Richard Baumgartner, 1064 Cliffdale Drive, Haslett; RE: Opposition to the Georgetown Sewer Payback District

Brad Brogren, 5004 Cornell Road, Okemos; RE: Cornell Road Project

Kent and Tami Cassella, 163 Newman Road, Okemos; RE: Opposition to the Georgetown Sewer Payback District and expansion of Cornell Road

Jean Kaufmann, 5140 Cornell Road, Okemos; RE: Concern with Cornell Road Improvements and opposition to the Georgetown Sewer Payback District

Martti Gaabo, 273 Newman Road, Okemos; Concerns with the Cornell Road Improvements and the Georgetown Sewer Payback District

Ann Alchin, 5972 Cypress Street, Haslett; RE: Request for a restriction of hours contained in the Fireworks Ordinance

Sara Wight, 5638 Cade Street, Haslett; RE: Fireworks

Tammy Shabluk, 5827 Joshua Street, Lansing; RE: Support for the Human Relations Ordinance

Jon Hoadley, 2720 Parkview Avenue, Kalamazoo; RE: Support for the Human Relations Ordinance

Mary Verhanovitz, 2558 Bruin Drive, East Lansing; RE: Mosquito Control

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 Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

B. Minutes

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

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

C. Bills

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

Common Cash	\$ 228,032.94
Public Works	\$ 199,482.84
Total Checks	\$ 427,515.78
Credit Card Transactions	\$ 10,820.51
Total Purchases	<u>\$ 438,336.29</u>
ACH Payments	<u>\$ 409,682.38</u>

Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

[Bill List in Official Minute Book]

9. QUESTIONS FOR THE ATTORNEY (None)

10. HEARINGS

A. Mixed Use Planned Unit Development #13014 (Capstone), Hannah Lofts

Supervisor LeGoff opened the public hearing at 7:11 P.M.

Director Kieselbach summarized the mixed use planned unit development (MUPUD) request as outlined in staff memorandum dated July 18, 2013. He noted a detailed report on storm drainage and flooding issues in this area was provided by the Ingham County Drain Commissioner (ICDC) today and placed at Board members’ seats on the diaz.

Mark Clouse, General Counsel and Chief Financial Officer, Eyde Co., 2852 Eyde Parkway, East Lansing, spoke to changes made to the proposed MUPUD concept plan as a result of Board input. He noted sidewalks will be widened, as requested by the Planning Commission, and the Eyde Co. has agreed to add sidewalks along Hannah Boulevard so they will be available on both the north and south sides of that road. Mr. Clouse added the Ingham County Department of Transportation and Roads (ICDTR) has agreed to allow Capstone to place sharrows on the roadways, with ongoing maintenance of those sharrows to be the responsibility of the Township as part of its complete streets program. He indicated work continues with the ICDTR for installation of a signalized light at the intersection of Hannah Boulevard and Esoteric Way.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, spoke to how the “pedestrian shed” concept works on this site. He believed Hannah Lofts is the crossroads for the Hannah Plaza area, and the one acre park serves as a link between the future hotel, the existing hotel and the existing retail at Hannah Plaza, as well as future retail along Esoteric Way. Mr. Acken believed the agreement to build additional sidewalks will strengthen the links between the existing office complex, the existing retail on the north side, and the future retail. He noted removal of the drive on the north side will provide additional green space to further connect the area.

Mr. Acken pointed to the proposed location of the clubhouse, which will include offices to service the residential component, a club room, and potentially a gym. He addressed the Planning Commission request to provide outdoor seating areas in front of the retail component. Mr. Acken spoke to the request for a diverse mix of housing types, indicating Lodges Phases 1 and 2 contained walkups, while both buildings of Hannah Lofts will have predominantly one (1) and two (2) bedroom units on the fourth floor accessed by elevators in the parking structure and an internal hallway system. He added directly over the first floor retail area are two (2) bedroom two (2) story townhouse units, noting the first floor also contains three (3) story townhomes.

Jane Sherzer, 4777 Mohican Lane, Okemos, spoke in opposition to the Hannah Lofts, and requested the Board look at the proposal in its entirety as it relates to the overall Master Plan. She believed the possible installation of two (2) traffic lights does not lend itself to walkability of the area.

Linda Stober, 4835 Mohican Lane, Okemos, spoke to the traffic assessment conducted by Traffic Engineering Associates, Inc. noting a statement in the report indicated there will be 11,000 more cars on Hagadorn Road per day. She expressed concern the addition of two (2) traffic lights would further congest vehicular traffic. Ms. Stober questioned whether the applicant's motives are the correct ones and believed this to be more student housing in an already congested area.

Shrikumar Poddar, 2601 Cochise Lane, Okemos, believed the applicant changes its strategies each time it comes before the Board. He requested the Township Board protect the interest of all its constituents. He expressed concern with the high density and questioned the impact this project will have on Township finances relative to additional public safety services which will need to be provided.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the project as he believed it would have no positive benefit to the community. He indicated the project brings urban density and associated problems to the western edge of the Township. Mr. Provencher believed this project is more high density student housing.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to the numbers contained on Page 29 of the traffic study. He addressed increased traffic exiting the southern portion of the development. Mr. Bowlby inquired as to the number of heritage trees along Hannah Boulevard which will be retained. He expressed opposition to the project being described as containing diverse housing types.

Kathleen Pavona, 4726 Arapaho, Okemos, believed both the Board and the public have been misled by the developer, noting this project is high density student housing. She indicated sharrows will be covered up by snow most of the school year.

Supervisor LeGoff closed the public hearing at 8:01P.M.

11. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of the Human Relations Ordinance, the Fireworks Ordinance, Zoning Amendment #13030, the Local Road Deficit Elimination Plan and Option #2 for the Cornell Road Improvements.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke in support of Option #2 for the Cornell Road Improvements. He requested the Board follow the suggestion contained in Mr. Kaufmann's letter of placing a large shoulder on the east side of the road for pedestrian/ bicyclist safety.

Supervisor LeGoff closed Public Remarks.

- A. Human Relations – Chapter 30, Article II, of Fair Housing Ordinance, **Final Adoption**
Trustee Veenstra moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2013-03 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan Chapter 30, Article II By Amending Sections 30-51, 30-53, 30-81, 30-82(a), 30-82(b), 30-84(a)(1), 30-84(a)(2), 30-84(b), 30-85(a), 30-86 and 30-88.”**

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board.

Seconded by Trustee Styka.

Board members and staff discussed the following:

- Maker of the motion’s concern with the need for submission of a notarized complaint, so the notarized requirement was verbally pointed to as removed from the text of the ordinance directly after the motion was made
- No other complaint in the Township has a notary requirement
- Staff inclusion of the notary requirement was to give weight to the seriousness of the complaint
- Request for substantive changes to be brought to fellow Board members’ attention prior to the final adoption phase
- Board member request for the removal of the notary requirement to be taken up as a separate amendment
- Board member belief the proper course of action would be to have a Board member offer an amendment to add the notary requirement into the motion before the Board
- Seconder agreed to the ordinance language as originally read by the maker
- Clarification by the parliamentarian that the language before the Board is the language prepared by staff with the addition of “and;” and “Ingham County” in the resolution as read and the vote should be taken on that language; then the Board can amend the ordinance language

Trustee Veenstra offered the following amendment:

- **Amend Section 30-51 by removing the word “notarized”**

Seconded by Trustee Scales.

VOICE VOTE: Motion carried 4-2. (NAYS: Treasurer Brixie, Supervisor LeGoff)

ROLL CALL VOTE YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer
ON THE MAIN Brixie, Clerk Dreyfus
MOTION: NAYS: None
Motion carried 6-0.

- B. Fireworks Ordinance, **Final Adoption**
Clerk Dreyfus moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2013-04 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 26, Article I By Repealing and Replacing Section 26-1.”**

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board.

Seconded by Treasurer Brixie.

Trustee Veenstra offered the following amendment to Section 26-7:

- Add after “not more than” the language “\$75 for first offense and not more than \$500 for subsequent violations.” and delete the remainder of the wording in that section

The motion died for lack of second.

Treasurer Brixie called the question on the main motion. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Treasurer Brixie
NAYS: Trustee Veenstra, Supervisor LeGoff, Clerk Dreyfus
Motion failed 3-3.

Trustee Veenstra offered the following amendment:

- Delete the third WHEREAS clause which states “WHEREAS the Township Board wishes to amend its existing fireworks safety ordinance to meet the requirements of the Michigan Fireworks Safety Act; and”

The motion died for lack of a second.

Board members and staff discussed the following:

- Concern with changing the language for final adoption
- Staff belief the Township Attorney concurred with the wording as introduced and the Township would use its “standard system” of \$75 for the first infraction, \$150 for the second infraction and \$250 for the third infraction
- Staff suggestion to keep it consistent with existing civil infraction ordinance language which states “subject to a civil fine as established by the Township Board”
- Fine is administered by a judge in the event an individual pleads not guilty
- Preference to have both included in the ordinance
- Simplest language is the best language when creating an ordinance

Treasurer Brixie offered the following amendment:

- Amend Section 26-7 by inserting “, subject to payment of a civil fine as established by the Township Board” in the last sentence after “ordinance”

The motion died for lack of a second.

The maker offered the following amendment:

- Amend the second sentence of Section 26-7 after “civil fine of not more than” by deleting the remaining language and inserting “\$75 for the first infraction and increasing penalties for additional infractions as established by the Meridian Township Code of Ordinances.”

Seconded by Trustee Veenstra.

Continued Board discussion:

- Amendment provides consistency while creating a new class of regulation
- Wisdom in specifying the actual infraction as the amendment creates a new “class” of regulation which prohibits certain behavior

- Concern with vagueness of the amendment
- Preference to include the maximum fine rather than the minimum fine
- Language “of not more than \$500” was added at the last Board meeting
- Township Attorney “signed off” on the language added at the last Board meeting
- Inquiry if the fine schedule is on the ticket
- Planning process v. police process
- Police would leave the determination of the fine up to the judge
- How fine is set if the person pleads guilty
- An individual pleading guilty would be assessed a civil infraction fine to be paid at the Violations Bureau at the Township
- Civil infraction fine schedule “starts” at \$75
- Concern with different enforcers on township staff enforcing different standards
- Inquiry if the amendment includes the maximum of \$500 for each violation
- Board member belief a local ordinance fine cannot be more than \$500

ROLL CALL VOTE: YEAS: Trustees Styka, Veenstra, Supervisor LeGoff, Clerk Dreyfus
NAYS: Trustee Scales, Treasurer Brixie
Motion carried 4-2.

ROLL CALL VOTE YEAS: Trustees Scales, Styka, Supervisor LeGoff, Treasurer Brixie,
ON THE MAIN Clerk Dreyfus
MOTION: NAYS: Trustee Veenstra
Motion carried 5-1.

- C. Zoning Amendment #13030 (Planning Commission), Amendment to Section 86-654 (c)(6) to Allow Adult Day Care Centers

Trustee Scales 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 Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article VI by amending Section 86-654(c)(3).”

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

Seconded by Trustee Styka.

Board members discussed the following:

- Zoning amendment is long overdue

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- D. Greater Lansing Convention and Visitors Bureau Marketing

Treasurer Brixie moved to authorize Meridian Township to pay for the Greater Lansing Convention and Visitors Bureau Guide ad, and have the Manager work with the Communications Department on its design. Seconded by Supervisor LeGoff.

Board members discussed the following:

- Explanation of history regarding payment of this ad over the last few years
- Short sighted not to participate in this presentation to the greater Lansing region
- In support of spending Township monies to receive a leveraged return
- Verbiage is not specific to Meridian Township and will not draw people to the Township
- Concern with placing an ad in a guide which will not cover the Township in its editorial content
- Need to develop branding and placemaking for the Township
- Need for a well-placed ad which is well done

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Supervisor LeGoff, Treasurer Brixie
NAYS: Trustee Veenstra, Clerk Dreyfus
Motion carried 4-2.

E. Local Roads Deficit Elimination Plan

Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby adopts a deficit elimination plan as follows:

For the next five years, 2013 through 2017, \$80,000 of the local roads millage will be used to pay back the advance from the general fund for a total of \$400,000. If, in any year, spending in the Local Roads Fund does not allow for this payback, the General Fund will forgive that year's payback amount. The remaining deficit of \$3,063 will be eliminated through additional budgeted increases in fund balance of approximately \$615 from 2013 through 2017. Total annual budgeted fund balance increases will approximate \$80,615.

Seconded by Trustee Scales.

Board members discussed the following:

- Preference to forgive the debt and "take it off the books" as it has already been spent
- Funds should be appropriately accounted for
- Whatever repayment plan is submitted to the state must be adhered to
- Adoption of the 2013 budget included forgiveness of \$40,000 per year for ten (10) years
- State law will not allow a ten (10) year time period for forgiveness, but allows for a maximum of five (5) years
- Suggestion to forgive \$40,000 this year, no repayment next year and repay \$120,000/year in 2015-2107 to allow for more local road repavement next year
- Forgiveness of the entire amount would not affect the general fund balance
- Forgiveness would not affect the local road funding
- Using fund balance for road infrastructure is a great use of fund balance
- Previous Township Manager belief that one time capital expenditures must be exceptional circumstances

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

F. Cornell Road Improvements

Trustee Scales moved acceptance of Option #3 to crush and shape the existing 22-foot pavement, construct minor drainage improvements, lower the hill south of Tihart and construct a 4-inch asphalt overlay. Seconded by Clerk Dreyfus.

Board members and staff discussed the following:

- Option #1 is too expensive
- Option #3 allows the Township to spend the least amount of money and receive the maximum benefit
- Support for lowering the hill
- Figures provided are estimates as the project must be rebid if the Board acts tonight
- Option #1 contains provisions that would most effectively reduce the speed
- Option #3 does not adequately address the problem of speed on the road and fails to address adequate facilities for pedestrians and bicyclists
- Other options presented to serve pedestrians and bicyclists are much more expensive than Option #1
- Number #1 goal for Cornell Road improvements was to resurface the road
- Option #3 allows Cornell Road to remain a natural beauty road
- Option #1 would use total road funds over the next two years solely for Cornell Road
- Ingham County road traffic study conducted on Cornell Road during May 21st -23rd of this year revealed the average speed on all three days is 41.7 miles per hour
- Road will be striped with ten (10) foot lanes, which will leave one (1) foot of paved shoulder plus installation of 12-18 inches of gravel shoulder
- According to the Managing Director of the ICDTR, the majority of the cost of hill cutting was removing the existing pavement and setting it aside in order to access the earth beneath to cut the hill
- All drainage improvements will be made which the ICDTR deems necessary
- Repavement of the road will increase the current speed driven

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Clerk Dreyfus
NAYS: Treasurer Brixie
Motion carried 5-1.

- G. School Safety Byrne Justice Assistance Grant (Byrne Jag) Fiscal Year 2014
Trustee Styka moved to authorize the Police Department to apply for and, if awarded, receive grant funds for security improvements through the School Safety Byrne Justice Assistance Grant not to exceed \$20,000. Seconded by Treasurer Brixie.

Supervisor LeGoff called the question.

ROLL CALL VOTE: YEAS: Supervisor LeGoff, Treasurer Brixie
NAYS: Trustees Scales, Styka, Veenstra, Clerk Dreyfus
Motion failed 2-4.

Board members and staff discussed the following:

- One police radio supported system for each high school in Haslett and Okemos
- When the button is pressed during an emergency, the system would notify police units on the road directly via radio
- Entire dispatch system would be bypassed
- System allows connection to a computer keyboard for a “hot key” to service elementary schools
- Interest expressed by East Lansing Schools
- Excellent public safety measure for schools
- Features can be added at an additional cost

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None
Motion carried 6-0.

H. Acceptance of 2012 Audit Report

Trustee Scales moved acceptance of the 2012 Annual Audit as completed by AHP, PLC and presented at the July 23, 2013 Township Board regular meeting. Seconded by Treasurer Brixie.

Board members discussed the following:

- Taxable value dropped in 2010-2012

Treasurer Brixie called the question. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Supervisor LeGoff, Treasurer Brixie,
Clerk Dreyfus
NAYS: Trustee Veenstra
Motion carried 5-1.

ROLL CALL VOTE ON THE MAIN MOTION: YEAS: Trustees Scales, Styka, Supervisor LeGoff, Treasurer Brixie,
Clerk Dreyfus
NAYS: Trustee Veenstra
Motion carried 5-1.

[Supervisor LeGoff recessed the meeting at 9:33P.M.]
[Supervisor LeGoff reconvened the meeting at 9:43 P.M.]

12. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Township enforce its complete streets ordinance relative to the Hannah Lofts project. He addressed the mixed use concept, noting 7,500 square feet of retail space is only 2% of the gross floor area for Hannah Lofts. He requested additional time be allowed to experience the effect of total population of Phase 2, adding an up to date traffic study should be conducted after Phase 2 is occupied.

Mark Clouse, General Counsel and Chief Financial Officer, Eyde Co., 2852 Eyde Parkway, East Lansing, noted the zoning approved in 2008 and the proposed plan are consistent with the Township's Master Plan. He added the traffic light at Eyde Parkway and Hagadorn Road is intended to assist with the current left hand turn movement ("Michigan left") on Hagadorn Road, calm traffic and allow for proper gaps to make the turn. Mr. Clouse stated approval for this light was received last year for construction in 2014. He indicated the light at Esoteric Way and Hannah Boulevard is being offered for installation to add to the pedestrian friendliness of the area, but is not required.

A. Mixed Use Planned Unit Development Concept Plan (Campbell), 2095 and 2099 Hamilton Road
Ken Jones, Studio Intrigue Architects, 1114 S. Washington Avenue, Lansing, gave an overview of the revised MUPUD concept plan based, in part, on Board comments received when the original version was first presented to the Board.

Board members and the applicant discussed the following:

- Eight (8) tenants currently on the site
- Proposed plan would have 11 residential tenants
- Footprint of the building is slightly smaller with one less unit and one less parking space
- Gross square footage v. footprint of the building

- Revised plan still has too many units within the allotted space
- Footprint of the rear building has been reduced
- Too large of parking lot is viewed from the western approach
- Building is now too close to the road and doesn't allow for active integration of walkability
- Need for increased walkability
- Total footprint needs to be further reduced
- Concern there is no buffer between this project and adjacent single family residences
- Access to the back of the building with the redesign is problematic
- Access enters on the roundabout and a less intense use would provide less entries and exits into the roundabout
- ICDTR suggestion to install a peninsula ("lamb chop") in the drive which would direct traffic to the right
- Inquiry if the economic model would allow a reduction to eight (8) units

It was the consensus of the Board to have the developer redesign the plan to reduce density and bring back to the Board when ready.

B. Mixed Use Planned Unit Development #13014 (Capstone), Hannah Lofts

Board members, the property owner and the applicant discussed the following:

- Need for a sidewalk on the south side of Hannah Boulevard (site of the future hotel) to address complete streets
- Appreciation for the addition of crosswalks to link to existing developed properties
- Flexibility to determine if larger trees along Hannah Boulevard are specimen trees and should be saved
- Park is computed from the right-of-way to the sidewalks of the buildings and the plaza
- Updated plans show an impervious surface calculation of 80.3%
- Appreciation for the developer's and applicant's effort to address Board concerns
- Appreciation for the .8 acre of actual greenspace attached to the fountain
- Big picture still does not present a mixed use village concept
- First three (3) phases have very little retail space so are not true mixed use
- Proposal is too dense and does not provide a variety of housing types
- Preference to return to the density of Option A with increased greenspace
- Concern with the number of trees to be removed from the site
- Number of units v. number of beds
- Existing hotel is immediately east of Hannah Lofts
- Future hotel is directly east of the existing hotel
- MUPUD originally approved for 1,159 residential units does not include the existing hotel, but does include the acreage for the proposed hotel
- Each room contained in the future hotel would count as one unit
- Township has no density standards for a hotel in commercial districts
- Request for staff to research whether the rooms in the future hotel would count towards the MUPUD density
- Board member estimate of approximately three (3) beds per unit
- Total number of residents for the first three phases is 1,751, assuming one person per bedroom and 100% occupancy rate
- Development for the remaining phases have not yet been planned as they are market driven
- Property owner belief the 81-acre site will not be built out to the full 1,159 units

- First site for redevelopment will, in all likelihood, be the property which currently houses the two (2) and six (6) story buildings

It was the consensus of the Board to place this item on for discussion at the next Board meeting.

C. Special Use Permit #13081 (Capstone), Hannah Lofts

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

- Fire Department consensus to eliminate the drive on the north side
- Desirability of inner parking lot connection for emergency access
- Need for all buildings to interact for walkability, including the hotels
- Revised plan will incorporate seven (7) foot sidewalk
- Appropriate location for students to live given its proximity to the university
- Concern the density of beds per acre is twice the amount of Phase 1
- Need for consideration of the amount of developable acres when making the above comparison regarding density
- Understanding by the applicant the Township wished to have this phase be more dense as it is in the heart of the 81-acre development

It was the consensus of the Board to place this item on for discussion at the next Board meeting.

13. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

14. FINAL BOARD MEMBER COMMENT

Trustee Scales suggested the Board adopt a policy similar to the Planning Commission where a new agenda item cannot be introduced after 10:00 PM unless voted upon by the Board.

It was the consensus of the Board to place this item on for further discussion at the next Board meeting.

Trustee Veenstra reminded the public the next Board meeting will be held on Thursday, August 8, 2013 and a special meeting to discuss the Master Plan Goals and Objectives is scheduled for Monday, August 19, 2013 at 6:00 P.M.

15. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:52 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary