

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, May 21, 2019 **6:00 pm.**

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

ABSENT:

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Communications Director Guthrie, Finance Director Mattison.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 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. Meijer Check Presentation

Chief Plaga and Meridian Township Police Sergeant Benson announced a donation of \$1,700 received by Meijer Corporation for the purchase of essential officer equipment.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:03 pm.

Neil Bowlby, 6020 Beechwood, Haslett; provided information on the John Veenstra Memorial Fund (Non-Agenda Item).

Ron Calhoun, 2875 North Wind Dr., East Lansing; spoke in support of Mixed Use Planned Unit Development #18034 (Meridian Investment Group LLC) Red Cedar Manor (Agenda Item 12G) and Special Use Permit #18031 (Meridian Investment Group LLC) Red Cedar Manor (Agenda Item 12H).

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to the Medical Marijuana Non-Zoning Ordinance (Agenda Item 12B) and Zoning Amendment #19030 (Township Board) Medical Marijuana – Final Adoption (Agenda Item 12C).

Craig Patterson, 115 North Huron, Mackinaw City; spoke in support of Rezoning #19010 – Woda Copper (Agenda Item 13B).

Catherine Harris, 115 North Huron, Mackinaw City – Woda Cooper representative; spoke in support of Agenda Item 13B.

Marc Santucci, 5909 Blythfield Dr., East Lansing; spoke in support of Medical Marijuana (Agenda Items 12B and 12C).

Cindy Liu, 1575 Maiden Ln., Okemos; spoke in opposition to Agenda Items 12B and 12C and in opposition to Recreational Marihuana (Agenda Item 13D).

Wei Li, 1567 Sophia Pkwy., Okemos; spoke in opposition to Agenda Items 12B, 12C and 13D.

Supervisor Styka closed public remarks at 6:24 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported: Marketplace on the Green groundbreaking, 2020 Census, Planning Commission approval of Village of Okemos development, Public Hearing for Village of Okemos development on June 18, National Department of Public Works Appreciation Week.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine provided a Quarterly Treasurer’s Report:

Clerk Dreyfus reported:

- Gave thanks to performance and efforts of election workers and election staff
- 25th Annual Memorial Day Service – 12 pm, Monday May 27, Glendale Cemetery. Clerk leading event, 25th Anniversary featuring Meridian Community Band, speakers, Boy Scouts & Girl Scouts, flag ceremony

Trustee Opsommer reported:

- New Capital Area Transit Authority (CATA) fully electric bus station and facilities

Supervisor Styka reported:

- Clarified that the Fair Housing Month Proclamation came from Governor Whitmer

8. APPROVAL OF AGENDA

Trustee Jackson moved to approve the Agenda as presented. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda as presented. Seconded by Trustee Opsommer.

Board discussion: Trustee Sundland asked about bills pertaining to the Township Auditing Firm.

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

NAYS:

Motion carried 7-0

A. Communications

Clerk Dreyfus 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 Opsommer.

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

NAYS:

Motion carried 7-0

B. Approval of Minutes – May 9, 2019 Regular Meeting

Clerk Dreyfus moved to approve and ratify the minutes of the Regular Meeting of May 9 2019 as submitted. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

C. Bills

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

Common Cash	\$	474,580.66
Public Works	\$	100,873.94
Trust & Agency	\$	2,032.34
	Total Checks	\$ 577,486.94
Credit Card Transactions	\$	10,261.13
May 2 to May 15		
	Total Purchases	\$ 587,748.07
ACH Payments	\$	422,874.07

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

NAYS:

Motion carried 7-0

D. Treasurer’s Quarterly Report – Phil Deschaine

Treasurer Deschaine presented a quarterly report on the collections, distributions, and investments of the Treasurer’s Office.

E. Ratification of New Full-Time Paramedic/Firefighter Appointment

Clerk Dreyfus moved to authorize the Fire Department to appoint Donald Carr to Full-Time Paramedic/Firefighter. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

F. Ratification of New Police Officer Appointment

Clerk Dreyfus moved to ratify the appointment of Jaclyn Allen to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Future of 2012 .25 Mill Local Road Millage

Clerk Dreyfus moved that Meridian Township not levy the current .2379 Road Millage from 2020-2023 should the voters approve the \$35,000,000 Road Bond on August 6, 2019. Seconded by Trustee Wisinski.

Board discussion: background of current Road Millage, double millage is generally bad idea, not levying current tax will avoid voter confusion at the election.

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

NAYS:

Motion carried 7-0

B. Medical Marihuana Non-Zoning Ordinance – **Final Adoption**

Clerk Dreyfus moved to approve the resolution for the final adoption of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000. Seconded by Trustee Sundland.

Board discussion: opportunity to change ordinance in the future, legitimate need for medical marihuana in the Township, appropriateness of zoning, strong ordinance enforcement, large fine structure to ensure compliance, permit revocation process also a safeguard, application window timeframe, environmental protections, concern with facility number and bonus permits, importance of providing business/entrepreneurial opportunity, zoning overlay structure, zoning concerns present and future.

ROLL CALL VOTE: YEAS: Trustees Sundland, Jackson, Wisinski, Opsommer, Treasurer Deschaine, Clerk Dreyfus

NAYS: Supervisor Styka

Motion carried 6-1

C. Zoning Amendment #19030 (Township Board) Medical Marihuana – **Final Adoption**

Clerk Dreyfus moved to approve the resolution for final adoption of the amendment to the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District pursuant to Zoning Amendment #19030. Seconded by Trustee Opsommer.

Board discussion: ordinance is well-thought compromise that addresses citizen concerns; ordinance will grow and evolve as industry matures, application process impact on staff time.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski, Opsommer

NAYS: Supervisor Styka

Motion carried 6-1

D. Rezoning #19020 (Township Board) Martinus Street - **Final Adoption**

Treasurer Deschaine moved to adopt the resolution for final adoption of Ordinance No. 2019-08 pursuant to Rezoning Petition #19020 to rezone ten parcels located east of Martinus Street, west of Marsh Road, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density). Seconded by Trustee Jackson.

Board discussion: Appropriateness of rezoning.

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

NAYS:

Motion carried 7-0

E. Zoning Amendment #19040 (Township Board) Senior Living Communities – **Final Adoption**

Trustee Jackson moved to approve the resolution for the final adoption of Ordinance No. 2019-09 pursuant to Zoning Amendment #19040 to establish a Senior Living Community zoning classification. Seconded by Treasurer Deschaine.

Board discussion: framework of rezoning.

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

NAYS:

Motion carried 7-0

F. 2018 International Fire code with Township Amendments – **Final Adoption**

Trustee Jackson moved to adopt the resolution for final adoption of Ordinance No. 2019-07 pursuant to the 2018 International Fire Code including Appendix Chapters B, C, D, E, F, G, H, I and N as published by the International Code Council with Meridian Township Amendments. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

G. Mixed Use Planned Unit Development #18034 (Meridian Investment Group LLC) Red Cedar Manor

Trustee Opsommer moved to adopt the resolution to approve Mixed Use Planned Unit Development #18034 (Red Cedar Manor) with conditions. Seconded by Trustee Wisinski.

Board discussion: applicant’s efforts to adjust to Board feedback, positives of proposed development, appropriateness of redevelopment, definition of dwelling units, project reduced imperviousness and moved a number of feet away from Red Cedar, appreciation for consideration of area hydrology.

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

NAYS:

Motion carried 7-0

H. Special Use Permit #18031 (Meridian Investment Group LLC) Red Cedar Manor

Treasurer Deschaine moved to adopt the resolution approving Special Use Permit #18031 with conditions. Seconded by Trustee Wisinski.

Board discussion: flexibility of applicant, need for Special Use Permit.

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

NAYS:

Motion carried 7-0

I. 1st Quarter Budget Amendments

Treasurer Deschaine moved to approve the Beginning-of-Year 2019 Budget Amendments with a decrease in Budgeted Fund Balance for the General Fund in the amount of \$7,200 which projects a use of Fund Balance of \$598,860. Based on preliminary 2018 results, the projected Fund Balance at December 31, 2019 will be \$7,362,437. Seconded by Trustee Jackson.

Board discussion: details of amendment requests.

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

NAYS:

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Rezoning #19010 (Woda Cooper)

Director Kieselbach provided an overview of a rezoning request submitted by Woda Cooper for a proposed development and discussed adjustments that had been made in response to Board concerns.

Board discussion: leasing eligibility, minimum income qualifications, individual applicant screening, dependents are excluded, all Woda Cooper properties are tax-credit communities, efforts to avoid unauthorized students, investigation into other properties noted positive responses, property management issues, current zoning is appropriate – no need to upzone, benefits of owner-occupied homes and duplexes, rezoning not compatible with 2018 Future Land Use Map (FLUM), rezoning needs to be considered separate from the proposal, concerns about enforcing MSHDA occupancy requirements, concerns about students occupying apartments, low-income housing regulations, need for diverse housing options, using FLUM in collaboration with rezoning opportunities, conditions to prevent connection to Greycliff Drive, current use by right, differences between Low Income Housing Tax Credits and HUD-housing, meets 2019 Action Plan.

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

B. Rezoning #19050 (Fedewa Builders)

Director Kieselbach provided an overview of a rezoning request submitted by Fedewa Builders.

Jerry Fedewa, 5570 Okemos Rd, East Lansing; provided details to the rezoning request.

Board discussion: precedent set by previous decision on neighboring properties, current use by right, appropriateness of current property zoning of 2018 Future Land Use Map, input from surrounding neighbors, differences between this property and previous properties to request rezoning, issues with use by single-family, size of parcels, demand for ranch-style rentals, impacts on Raby Drain, matching character of surrounding neighborhoods, proposed site plan, projected types of renters, property owner can develop two homes on the properties (under current zoning) and be economically viable.

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

C. Electronic Board Packets

Director Gebes presented on the option to deliver Township Board packets electronically, and covered details on the software and devices that could be used to facilitate a transition.

Board discussion: WiFi vs data plans, OneDrive vs direct link, options for devices, cloud data sharing, reduction of paper use, cost of devices and software, WiFi upgrades, use of Adobe products.

Board consensus to move towards the delivery of packets electronically.

D. Recreational Marihuana

Supervisor Styka provided an overview for the reasoning behind choosing to opt-out of Recreational Marihuana for the time being.

Board discussion: efforts to keep regulation of recreational marihuana within the Township, State established timelines, December 6, 2019 deadline to establish State process, after December

timeline local regulation can exist, no action by Board allows future facilities in Township by right, relationship to medical marihuana licenses, unpredictability of process from State, need to focus on impact of medical marihuana.

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

E. Whitehills Lakes #7 Streetlighting SAD

Assistant Manager/Director Perry provided details on a new proposed Streetlighting Special Assessment District process for Whitehills Lakes.

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

F. BWL Board of Commissioners Appointment

Supervisor Styka provided details on the new option to place a non-voting representative on the Board of Water and Light Board for a term of one year.

Board discussion: call for applications from all citizens of Meridian Township, non-voting advisory member, position on a rotating basis from pool of BWL customers in the Township, possibility of reappointing Township representative who previously served.

Board consensus to search for applicants and discuss this appointment at a future Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:10 pm.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition of Agenda Items 12B and 12C and spoke in support of Agenda Item 13D.

Supervisor Styka Closed Public Remarks at 9:11 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine reported:

- Attended Officer Jackie Allen’s swearing in
- Participated in the DDA TIFA Subcommittee meeting
- Attended the Meridian East Lansing government and business summit
- Attended Beautification Award for the Okemos Garden Club and Haslett Beautification Association
- Haslett-Okemos Kiwanis club’s “Flags Over Meridian” to display over 1,000 American Flags for Memorial Day Weekend

16. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:12 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK