

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
THURSDAY, May 7, 2009 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
LeGoff, Ochberg, Veenstra  
ABSENT: None  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief  
Dave Hall, EMS/Fire Chief Fred Cowper, Assistant Manager/ Human Resources  
Director Paul Brake (7:20 P.M.)

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Officer Erin Linn led the Pledge of Allegiance.

A. Police Department Awards

Police Chief Dave Hall awarded a civilian commendation to Heidi Bailey for assisting in the arrest of numerous suspects for property crimes. He also recognized Erin Linn as the Meridian Township Police Department 2008 Officer of the Year.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Cathy Baird, 3720 Hulett Road, Okemos, read from a prepared statement requesting the proposed pathway on the east side of Hulett Road from the Consumers Power right-of-way to Loon Lane be delayed and/or removed from the Pathway Master Plan.

[Prepared statement in Official Minute Book]

Will Tyler White, 2142-½ Hamilton Road, Okemos, spoke in support of the waiver of fees during the “Celebrate Downtown Okemos Art Walk” Event on June 20, 2009.

Sandra Dragoo, Chief Executive Officer, Capital Area Transit Authority, 4615 Tranter Street, Lansing, spoke in support of the Meridian Redi-Ride millage renewal. She pointed out that no resident is denied a ride and that in the fall of 2009, there will be five buses to accommodate ridership of the Meridian Redi-Ride.

Pat Munshaw, Meridian Township appointee to the CATA Board, 5261 Golden Circle, East Lansing, spoke in support of the Meridian Redi-Ride millage renewal. She added Meridian Township Redi-Ride averages 20,000 rides per year.

Judge Donald L. Allen, Jr. 700 Buhl, Mason, introduced himself as the new judge of the 55<sup>th</sup> District Court. He gave a brief overview of his background and as the presiding judge of the Sobriety Court.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. CADL Update by Librarians Joan Smith (Okemos Library) and Ann Chapman (Haslett Library)  
Joan Smith, Okemos Hope Borbas Librarian, gave an overview of programs and services offered at the Okemos Library during 2008.

Ann Chapman, Haslett Librarian, gave an overview of programs and services offered at the Haslett Library during 2008.

Supervisor McGillicuddy announced her attendance at the Mayor's conference last week in Lansing. She added she also attended the Media Center meeting, pursuing goals, etc. Supervisor McGillicuddy noted the Downtown Development Authority (DDA) met on Monday and continues progress towards the June 20, 2009 Celebrate Downtown Okemos Art Walk. She also participated earlier today in a regionalism forum through a panel discussion at the Regional Chamber of Commerce.

Clerk Helmbrecht reported on the May 5<sup>th</sup> Election for Haslett Schools. Lori Barbieri and Chris Coady were both reelected and the sinking fund renewal passed, with 14% of registered voters in those precincts voting.

Treasurer Brixie reported she participated in the Meridian Asset Resource Center's (MARC) second seminar, the subject of which was networking, held at the Hampton Inn on May 6, 2009. She will announce the topic, place and time of the next seminar as the date becomes closer.

Trustee Dreyfus reported on the Meridian Area Business Association's (MABA) and the Economic Development Corporation's (EDC) progress for business round table meetings in May and June. He reported reading in the newspaper that Meridian Township has 76 businesses which are green star certified. Trustee Dreyfus added the City of East Lansing requires buildings which use taxpayer funds to have green buildings, both in materials and LEED certification. He believed Meridian Township should also be looking at this concept. Trustee Dreyfus announced Federal Emergency Management Agency (FEMA) will be implementing a floodplain map modernization and expressed concern with the possible cost effects for Township residents relative to flood insurance. He inquired if this item could be placed on a future agenda for discussion. Trustee Dreyfus inquired if the Board will be discussing the recently announced revenue sharing reduction for Meridian Township in the amount of \$131,000.

Trustee Veenstra spoke to the "key" step in electricity generation by renewal means being the passage of a state law which sets a rate by which the utilities have to purchase renewal power. He added this concept is being promoted by the Reenergize Michigan Coalition. Trustee Veenstra reported there was an article on feed-in tariffs in the March/April issue of *Audubon*. He attended the April meeting of the Tri-County Regional Planning Commission where a presentation was offered by the Michigan State Police Lieutenant in charge of setting speed limits throughout the state. He reported the lieutenant pointed out the best method of determining the proper speed limit for a street is to perform a speed study to ascertain the actual speed of drivers on a thoroughfare and set the speed limit at the 85<sup>TH</sup> percentile of that speed. Trustee Veenstra added that one of the lieutenant's comments was that most speed limits around the state are too low and create a safety issue.

Trustee Ochberg, as liaison to the Economic Development Corporation, is in the process of preparing a document which includes a map showing the location of Meridian Township businesses, business addresses, type of business and phone numbers. She indicated this information can be used to assist the Fire Department in the event it needs to contact business owners, as well as new business owners entering the community.

6. APPROVAL OF AGENDA — OR CHANGES

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

- **Remove Agenda Item #10A**
- **Add Agenda Item #11C. South Hulett Road Pathway**
- **Add Agenda Item #13. Final Board Member Comment and renumber the remaining item**

**Seconded by Trustee Ochberg.**

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

- BI-1 Todd Houser, President, Ottawa Hills Homeowners Association, 2198 Seminole, Okemos; RE: Mosquito control
- BI-2 Tim Potter, 4632 Van Atta Road, Okemos; RE: Hamilton Road potholes

(2). Staff Communication/Referral (SC)

- SC-1 Township Manager Gerald Richards RE: E-mail communication with William Conklin, Managing Director, Ingham County Road Commission concerning responses to Tim Potter inquiry regarding Hamilton Road potholes

**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 Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the April 21, 2009 Regular Meeting as submitted. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

C. Bills

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

Common Cash	\$ 587,878.62
Public Works	\$ 57,009.71
Total Checks	\$ 644,888.33
Credit Card Transactions	\$ 9,588.60
Total Purchases	<u>\$ 654,476.93</u>
 ACH Payments	 <u>\$ 524,502.46</u>

**Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None  
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Assessing Stipulations

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Benny McIntire on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007 2008	0330904	1700 Shaker, Okemos, MI 48864
<u>Assessment</u>		
	2007	<u>AV/TV</u> \$140,300/140,300
	2008	\$136,200/136,200
<u>Proposed Assessment</u>		
	2007	<u>AV/TV</u> \$122,500/122,500
	2008	\$122,500/122,500

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Timothy and Anna Pugh on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007 2008 2009	0338550	4404 Hickorywood, Okemos, MI
<u>Assessment</u>		
	2007	<u>AV/TV</u> \$130,000/130,000
	2008	\$125,800/125,800
	2009	\$117,100/117,100
<u>Proposed Assessment</u>		
	2007	<u>AV/TV</u> \$121,100/121,100
	2008	\$114,100/114,100
	2009	\$106,400/106,400

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Eric M. Matteo on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007	0331097	4532 Bracken Woods, Okemos, MI
2008		
2009		
<u>Assessment</u>		
	2007	<u>AV/TV</u> \$325,200/324,994
	2008	\$336,700/332,468
	2009	\$318,900/318,900
<u>Proposed Assessment</u>		
	2007	<u>AV/TV</u> \$308,900/308,900
	2008	\$308,900/308,900
	2009	\$300,000/300,000

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

- E. Edward Byrne Memorial Justice Assistance Grant (Non-Competitive)  
**Treasurer Brixie moved to approve the Police Department’s participation with other area law enforcement agencies in the Edward Byrne Memorial Justice Assistance Grant and to accept the Township’s portion of \$32,893; and further to authorize the Township Manager to sign an interlocal agreement among participating agencies. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

- F. Application for Homeland Security 2009 F.I.R.E. (Fire Investment and Response Enhancement) Act Grant  
**Treasurer Brixie moved to authorize the Fire Department to apply for a Fire Investment and Response Enhancement Act (F.I.R.E.) Grant through the Department of Homeland Security in the amount of \$570,000.00. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

- G. Edward Byrne Memorial Justice Assistance Grant (Competitive)  
**Treasurer Brixie moved to authorize the Police Department to apply for grant funds for technology through the Byrne Memorial Justice Assistance State Competitive Grant, amount not to exceed \$500,000 with no match required. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

- 8. QUESTIONS FOR THE ATTORNEY (None)
- 9. HEARINGS

A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a mixed use planned unit development (MUPUD) consisting of 223 multiple family residential units in six buildings located east of Hagadorn Road and north of Hannah Boulevard

Supervisor McGillicuddy opened the public hearing at 7:19 P.M.

Director Kieselbach summarized the proposed MUPUD as outlined in staff memorandum dated April 30, 2009.

Mark Clouse, Eyde Company, 4660 S. Hagadorn Avenue, East Lansing gave a brief overview of the history on this proposed MUPUD beginning in 2008, noting development is difficult in this economic climate. He indicated the student housing portion of the development was the most viable component to pursue at this time. Mr. Clouse stated Capstone was the only interested company which began with an entirely new development using the concept of single depth design in its buildings.

John Acken, Capstone Development Corporation, 431 Office Park Drive, Birmingham, Alabama, pointed out the origin of its corporation focused exclusively on student housing, adding that Capstone has developed over \$2.3 billion nationwide of various student housing types. Capstone has won awards over the last two (2) years for the best student housing in the country.

Mr. Acken stated the result of the charette held in September, 2008 was to create a unique walkable village which would serve as a town center. He indicated his remarks would center around three (3) levels, the first being how this development creates a neighborhood and fits into the existing neighborhood. Mr. Acken stated the second part of the discussion would be on the street or block level, and the third portion would center around the actual buildings.

Mr. Acken spoke to the following:

- Development of the 81 acre site:
  - Pedestrian shed concept which states individuals will walk within a ¼ mile area
  - Two pedestrian sheds on the site, one in front and one in the back
  - Linkage of the two pedestrian sheds through the creation of a spine road which traversed through both pedestrian sheds
  - Spine road will create the same atmosphere on both sides of the street
  - Pedestrian shed in the front of the site will be high density with retail and apartment buildings
  - Pedestrian shed in the back will be a mix of housing types to include student housing, senior housing adjacent to the current residential neighborhood and a potential residential area to the south
- Student housing component:
  - Market constraints indicate student housing is the viable market in today's economy
  - Create student housing component so it was within walking distance of current amenities (ice arena, Michigan Athletic Club, coffee shop, bookstore, restaurant, etc.)
  - Conventional student housing is characterized by large building set in large parking lots
  - Nature of student housing is that it requires a large amount of parking
  - Most students will use transit once they are at a location
  - Ideal parking ratio is 1:1 parking spaces to beds
  - Typical development addresses the parking problem by making the buildings insular to themselves
  - Buildings are of long linear design and one unit deep, similar to traditional row houses
  - Creation of long linear buildings created a classic grid street network within the development
  - All apartments face onto the streets
  - Most of the parking is behind the buildings
  - Need to have a thriving activity center in the core of the development to serve as a transit hub and gathering place
    - Creation of an intimate and welcoming atmosphere for the clubhouse
      - Outdoor seating on the streetside
      - Patios and areas which felt intimate
      - Clubhouse wraps around an interior courtyard space

- By “pulling” the clubhouse out to the street, the clubhouse can serve as a bus stop
- Constructive use of greenspace area through the creation of one area in the center of the development large enough to play football, Frisbee, etc.
- Balconies and windows overlook the greenspace and create “eyes on the street”
- No parking on any side of the greenspace as a safety feature
- Trash compactor placed on the site with a one-way out area which provides ease for students and easy access from the road for the trash hauler
- Importance of having the neighborhood adequately connected
  - Transit network is extremely important
  - Ease of bus coming off Hannah Boulevard and making an internal loop through the development
  - Bus stop centrally located to encourage use
  - Bus stop less than 1/10<sup>th</sup> of a mile from any place within the development
  - Road network has two (2) north-south roads and three (3) east-west roads
  - Appoint the internal roadways through good street trees, lamps, etc.
  - Parking broken down into smaller areas throughout the development
  - “Complete” streets cater to automobiles, pedestrians and bicycles through traffic calming
  - Traffic calming achieved through grid pattern design
  - Bicycle racks spread throughout the development
  - Bicycle racks can be placed behind the buildings and in the internal parking areas
  - Pedestrian network on each side of every street
- Importance of creating communities at the block level
  - Creation of communities within a community through interaction of neighbors facing each other
  - Streets can be decorated to give each one individual character or uniqueness
  - All units facing onto the streets increases sense of safety
  - Sense of ownership through creation of a development people will care about
  - Buildings define the walls of an internal room to the development
  - Trees and parked cars on the street create a buffer between pedestrian traffic and automobile traffic
  - Parallel parking on the street allows the right-of-way to be narrowed to create a sense of space
  - “Terminated” view created by tree at the end of the street
  - Relationship between building height and street width of 2 to 1
  - Front door of the unit is in the center of the street so the unit itself frames the street
  - Rows of buildings will serve as a windbreak for the main street areas during the winter
  - Pedestrian corridor defined through buildings on one side and street trees and parked cars on the other side
  - Each building has an internal breezeway
  - Creation of a sense of privacy with two units per floor served by the same breezeway
  - Front door exposed to the elements through the balconies creates a sense of ownership of the unit
  - Any combination of units can be “strung” together to create as long of a row house as needed, and actually turn corners on the block
  - Construction of row houses provides no dead space, which allows for the footprint to be smaller and consequently makes the unit more energy efficient
  - Each bedroom has its own bath and walk-in closet
  - Construction of buildings provide light on both sides of all units
  - Every unit has its own washer and dryer
  - Focus of the development was to create a true community through making the streets as active as any of the historic neighborhoods of the 1920’s and 1930’s

A. J. Patrick, KEBS, Inc., 2116 Haslett Road, Haslett, spoke to the infrastructure for the development. He stated Hannah Boulevard will be extended to provide access to the development at three (3) different points. Mr. Patrick reiterated plans for the interior private road system with parking on both sides, along with the CATA bus stop. He added there is sanitary water and sewer services available to the site and can be extended throughout the development. Mr. Patrick stated there is a regional stormwater detention pond to the southeast of this site that provides floodplain storage as well as stormwater storage. He indicated the Ingham County Drain Commissioner has requested the first flush treatment be provided with the development so a detention pond is not necessary for the site. Mr. Patrick added the site uses pervious concrete which allows the parking spaces to be turned into a cleaning mechanism, storage for the stormwater and ability to recharge the water table as it infiltrates into the groundwater system. He stated perforated tiles will be used within the pervious concrete system so that water which does not infiltrate will go through a stormwater system and outlet into the existing drain system and eventually fill up in the provided detention pond.

Mr. Patrick noted emergency access is provided to the site with an east-west connection to the Suburban Ice parking lot at the rear as well as an extension of Hannah Boulevard in the future when the property to the east is developed. He added mitigation and compensation has been proposed for wetlands and floodplains which will be impacted by the development and submittals have been made to the Michigan Department of Environmental Quality.

Brett Katz, Hannah Plaza Management, 4950 Hagadorn Road, offered support for the proposed project. He believed the development would increase the tax base and help increase sales for Hannah Plaza's tenants. Mr. Katz indicated that since the left turn onto Hannah Boulevard off Hagadorn Road was eliminated, there has been a noted decline in sales for businesses in the Hannah Plaza.

Supervisor McGillicuddy closed the public hearing at 8:11 P.M.

#### 10. ACTION

Supervisor McGillicuddy opened and closed public comment.

#### B. Successor Agreement for Legal Services

**Trustee Ochberg moved that the revised fee agreement for legal services with the Hubbard Law Firm, P.C. for the time period May 5, 2009 through May 4, 2013 be approved and that the Township Clerk and Supervisor be authorized to sign the agreement. Seconded by Treasurer Brixie.**

Board members and staff discussed the following:

- Appreciation for the caliber of service provided by the law firm
- Reduction in services provided by the law firm
- Labor relations a relatively small part of the retainer
- Increase of \$1,000 per month for retainer while receiving less services
- Additional increase in hourly cost of 10% to 25%
- Non-retainer hours based on legal issues which come forward
- Cost of legal services per year of approximately \$250,000
- Cost of legal services has dramatically decreased from the 1980's and 1990's
- Department Directors and employees required to accept a wage freeze

**Trustee Veenstra offered the following amendment:**

- **Amend the time period to May 5, 2009 through May 4, 2010**

**Seconded by Trustee Dreyfus.**

VOICE VOTE: Motion carried 4-3 (Helmbrecht, McGillicuddy, Ochberg)

Continued Board member discussion:

- Current law firm has not received an increase in four (4) years
- Appreciation for current law firm's track record of winning cases in court
- Support for a one year contract based on fiscal uncertainty over the next four (4) years

- Fiscal uncertainty may lead to the necessity of a reducing the amount of legal services
- Large contract which should be let out for bid
- Compensation to the law firm only increased slightly over the last four (4) years while scope of work greatly decreased
- Establishment of trust between the current law firm and the Township

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,  
 Clerk Helmbrecht, Treasurer Brixie  
 NAYS: Trustee Veenstra  
 Motion carried 6-1.

C. Waiver of Fees for Selling of Goods on the Sidewalk During the "Celebrate Downtown Okemos Art Walk" Event on June 20, 2009

**Trustee Ochberg moved approval of the recommendation from the Meridian Township Downtown Development Authority (DDA) of Okemos to waive the fee, on a one-time basis only, for those merchants located within the boundaries of the DDA who apply for a temporary outdoor use permit in coordination with the "Celebrate Downtown Okemos Art Walk" Festival on June 20, 2009, as described in the staff memorandum dated May 1, 2009. Seconded by Trustee LeGoff.**

Board members discussed the following:

- Waiver of \$50 fee for each business
- Possible reduction or permanent elimination of fee to improve business climate

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Leonard Provenchur, 5824 Buena Parkway, Haslett, expressed concern with MUPUD #09014 (Capstone).

Supervisor McGillicuddy closed public comment.

A. Mixed Use Planned Unit Development #09014 (Capstone), a request to develop a Mixed Use Planned Unit Development consisting of 223 multiple family residential units in six buildings located east of Hagadorn Road and north of Hannah Boulevard

Board members and the applicant discussed the following:

- Considerable investment to construct buildings of single unit depth
- Diversity of number of bedrooms in units
- Eleven (11) uncovered bicycle racks not sufficient for a development of this size
- Appreciation for the attention given to streetscapes and viewscales
- Appreciation for size of the interior greenspace area
- Belief there is too much parking planned for the development
- Foreign students do not have drivers licenses or cars and look for places to live near the university
- Possible deferral of 100 parking spaces in the northern most row
- Parking request more than Township standards require
- Michigan State University a stable employer in the region
- Students are an important component of the economic health of Meridian Township
- Concern with condition which prohibits more than one occupant per bedroom
- One bedroom unit would be ideal for young married couples
- PO zoning allows a maximum of 75% impervious surface
- Multiple family allows up to 65% impervious surface

- Twenty-nine percent (29%) of development is preserved as greenspace but includes 40 foot setback from the Red Cedar River
- Request for percentage of greenspace exclusive of the setback from the Red Cedar River
- Clubhouse (gathering area) and bicycle racks considered amenities under the Township's ordinance
- Twenty-five foot setback from the ice skating arena
- Consideration of a decorative fence going up to the ice skating arena with a row of trees
- Closest building is 115 feet from the railroad tracks
- Parking spaces have no setback requirement from railroad tracks
- Density of development with existing zoning if not developed as a MUPUD
- Need for enforcement of the 175 foot setback from railroad tracks
- Fundamental use of this portion of the property is residential
- Belief that Township regulations for residential zoning should be applied towards this development
- Enforcement of one person per bedroom through leasing
- Capstone's management division currently handles over 15,000 beds across the country through strict enforcement "up front"
- Project consists of 686 bedrooms
- Proposed project would rank tenth in number of units for developments in Meridian Township
- Concern with sufficient parking to accommodate guests
- Applicant must convince lending institutions development is feasible with less parking
- Substitute outside bicycle racks with secure bicycle lockers
- Possible Township liability incurred by having residents too close to the railroad tracks
- Exterior construction is made of hardy plank which is a cement based product
- Request for staff to investigate lawsuits as a result of inadequate setbacks in the event of a train derailment near residential dwellings
- Concern with windows in kitchen looking out over parking areas
- Conception of long term parking structure on land to the south
- Problem of long term parking is enforcement by management
- Possible short term parking for guests
- Belief the area for future senior housing is in the floodway fringe
- Size of walk-in closets present sublet opportunities
- Development has twenty-four (24) handicap parking spaces
- A portion of the first floor units are handicap accessible and are at grade in the rear
- Police Department does not anticipate student problems with this development
- Management enforcement of curfews and control of parties on game days
- In the best interest of management to ensure this upscale development remains economically viable
- Reduction of 15 units to meet a 175 foot setback from the railroad tracks may not make the project economically viable
- Concern with suburbanization of the development
- Belief student housing should be "scattered" throughout the 81 acres
- Belief traffic study is inaccurate due to its basis on units, not bedrooms
- Belief the number of car trips per day will make for "unwalkability" on Hannah Boulevard
- Belief other residents will not want to live next to this type of housing
- Concern with 99 four bedroom units
- Floor plan for one and two-bedroom units does not allow space for a family to dine together
- Concern with lack of greenspace
- Applicant review of walkability showed that mixing the pedestrians and automobiles is not a function of the number of cars on the street, but a function of their speed and the comfort of the street for the pedestrian through wide areas between the building and the curb and the buffer between the automobiles and the pedestrian of street trees and parallel parked cars
- Economics of the development require enough four bedroom units (which are the least expensive per bed) to make the project viable
- Need for developer to submit a request in the future for fill in the floodplain
- Concern that increased traffic will discourage residents in other areas of the Township from visiting the area

- Township wetland consultant review has not been conducted
- Fire Code gives Fire Department complete authority to ensure there is sufficient water, room to accommodate fire trucks, buildings are adequately equipped with sprinkling systems and fire alarms
- Request by the Fire Chief to install a weather alerting siren within the development to alert residents
- Reminder that the Township has no setback requirements for a mixed use planned unit development
- Development is too dense and not appropriate for this land
- Concern that no real amenities are being offered within this development
- Concern that floodplains and wetlands are being put at risk with this development
- Well crafted new urbanist codes view projects in terms of the pedestrian shed
- Percentages required for different housing types contained in new urbanist literature is within the pedestrian shed
- New urbanist literature recommends density in order to preserve “as much as you can”
- Recommendation for a condition which guarantees a certain percentage of open space on the remaining portion of the 81 acre parcel
- Student housing should be closer to Hagadorn Road so it is closer to campus
- Concern there is no designated area for a tornado shelter
- Concern that one trash compactor and one recycling area is not adequate
- When Meridian Township’s MUPUD ordinance was created, setbacks were made discretionary
- Meridian Township is not an urban community, as it has been suburban and rural

**The consensus of the Board was to place this item on for action at the May 19, 2009 Board meeting.**

- B. Special Use Permit #09011 (Capstone), a request to construct a group of buildings greater than 25,000 square feet in gross floor area located east of Hagadorn Road and north of Hannah Boulevard

**The consensus of the Board was to place this item on for action at the May 19, 2009 Board meeting.**

- C. South Hulett Road Pathway

Board members and staff discussed the following:

- Normal procedures for the Pathway Master Plan should be followed
- Heavily traveled road for pedestrians, bicyclists and automobiles
- Link will provide connection to the Meadows subdivision which has pedestrian access to Jolly Road
- Purpose of the sidewalk in front of 3720 Hulett Road is to provide a connection from the Preserve to the Sanctuary
- Link will provide a connection from Bennett Road to the Meadows subdivision
- Suggestion to use the money to install pathway connections in other areas of the Township which have existing safety issues
- Use of Netzloff property difficult
- Possible presentation on the Pathway Master Plan for new Board members
- Pathway on the west side of Hulett Road just south of the entrance into College Fields frequently floods at one spot and was caused by building a berm during development of the golf course
- Logic in finishing the pathway to close the gap
- Not finishing the pathway constitutes “waste” of time and resources currently being employed at the north end of Hulett Road to connect three subdivisions
- Block bordered by Okemos, Bennett, Hulett and Jolly Roads has thousands of residents in it
- Concern with Board micromanagement of staff decisions
- Concern with statement by owner at 3720 Hulett Road regarding use of an electric fence

- Off-road pathway along the high tension line traverses from Hulett Road across to Okemos Road and eventually down to Jolly Road
- Last time the Pathway Master Plan was discussed, the outcome of a charette held at Bennett Woods Elementary School revealed that attendees did not want a pathway on the east side of Hulett Road

**It was the consensus of the Board to have review of the Pathway Master Plan at a future Board meeting.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Kristy McCarthy, 2453 Arrowhead Road, Okemos, spoke in support of MUPUD #09014 (Capstone).

Mark Clouse, Eyde Co., 4660 S. Hagadorn Road, East Lansing, spoke in support of the time and energy invested in Mixed Use Planned Unit Development #09014 (Capstone) and urged the Board to review how it welcomes business into Meridian Township.

Leonard Provenchur, 5824 Buena Parkway, Haslett, spoke to MUPUD #09014 (Capstone). He announced he will be conducting the Ride of Silence in Meridian Township for the fourth consecutive year on Wednesday, May 20, 2009 beginning at Haslett Middle School. This ride honors cyclists who were severely injured or killed using public roadways

13. FINAL BOARD MEMBER COMMENT

Trustee Dreyfus noted he believed the Board is progressive and has an open mind towards development. He noted the concerns being expressed regarding MUPUD #09014 takes the community as a whole into consideration. Trustee Dreyfus added the Board must carefully assess infrastructure expenses during these difficult economic times as well as assess environmental concerns which affect the health, safety and welfare of all community residents.

Trustee LeGoff reminded Board members of the cost to East Lansing for March Madness in 2007.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:50 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

\_\_\_\_\_  
MARY M. G. HELMBRECHT, CMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary