

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JUNE 3, 2008, **6:00 P.M.**

PRESENT: Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such, (6:07 PM), Veenstra, Woiwode
ABSENT: Supervisor McGillicuddy
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief Dave Hall, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Clerk Helmbrecht called the meeting to order at 6:02 P.M.

Treasurer Hunting moved to appoint Trustee Anne Woiwode Supervisor Pro Tem for the meeting of June 3, 2008. Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 6-0.

2. PLEDGE OF ALLEGIANCE

Supervisor Pro Tem Woiwode led the Pledge of Allegiance.

3. ROLL CALL

Supervisor Pro Tem Woiwode called the roll of the Board.

4. PUBLIC REMARKS

Supervisor Pro Tem Woiwode opened Public Remarks.

Will Tyler White, 2142-½ Hamilton Road, Okemos, spoke in support of the proposed Hamilton Square mixed use project, but expressed concern with finding new partner(s) to obtain the financing needed to move forward on the project.

Vance Poquette, President, Cedar Bend Heights Neighborhood Association, 2226 Kent Street, Okemos, spoke in support of the Methodist Street abandonment petition.

Supervisor Pro Tem Woiwode closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Clerk Helmbrecht reported on the success of the Memorial Day Service held at Glendale Cemetery on May 26th and thanked all residents who volunteered their time. She stated absentee voter (AV) ballot applications for both the August and November elections which have been requested by residents will be mailed Monday, June 9, 2008. Clerk Helmbrecht announced July 7th as the target date to begin mailing ballots.

Township Manager Richards stated that the Downtown Development Authority (DDA) is hosting a public informational meeting on Thursday, June 12, 2008 at 7:00 PM at the Meridian Activity Center to receive public input from downtown businesses and residents regarding the integrated development plan. He also passed out his comments made before the State Senate Transportation Committee which proposed additional language to Act 51, allowing townships over 20,000 population the option to have control over their road right-of-ways, including receipt of state funding from licenses and gas tax.

Township Manager Richards announced the next recycling event will be held on Saturday, July 19, 2008 from 9:00 A.M. to noon in the north end of the Meridian Mall parking lot. Items to be collected include colored glass, polystyrene, phone books and used clothing.

Trustee Brixie announced Playmakers is sponsoring the Lake Lansing Park North Preservation 5K Run on Sunday, June 22nd from 9:00 AM until 5:00 PM, beginning at the Sandhill Shelter.

6. APPROVAL OF AGENDA — OR CHANGES

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

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor Pro Tem Woiwode reviewed the consent agenda.

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

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
Treasurer Hunting

NAYS: None
Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

BI-1 Eric Schertzing, Ingham County Treasurer, P.O. Box 215, Mason; RE: Ingham County Foreclosure list for 2008 Foreclosures in Meridian Township

Trustee 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 Treasurer Hunting.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
Treasurer Hunting

NAYS: None
Motion carried 6-0.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the [May 20, 2008 Regular Meeting](#) as **submitted. Seconded by Treasurer Hunting.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
Treasurer Hunting

NAYS: None
Motion carried 6-0.

C. Bills

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

Common Cash	\$ 269,014.36
Public Works	\$ 26,758.21
Total Checks	\$ 295,772.57
Credit Card Transactions	\$ 5,805.61
Total Purchases	<u>\$ 301,578.18</u>
ACH Payments	<u>\$ 481,947.40</u>

Seconded by Treasurer Hunting.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
Treasurer Hunting

NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

- D. Resolution to Open Investment Account with Bank of America (formerly LaSalle Bank)
Trustee Brixie moved to adopt a resolution entitled “Authority to Open an Investment Account” at Bank of America. Seconded by Treasurer Hunting.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
 Treasurer Hunting
 NAYS: None
 Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY

9. HEARINGS (None)

10. ACTION ITEMS/ENDS

Supervisor Pro Tem Woiwode opened public comment.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, spoke in support of Rezoning #02060 and #08080.

Supervisor Pro Tem Woiwode closed public comment.

- A. Resolution to Amend Code of Ordinances, Chapter 50, Article V, Section 50 – 115 by Adding Section 50 – 115(a)(4) (Possession or Consumption of Alcohol by Underage Person), **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. 2008-07 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 50, Article V, Section 50-115, by adding Section 50-115(a)(4).”

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 Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
 Treasurer Hunting
 NAYS: None
 Motion carried 6-0.

- B. Rezoning #02060 (Eyde), request to rezone 5.4 acres located at 5155 Marsh Road from RAAA (Single Family-Low Density) to PO (Professional and Office), **Introduction**
 Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, spoke in support of Rezoning #02060 gave a brief synopsis of the rezoning to date.

Trustee Veenstra moved to postpone action on Agenda Item #10 B, a request to rezone approximately 5 acres north of the Township Hall on the west side of Marsh Road, until there is a full Board in attendance.

The motion died for lack of a second.

Treasurer Hunting 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 Zoning

District Map of Meridian Township Pursuant to Rezoning Petition #02060” rezoning from RAAA (Single Family-Low Density) to C-2 (Commercial) conditioned on the property being developed under the Township’s mixed use planned unit development ordinance, and limiting the types of permitted uses by prohibiting gas stations; drive-through type uses; veterinary clinics; and bars, taverns, lounges or brewpubs.

BE IT FURTHER RESOLVED that 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 Clerk Helmbrecht.

Board members discussed the following:

- MUPUD adjacent to a 90 acre park on the west
- Height of buildings along Marsh Road will aid in slowing speeding traffic
- Need for more residents to live in the center of the Township will help achieve the Township goal of walkability
- Conditions placed by the applicant must be met in order to be rezoned to C-2
- Good site for a multi-family building
- Courtesy to allow the Supervisor the opportunity to vote on this motion
- Board control over the specifics of the design

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Clerk Helmbrecht, Treasurer Hunting
 NAYS: Trustee Veenstra
 Motion carried 5-1.

- C. Rezoning #08080 (HTRC Joint Venture, et al), request to rezone approximately 46 acres from RP (Research Park) and PO (Professional and Office) to C-2 (Commercial) and PO (Professional and Office) with an offer of conditions including the redevelopment of 81 acres as a Mixed Use Planned Unit Development (MUPUD) located east of Hagadorn Road, south of Hannah Blvd., and south, east and north of Eyde Parkway, **Introduction**

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, summarized the proposed rezoning for the Board.

Trustee Brixie 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 Zoning District Map of Meridian Township Pursuant to Rezoning Petition #08080” from RP (Research Park) and PO (Professional and Office) to C-2 (Commercial) and PO (Professional and Office) conditioned on the 81 acres being developed as a mixed use planned unit development; a residential density of 1,010 - 1,159 units as calculated by Township staff, to be distributed throughout and/or on portions of the subject property; and public utility services being available and having adequate capacity to service the development.

BE IT FURTHER RESOLVED that 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 Treasurer Hunting.

- Board members, staff and the applicant discussed the following:
- Plan will result in significant changes to the existing buildings
 - Good location next to Michigan State University

- Good mixed use plan for this area which lends itself to more dense development near the university
- Satisfied Township goals of infill development and walkability
- Board will monitor design plans as the project moves forward
- Condition offered by the applicant to place an overall density range of 10-14 units per acre

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Such, Woiwode, Clerk Helmbrecht,
 Treasurer Hunting
 NAYS: None
 Motion carried 6-0.

11. DISCUSSION ITEMS/ENDS

Supervisor Pro Tem Woiwode opened public comment.

Robert Drake, 2215 Kent Street, Okemos, spoke in support of the petition to abandon the west end of Methodist Street, immediately south of Kent Street.

Doris Schwartz, 2209 Kent Street, Okemos, spoke in support of the abandonment of the west end of Methodist Street.

Philip Dwyer, 2327 Hamilton Road, Okemos, spoke in support of the abandonment of the west end of Methodist Street.

Will Tyler White, 2142-1/2 Hamilton Road, Okemos, expressed concern that the abandonment of the west end of Methodist Street is premature and requested the DDA integrated development plan be considered first. Mr. White expressed concern with the unintended consequences of Zoning Amendment #08090, stating many street trees currently planted would not meet the minimum size caliper.

Jason Thomson, 4043 Ardmore Avenue, Okemos, spoke in support of the petition to abandon the west end of Methodist Street.

Ann Alchin, 2227 Hamilton Road, Okemos, spoke in support of the abandonment of the west end of Methodist Street.

Supervisor Pro Tem Woiwode closed public comment.

- A. Zoning Amendment #08090 (Township Board), request to amend two sections of the Code of Ordinances (Sections 86-473(2) and 86-758(1) c.1) regarding the minimum required size for a street tree or interior canopy tree
 Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated May 30, 2008.

Board members discussed the following:

- Environmental Commission member statement that 2” caliper tree is sufficient
- Concern with five year replacement provision of street trees as it relates to developers’ responsibility
- Responsibility of the developer versus the current owner with the five year provision
- Concern with changing an ordinance at the request of a single applicant
- Concern that making changes based solely on cost savings is not always the best practice
- Minimum size requirements do not prohibit additional plantings within the landscape plan
- Inconclusive scientific evidence that 2” caliper trees are more successful than 3” caliper trees
- Interior canopy trees are trees used in or around parking lots
- Staff recommendation that length of developer replacement responsibility remain at two (2) years
- Staff research contained in the Board packet points out 3” caliper trees may be less susceptible to vandalism or damage from snowplowing equipment and snow storage
- Staff research contained in the Board packet points out 3” caliper trees branching patterns may provide the minimum height clearance required for trees planted in parking islands

The consensus of the Board was to place this item on for action at the June 17, 2008 Board meeting.

B. 2006 International Property Maintenance Code

Director Kieselbach summarized the proposed changes to the Property Maintenance Code as outlined in staff memorandum dated May 30, 2008.

Board members discussed the following:

- Changes to the code as an update and housekeeping measure

The consensus of the Board was to place this item on for action at the June 17, 2008 Board meeting.

C. Abandonment of the west end of Methodist Street

Director Severy summarized the proposed abandonment of Methodist Street as outlined in staff memorandum dated May 30, 2008.

Director Kieselbach raised issues of zoning in the area, as well as if property owners to the east who would be impacted by the abandonment were aware of the petition.

Board members discussed the following:

- Impact of the DDA integrated development plan and the Okemos Study Area on the subject property
- DDA consultant to look at traffic issues, land use issues and potential redevelopment mainly for the corridor areas of the DDA
- Township retained easement with previously abandoned property
- Township need for two easements: one for water main on the north side of the street and one for pathway
- Road right-of-way generally owned by the road jurisdiction in platted subdivisions
- Township Board authority limited to only a recommendation to the Ingham County Road Commission (ICRC)
- Difficult intersection at Kent and Methodist if it is not abandoned
- Cul-de-sac would take care of access to other lots on remainder of Methodist Street
- ICRC noticing requirement time frame
- Agreement with staff recommendation to wait until integrated development plan is complete before Board recommendation to the ICRC
- Safer as a whole to have more connections than funneling traffic into one or two locations
- Mixed staff review on the abandonment
- Awkwardness of the intersections which would be created by the abandonment
- Abandonment of all of Methodist Street would create more land for future DDA project
- Board request to the ICRC to delay abandonment until completion of the DDA integrated development plan
- Abandonment would prevent Methodist Street from becoming a through street between Okemos Road and Kent Street

The consensus of the Board was to direct staff to communicate the Township Board's perspective to the Ingham County Road Commission, with majority support for the proposed abandonment if easements could be maintained for the existing water main and a future pathway.

12. PUBLIC REMARKS

Supervisor Pro Tem Woiwode opened Public Remarks.

Dave Card, 6045 E. Lake Drive, Haslett, requested a broad base of both support and money to acquire 120 acres of undeveloped land in Section 1 of the Township to add to Lake Lansing Park North.

Supervisor Pro Tem Woiwode closed Public Remarks.

13. ADJOURNMENT

Supervisor Pro Tem Woiwode adjourned the meeting at 8:43 P.M.

ANNE WOIWODE
SUPERVISOR PRO TEM

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary