

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -**APPROVED**-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, March 4, 2025, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

ABSENT: None

STAFF: Manager Dempsey, Chief Hamel, Deputy Manager Opsommer, Director Schmitt, Deputy Clerk Gordon, Director Clark

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the March 4, 2025, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Deputy Clerk Gordon called the roll of the Board.

Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Wilson, Trustee Sundland and Trustee Trezise present at 6:01 pm.

4. PRESENTATION

A. Deer Management Program

Emma Campbell reported on the 2025 Deer Cull.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened comments from the public at 6:18 pm.

Kristina Kloc, township resident, spoke in opposition of Ordinance 2025-03.

Peggy Anderson, township resident, spoke in opposition of Ordinance 2025-03.

David Kloc, township resident, spoke in opposition of Ordinance 2025-03.

Cecelia Kramer, township resident, speaking on behalf of Faith Lutheran Church in support of Ordinance 2025-03.

Beth Bechtel, township resident, speaking regarding the senior center .

John Leoni, township resident, spoke in opposition of Ordinance 2025-03.

Supervisor Hendrickson closed comments from the public at 6:36 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on the following:

- Celebrate Meridian thinking of doing a drone show instead of a fireworks show.
- Submitted grant proposal for funding to acquire property along Algonquin Rd. for drainage overflow through FEMA swift current project.
- Listening session dates for 2025 are being scheduled.

Supervisor Hendrickson suggested putting the listening session on the next agenda discussion items.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Lentz thanked Township staff for allowing him to meet with them.

Trustee Sundland and Treasurer Deschaine attended the Michigan Township Association (MTA) conference.

Treasurer Deschaine provided information about tax collection, noting that taxes must be paid to the county after February 28th.

Trustee Wilson attended the community services program conducted by the CRC and Human Services Specialist Katie Love. She also announced the Baby Bottle Boomerang fundraiser.

Trustee Trezise updated the board on an application approved by the ZBA.

Supervisor Hendrickson outlined a rough schedule of the presentation of findings from the Senior/Community Center Task Force to the Board. He also noted that the DDA discussed plans for the Village of Okemos parcels.

8. APPROVAL OF AGENDA

Trustee Wilson moved to approve the Agenda. Supported by Trustee Lentz

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the items on the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, Trustee Wilson, and Supervisor Hendrickson

NAYS: NONE

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. Board Policy Update

Supervisor Hendrickson noted a last-minute change by the attorneys provided by paper copy to the Board Members. Attorney Karsten presented the document, giving context for the late change to the information provided in the packet.

Clerk Demas asked for more details about the procedure regarding complaints should a complaint involve all Board Members or both the Supervisor and the Clerk. Attorney Karsten stated that the Township Manager and attorneys would be involved in a case involving all Board Members, and that other Board Members could be contacted in the instance where both Supervisor and Clerk were involved in a complaint. Clerk Demas asked why this wasn't introduced prior. Attorney Karsten explained the change came up in a meeting between himself, Manager Dempsey, and Director Tithof late in the previous week.

Supervisor Hendrickson asked for expansion of details regarding the changes the packet. Attorney Karsten explained the relevance of these changes in an instance where a complaint could arise regarding harassment.

Trustee Trezise noted that this topic was discussed early in the process of reviewing the Board Policy Manual but that no conclusion was made at the time. He also stated that he was glad it was brought up again. Treasurer Deschaine concurred.

Trustee Trezise moved to approve the revised Board Policy Manual with the addition of the paragraph involving complaints against Board Members presented this evening. Supported by Clerk Demas.

VOICE VOTE: YEAS: Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas

NAYS: NONE

Motion carried: 7-0

B. MDOT Extended Work Hours

Deputy Manager Opsommer gave an overview of the request for authorization.

Trustee Lentz asked if delays could compound, particularly if construction goes into winter months. Deputy Manager Opsommer stated that there could be issues if there is an early winter.

Treasurer Deschaine moved to waive Section 50-84, Subsection 4.A in the Township's Code of Ordinances to permit the Michigan Department of Transportation and its contractors working on the Grand River Ave over the Red Cvedar River bridge replacement project to conduct construction work Monday through Sunday, excluding holidays, between the hours of 7AM and 7PM until January 31, 2026. Supported by Trustee Lentz.

ROLL CALL VOTE YEAS: Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas

NAYS: NONE

Motion carried: 7-0

C. DNR Grant Application Resolution

Deputy Manager Opsommer gave an overview of the grant.

Trustee Wilson asked which funds would support the match. Deputy Manager Opsommer stated that it could be a combination of Park Millage and Pathway Millage funds.

Supervisor Hendrickson asked if the match was in the 2025 budget. Deputy Manager Opsommer stated that the match would be requested in the budget at the time of construction. Supervisor Hendrickson asked if there was a plan to fund the project if the grant funds are not awarded. Deputy Manager Opsommer noted a County level grant that is available.

Trustee Lentz asked if there is a plan to fund the project if only a portion of funds are awarded. Deputy Manager Opsommer noted a few options for modifying the plan.

Trustee Trezise moved to approve an application to the Michigan Natural Resource Trust Fund grant, administered by the Michigan Department of Natural Resources for a trailhead at 5280 Okemos Road. There is a 25% local match required for the application. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustee Lentz, Trustee Sundland, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine

NAYS: NONE

Motion carried: 7-0

D. Annual Emergency Management Plan Update

Chief Hamel gave an overview of the discussion that has occurred so far, noting the change he made at the Board's request.

Clerk Demas moved to approve the 2025 updates to the Support Emergency Operations Plan. Supported by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Trustee Sundland, Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz

NAYS: NONE

Motion carried: 7-0

At 7:20 Supervisor Hendrickson called a 5-minute recess. At 7:26, the Board reconvened.

13. BOARD DISCUSSION ITEMS

- A. Ordinance 2025-03 – Rezone vacant Dobie Road (parcel ID #33-02-02-22-454-003) from RAA, One-Family, Low Density Residential, to RD, Multiple Family Residential, up to 8 units per acre, Subject to a Conditional Rezoning Agreement

Director Schmitt outlined the request. He clarified that the conditions are part of the original application and the proposal in front of the Board this evening is based on feedback from the Planning Commission and Township Board. He also noted that the concerns raised by neighboring property owners will be addressed in site plan review and are not considered as part of rezoning proposals.

Supervisor Hendrickson asked if the conditions stay with the rezoning should the current landowner sell the land before development. Director Schmitt stated that the conditions stay with the rezoning, however policy states that rezoning can be reverted if development does not occur.

David Fedewa and Gerald Fedewa, applicants, presented their request to the board. Mr. D. Fedewa gave details regarding the changes made to this application.

Robert Matco, traffic engineer, presented analysis of traffic conditions for the area surrounding the proposed rezoning.

Clerk Demas noted the page numbers for members of the public to review the traffic analysis

Trustee Wilson asked about the zoning for the surrounding parcels. Director Schmitt indicated that it is currently RAA, Single Family Residential. Trustee Wilson asked if buildings are permitted in the ingress/egress easement. Director Schmitt stated that buildings are not permitted in that area.

Trustee Wilson asked if a retention area would be required for drainage. Director Schmitt indicated that the Drain Commission would determine drainage mitigation, and the

Township Planning Department would not approve a permit without appropriate drainage. Treasurer Deschaine added that drainage is his concern as well.

Treasurer Deschaine asked how many single-family homes could be built on the parcel at the current zoning designation. Director Schmitt replied that 10-12 could be built based on a calculation using minimum lot area and total property area, but that it is a rough guess that doesn't take infrastructure or layout into consideration.

Trustee Lentz asked if the plot plan provided in the rezoning application is what will be expected. Director Schmitt indicated that there are other variables that could come into play during the planning process but that this is the rough layout, no dramatic changes should be expected. He also explained that zoning is concerned with basics, and specifics will be determined during the site plan process.

Supervisor Hendrickson asked about the easement to the neighboring property, noting that the curb cut and driveway for the neighboring property are not in the easement area. Director Schmitt stated that this layout has not been approved by the Road Department or the Drain Commission and that those items are likely to change during the site plan process.

Supervisor Hendrickson asked the developer for the distance between the fire department turn-around and the west property line. David Fedewa indicated that it would provide about a 60' width of tree line and noted that the driveway and curb cut were planned to be moved into the ingress/egress area.

Supervisor Hendrickson and Trustee Trezise added historic information based on their respective tenures on the Planning Commission.

Trustee Lentz asked for more information about the potential for development on the site if the rezoning is not granted. Director Schmitt indicated that in theory it would be developed, but single-family homes would be largely based on market values for that area versus the cost of developing the property.

Clerk Demas asked for clarification regarding traffic analysis and master plan. Director Schmitt indicated that the traffic analysis considered existing volumes with background growth and there are no changes to the traffic pattern projected because the increase in traffic isn't large. He also noted that, by the nature of the master plan setting broad goals for the township, there can be conflicts in the master plan depending on the component that someone focuses upon.

Trustee Wilson asked for more clarity regarding parking areas in setbacks. Director Schmitt noted that the setback in the request is for backyards and does not include the parking area.

Supervisor Hendrickson asked if the Board could request a different zoning designation from the developer. Director Schmitt indicated that he would need to speak with attorneys.

B. Federal (CDS)/State Funding Requests

Deputy Manager Opsommer gave an overview of the funding requests. After discussions with Senator Peters office, staff determined that the most appropriate project would be the solar project. He also noted that with the reduction in State discretionary funding and the potential for a regional application for Opticom upgrades, staff recommends resubmitting the Central Fire Station dorm addition application.

Supervisor Hendrickson noted that sustainability is a focus in the Board goals and converting to renewable energy sources are a part of the Climate Sustainability Plan. He suggested changing the resolution language to remove the reference to the Paris Climate Accord because the Federal government has withdrawn from it. He also noted a typo in the resolution for the State Budget grant application.

Treasurer Deschaine moved to suspend rules and take action on Item 13.B. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland

NAYS: NONE

Motion carried: 7-0

Treasurer Deschaine moved to approve the Resolution in support of Meridian Township's fiscal year 2026 congressionally directed spending grant application with the amendment suggested by Supervisor Hendrickson. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland

NAYS: NONE

Motion carried: 7-0

Trustee Trezise moved to approve the resolution in support of Meridian Township's FY25-26 State budget Central Fire Station dorm addition grant application subject to the correction of spelling errors in the resolution. Supported by Trustee Wilson.

VOICE VOTE: YEAS: Trustee Trezise, Trustee Wilson, Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland

NAYS: NONE

Motion carried: 7-0

At 8:53 Supervisor Hendrickson called a 5-minute recess. The Board reconvened at 8:59.

C. Housing TIF

Director Clark gave an overview of the TIF incentive program through the State.

Treasurer Deschaine asked for details about the income limits placed on developers who may choose to utilize the incentive program. Director Clark stated that the local BRA will

set the limits and make that determination; a plan must be approved locally before the State will look at it.

Supervisor Hendrickson asked about the Board's ability to advise the Brownfield Authority. Director Clark indicated that in order for the BRA to adjust their policies, they must consult the Township Board. Supervisor Hendrickson then asked what the effect would be on other taxing jurisdictions. Director Clark stated that the other taxing jurisdictions must be notified, and they can convey their opinion, but they cannot opt out of the TIF.

Trustee Trezise asked how the TIF recapture works for the property owner. Director Clark stated that the recapture is based off a rent loss calculation determined by the BRA. Trustee Trezise asked about the responsibility of the lessor to determine the qualifications of applicants for the subsidized homes. Director Clark stated that the information will be included in the reimbursement agreement set by the BRA, and it is expected that the lessor monitors their client for compliance.

Supervisor Hendrickson asked about what happens after the TIF is completed. Director Clark noted that the Township will enforce a deed restriction for the term of the recapture but has no control when the TIF is completed. Supervisor Hendrickson asked that it be added to the requirements that the developer notify the tenants annually of how many years are left of the subsidized rent.

Trustee Lentz expressed concern that a developer might construct a project that deteriorates over the period of the TIF and fail to maintain it for the duration. Director Clark referenced the Code of Ordinances as the means of enforcing the condition of homes.

Supervisor Hendrickson asked about the transfer of TIF properties. Director Clark confirmed that a new owner would be subject to the requirements of the TIF.

Trustee Wilson wanted to know if developers could layer incentives for financing projects. Director Clark noted that layering is permitted and explained how it is working on property currently in the Township.

Director Clark asked the Board if they would prefer staff to bring this policy back to the Board before or after addressing the questions surrounding a specific development that had been noted during the discussion. Supervisor Hendrickson stated that he would first prefer details about the policy.

14. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comments at 9:34 pm

Kristina Kloc, township resident, spoke in opposition to 2025-03.

Peggy Anderson, township resident, spoke in opposition to 2025-03.

David Kloc, township resident, spoke in opposition to 2025-03. Jerry

Fedewa, applicant, spoke in support of 2025-03.

Greg Fedewa, applicant, spoke in support of 2025-03.

Supervisor Hendrickson closed public comments at 9:46 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

NONE

16. ADJOURNMENT

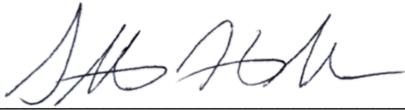
Treasurer Deschaine moved to adjourn. Seconded by Trustee Wilson

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Deschaine, Trustee Lentz, Trustee Sundland, Trustee Trezise, and Trustee Wilson

NAYS: NONE

Motion carried: 7-0

The meeting adjourned at 9:46 pm



Scott Hendrickson
Township Supervisor



Angela Demas
Township Clerk