

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
THURSDAY, November 9, 2017, **6:00 P.M.**

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

ABSENT: None

STAFF: Township Manager Frank Walsh, Director of Public Works & Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Economic Development Director Christopher Buck, Senior Planner Peter Menser

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

Supervisor Styka mentioned artwork showcased in the Townhall Room from Chippewa Middle School

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS (None)

6. TOWNSHIP MANAGER REPORT

Manager Walsh update the board on discussion in the community about the relocation of the Farmers Market next to Studio C. Met with owners of the Meridian Mall, LuAnn Maisner Director of Parks and Recreation is leading the project, and Dave Ledeburgh of the EDC working on this as well.

November 14th Goal setting Study Session at the Central Fire Station.

Mariam Mattison will be working on picking an Auditor for the Township and bringing a recommendation to the Board at the November 21, 2017 meeting.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus – Election Report:

- Reported the results of the November 7, 2017 Election
- 30,273 registered voters in Meridian Township
- 4,734 voted: 15.6% voter turnout
- 2,309 YES votes, 2425 NO votes: Ballot proposal FAILED in Meridian Township
- Ingham County millage proposal passed countywide
- Absentee Voter ballots comprised almost 50% of the total ballots cast

Treasurer Brixie reported:

- Attended MABA's 20th-anniversary banquet commemorating the Townships involvement with MABA over the past 20 years.
- Attended the October 26th joint meeting of Park Commission and Land Preservation, discussed park land as natural area and importance of continuity with other open space in order to be able to protect larger parcels of land.
- Attended the November 8th Tri-County Regional Planning Commission (TCRPC), changing public input processes to encourage more input in the planning process.
- Attended the neighborhood leader meeting, no significant issues in the Township reported.

Trustee Deschaine reported:

- Attended the TCRPC open house Moving Mid-Michigan, pavement conditions were a large concern; 57.3% of roads in poor condition in Tri-County region. Roads are hurting most likely due to State slashing funding for roads.
- CATA 10.9 million riders a year, "great" mass transit helps keep businesses strong.
- Attended Commission member recognition night, John Scott-Craig and Sue Elder were honored.
- Attended the November 2, 2017, EDC meeting regarding the efficacy of a redevelopment fund, EDC looking for new members, 2 openings.
- November 16th Transportation meeting will focus on a "road diet" (from two lanes to one lane) for Lake Lansing Road, from Saginaw Highway to Hagadorn, presented by Bill Conklin.

Trustee Opsommer reported:

- November 15, 2017, CATA meeting announcement on two final candidates for CEO, special meeting to interview candidates and make final decision. Contract negotiations will follow.
- Search firm was used, approach respected confidentiality of applicants, now in final phase, will update the Township Board on the special CATA meeting.
- October CATA board meeting discussed Zone 2 fares in Delta Township, they decided not to continue their Redi-Ride services. Discussed "double fares" for certain rider situations.

Clerk Dreyfus reported:

- Met with new MSU Museum Director. Discussed his previous experience, Clerk proposed exhibit called "Voice of the People" featuring history of elections in Michigan, issues of voter suppression, third parties, campaigning. Looking for ways to collaborate with MSU.
- Attended tour of Old Okemos Cemetery, several citizens attended from families of early Meridian settlers; sponsored by the Friends of Historic Meridian.
- Attending Moving Mid-Michigan afternoon session of the TCRPC open house, great networking and innovative, interactive methods of demonstrating transportation issues and getting participant input.

Trustee Jackson reported:

- Attended the Neighborhood Leadership Meeting.
- Attended the TCRPC open house, looked roads MDOT and Meridian Township were responsible for, and looking at ways on how to improve poor road conditions.
- Please to note two new businesses – a bakery on Haslett Road and a restaurant on Central Park Drive – and Hampton Inn redeveloped their site, which is a good direction for the Township
- Parks Commission dedicated a new mural in Hillbrook Park.

Trustee Sundland Reported:

- Attended the Costco opening.
- Attended the Meridian Cares fundraiser at Old Chicago.
- Saddleback BBQ opening day and support of their new business.
- Attended the award ceremony for Boards and Commissioners.

Supervisor Styka Reported:

- Along with Manager, Treasurer, and Economic Development Director, attended the Chamber of Commerce Meeting.
- Attended a symposium with Van Martin Realty, economist discussed the area and the potential for development, real estate, and which areas look better than others; he predicted a small recession in 2019.
- Attended the Costco ribbon cutting.
- Meridian Downtown Development Authority (DDA) and Corridor Improvement Authority (CIA) both looking at increasing amenities in Meridian Township.
- Attended the Meridian Cares event, which raised almost \$4,000.
- Attended Boards and Commissions awards.

8. APPROVAL OF AGENDA

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

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Opsommer moved to adopt the Consent Agenda. Motion failed for lack of a second. Trustee Deschaine moved to amend Section H and approve the consent agenda. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

A. Communications

Trustee Deschaine 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 Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

B. Minutes

Trustee Deschaine moved to approve and ratify the minutes of the Regular Meeting as substituted. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

C. Bills

Trustee Deschaine moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 965,241.85
Public Works	\$ 663,786.34
Trust & Agency	\$ 173,517.23
Total Checks	\$ 1,802,545.42
Credit Card Transactions (Dec. 1 to Dec. 7, 2016)	\$ 12,430.34
Total Purchases	<u>\$ 1,814,975.76</u>
ACH Payments	<u>\$ 1,039,001.24</u>

Seconded by Clerk Dreyfus

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

NAYS: None

Motion carried unanimously.

D. Marriott Hotel Liquor License

Trustee Deschaine moved to adopt the resolution approving the Resort B Hotel liquor license for PHG Land Development to sell beer, wine, and spirits at the proposed Marriott Courtyard Hotel at 3454 Meridian Crossing Drive. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

E. Charitable Gaming License- Okemos Central Elementary

Trustee Deschaine moved to approve a request from the Central Elementary PTO of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for the purposes of obtaining a gaming license for approval and further that the Township Clerk is authorized to execute the resolution from the State of Michigan. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

F. Additions to the Tax Roll

Trustee Deschaine moved to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer's Office dated November 3, 2017, for Delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728 and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1 and 18-15. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

G. Disposal of Surplus Equipment

Trustee Deschaine moved to authorize the sale of the vehicles and equipment that have been declared surplus by the Department of Public Works; at public auction, internet auction, or by sealed bid. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously.

H. 2018 Regular Board Meeting Schedule

Supervisor Styka offered some changes to the schedule, along with other members of the board.

Trustee Deschaine moved to amend the 2018 Board Meeting Schedule by striking the April 3, 2018 Township Board Meeting from the schedule. Seconded by Clerk Dreyfus.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

A. Zoning Amendment #17030 Allow Golf Courses as Open Space in a Planned Unit Development (PUD) and in a Planned Residential Development (PRD)- **Final Adoption**

Trustee Deschaine moved to approve the Resolution for Final Adoption of Zoning Amendment #17030 to amend section 86-378 and section 86-439 of the Code of Ordinances to allow a golf course to be counted as open space in a Planned Residential Development (PRD) and Planned Unit Development (PUD). Seconded by Trustee Opsommer

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

NAYS: None

Motion carried unanimously 7-0.

B. Donley Elementary School

Treasurer Brixie moved to authorize the Township manager to submit a request to the Michigan Department of Licensing and Regulatory Affairs for the delegation of school plan review and inspection authority to The Charter Township of Meridian Building Department. Seconded by Trustee Opsommer.

Board and staff discussion:

- Board member belief local government collaboration with shared school districts and coming together helps the schools and East Lansing, while Meridian Township retains building permit fees
- Manager stated that Meridian Township has to work with The State of Michigan, the City of East Lansing, and East Lansing Schools for this project

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees
Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

C. Section 61 Review- Land Preservation Purchases

Trustee Jackson moved to refer the five properties on the Land Preservations Acquisitions 2017 Map for purchase by the Land Preservation Advisory Board to the Planning Commission for a Section 61 Review in Compliance with the Michigan Planning Enabling Act. Seconded by Treasurer Brixie.

Board and staff discussion:

- Before the Board can approve, the Planning Commission reviews the proposal and options
- Board member excited about these purchases, properties acquired take years to negotiate and work out details
- Properties can be complete donations, purchased with grants, partial donation and partial purchases, and some are outright purchases
- Land Preservation will total approximately 900 acres with these additions
- Land Preservation is innovative, originated in 2000 and was the first of its kind in the state
- Preserved land will be appreciated by citizens for years to come
- Hope that Planning Commission can support requests for more land preservation projects
- Board member suggested working with the Parks Department and with volunteers to keep the preserved land natural without being overrun with invasive species

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees
Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

13. BOARD DISCUSSION ITEMS

A. Commission Review #17093 2017 Master Plan Update

- Director Kieselbach introduces the 2017 Master Plan Update that the Planning Commission (PC) voted to approve with conditions, ready for the Township Board meeting on November 21, 2017
- Board approved the Climate Sustainability Plan and it will be referenced in the Master Plan
- Board changes to the Master Plan requires another public hearing at the PC
- Inquiry if the Greenspace Plan is referenced like the Climate Sustainability Plan
- Master Plan does not provide clear vision on the direction Meridian wants to be moving in
- ~~Plan focuses on mainly on increasing density, developers are going to build out apartments and party/convenience stores which serve transient renters~~
- ~~Community members discussing redevelopment don't want apartments, they want destinations to go to, a park or a community interaction zone or a real grocery store~~
- ~~89% of Meridian citizens surveyed stated they do not want more apartment complexes~~

- Board member belief that condensing zoning categories is not a vision, it allows developers to make the decisions, and developers benefit the most from the Master Plan
- Board member assertion that MUPUD is just a tool and the developer's use of it is driving the vision, rather than citizens and the Township Board driving the vision
- Board member belief that Meridian needs more walkable areas, create interaction zones, new citizen engagement, natural sustainability and innovative landscaping
- Clerk presents examples of what Meridian could be aiming for in creating "place" with examples of innovative pocket parks: squeezed in "tight areas," can have art/murals, theater, community engagement, food carts, unique seating, waterfalls, fountains, lush greenery, a sanctuary/labyrinth, 3 dimensionality
- Commercial zones can have town squares, add innovative landscaping, be more community friendly, add water features, create new interaction patterns between people and business
- Board member belief the Master Plan does get into vision and incorporates some of these same ideas being mentioned, nothing prevents innovative ideas from being adopted
- Inquiry about medical marijuana facilities and inclusion in the Master Plan
- Ordinance has to be adopted for medical marijuana but Master Plan does not prohibit them
- Questions about several maps in the Master Plan addressing streets and pathway markings
- Funding is an issue, Meridian Redevelopment Fund and form-based code could create green spaces
- APPRECIATION FOR THE NEW FORMAT, THAT IS EASIER TO READ
- SUPPORT FOR THE DOCUMENT WITH ALL THE HARD WORK THAT HAS GONE INTO THE MASTER PLAN

B. Outdoor Assemblies

- Director Kieselbach presents information regarding a resident who submitted an application for an outdoor assembly license
- License is required under Chapter 38, Article V, Outdoor Assemblies
- An applicant proposing to have 500 people at their residence for an event, raised issues with noise, parking, disturbing other residents, and how will the host handle these issues
- Staff is willing to write an amendment to ordinances
- Township would be able to give more direction for the issues of concern
- Township will take into consideration weddings, graduation parties, and large gatherings when writing the ordinances and ordinances amendments
- Board members wonder why a need for an regulations regarding large gatherings since they are rare, questioned if there have been reports of problems in the past
- Board member suggests a threshold for gathering sizes

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Jack Vos, 5720 Lebaron Ct., East Lansing; his primary concern is the Master Plan adding density to open spaces, and stated the township is struggling to have open spaces that aren't designated as public parks. Masonic Temple had many problems with the Township in the past when trying to add parking, so how can there now be apartment buildings designated in that same flood area? He wondered if planners saw blank spaces on a map and decided to indiscriminately fill up spaces with apartments.

James Hart, 5706 Lebaron Ct., East Lansing; President of Okemos Masonic Temple, one of the oldest entities in Meridian Township and zoned commercial, feel they are being forced to consider selling and move out of the area. Wants the Board to understand their concerns and states that they have to adapt to the Master Plan. They are worried about how they will fit into the plan.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasure Brixie stated that tickets are available to the Okemos Education Foundation Banquet held on November 16, 2017 to celebrate the people who contribute to the Okemos Public Schools, she noted the Supervisor is receiving a volunteer award.

Trustee Deschaine mentioned that The Friends of Historic Meridian Annual Meeting is November 12, 2017 at 3:00P.M., he praised their volunteer work and fundraising for the Historical Village.

Township offices are closed for Veterans Day on Friday, November 10, 2017.

16. ADJOURNMENT

Treasure Brixie moved to adjourn. Seconded by Trustee Opsommer

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

Supervisor Styka adjourned the meeting at 8:05P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK

Maggie Rodgers-Sanders, Secretary