

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD WORK SESSION MINUTES - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
349-1200, Town Hall Room
TUESDAY, FEBRUARY 16, 1999, **6:00 P.M. — 7:00 P.M.**

PRESENT: Supervisor Little, Clerk Helmbrecht, Treasurer Klunzinger, Trustees McCullough, Such
ABSENT: Trustees McGillicuddy, Squiers
STAFF: Director of Community Planning & Development Mark Kieselbach, Director of Engineering
& Public Works Roger Buell, Police Captain David Hall, EMS/Fire Chief Fred Cowper,
Personnel Director/Assistant Manager Paul Brake, Attorney Brian Goodenough

1. CALL WORK SESSION TO ORDER

Supervisor Little called the Work Session to order at 6:04 p.m.

2. QUESTIONS FOR ATTORNEY (See Item #3)

3. DISCUSSION ON 7:00 AGENDA ITEM TOPICS

The following 7:00 p.m. agenda items were discussed:

- * Community Center Attitude Survey
- * Communications (BI- 18 & 19)

Governor's Club (Rezoning #98170 (North American Equities) Deed restriction

Treasurer Klunzinger stated North American Equities has filed a deed restriction conditioned on the absence of a referendum petition. Treasurer Klunzinger asked if the letters of intent to file a referendum petition have any impact on the deed restriction. Attorney Goodenough stated the deed restriction would be between the landowner imposing the deed restriction and the grantor of the deed restriction. Attorney Goodenough stated the letter of intent to file a petition of referendum is simply that, and he is unaware of any petitions being circulated. He stated if the property were to be returned to its original zoning there may be a clause allowing the deed restriction to be null and void, which would not be an unusual condition. Clerk Helmbrecht asked what is the trigger for the nullification of the deed restriction. Attorney Goodenough stated he would have to look at the deed restriction, but the letter of intent does not change the status of the property in any matter, so it is doubtful the letter triggers nullification.

- * Consent Agenda
- * Board of Water & Light Electricity Franchise Expansion
- * Manager's Bills
- * Rezoning #97100 (Hawkeye Development)

4. OTHER BUSINESS

A. Community Center Attitude Survey Presentation of Results (See Regular Meeting Item #11.A.)

B. Discuss Fire Merger Final Draft Report For Tri-Data Corp.

Chief Cowper summarized the Merger Report and his analysis of the report as previously discussed at the February 2, 1999 Regular Meeting of the Township Board.

The Board discussed the following items: public comment and involvement in the merger discussion; the formulation of policy; the need for the joint meeting with the East Lansing City Council; follow-up meetings with the consultant; and the position of the Firefighters' unions.

The consensus of the Board was to have the Fire Chiefs of Meridian Township and the City of East Lansing produce a list of common areas for possible consolidation, and make a list available to the Board through the Township Clerk.

- * Treasurer Klunzinger discussed a Towne Courier editorial concerning the February 2, 1999 Veterans Preference Hearing, and the need for a review of staff procedures and personnel policies.

[See Regular Meeting Item #12 for appointment of Ad Hoc Committee to review the staff procedures

CHARTER TOWNSHIP OF MERIDIAN, WORK SESSION, FEBRUARY 16, 1999 *APPROVED*

for employee review and termination.]

5. PUBLIC REMARKS (None)

6. ADJOURNMENT

Supervisor Little adjourned the Work Session at 6:47 p.m.

BRUCE A. LITTLE
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Paul J. Cassidy, Secretary

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
349-1200, Town Hall Room
TUESDAY, FEBRUARY 16, 1999, **7:00 P.M.**

PRESENT: Supervisor Little, Clerk Helmbrecht, Treasurer Klunzinger, Trustees McCullough, Such
ABSENT: Trustees McGillicuddy, Squiers
STAFF: Director of Community Planning & Development Mark Kieselbach, Director of Engineering &
Public Works Roger Buell, Police Captain David Hall, EMS/Fire Chief Fred Cowper, Personnel
Director/Assistant Manager Paul Brake, Parks Coordinator Wendy Longpre

1. CALL MEETING TO ORDER

Supervisor Little called the meeting to order at 7:04 p.m.

2. APPROVAL OF AGENDA — OR CHANGES

TRUSTEE SUCH MOVED TO APPROVE THE AGENDA AS SUBMITTED WITH THE DELETION OF
ITEM 17.A.(5).a. (Board of Water & Light Electricity Franchise Expansion) #, . SECONDED BY
TREASURER KLUNZINGER.

VOICE VOTE: Motion carried 5-0.

3. CORRECTION, APPROVAL & RATIFICATION OF MINUTES (None)

4. COMMUNICATIONS

A. Application for Public Service (APP)

PC-5 Julie Brixie, 2294 Hamilton Rd., Okemos; RE: Zoning Board of Appeals Alternate Resignation

B. Board Information (BI)

BI-1 Michigan Townships Assn. Fax; RE: Legislative Information Week Ending (January 29, 1999)

BI-2 Michigan Townships Assn. Fax; RE: Legislative Information Week Ending (January 15, 1999)

BI-3 Michigan Townships Assn. Fax; RE: Legislative Information Week Ending (February 5, 1999)

BI-4 Ingham County Road Commission Letter; RE: 1999 Local Road Improvement Program

BI-5 Michigan Municipal Worker's Compensation Fund; RE: Body Armor Reimbursement Program

BI-6 HOM-TV Channel 21 Meridian Township; RE: 1998 National Award

BI-7 Richard and Beth Hubbell; 1158 Woodside Dr., Haslett RE: Township Library

BI-8 Thomas and Barbara Kissling; 1480 Sylvan Glen Road, Okemos; RE: Township Library

BI-9 Ingham County Road Commission Letter; RE: Year 2000

B-10 Letter from Coyote Creek and Taos Trail residents

BI-11 Christie Bleck; The Natural Areas Assn., P.O. Box 154, Okemos; RE: Land use principles

BI-12 Larry A. Bryan; Bryan Land Surveys, P.C., 6019 Marsh Rd.; Haslett; RE: Proposed plat of
Whitehills Woods No. 5, Section 4, T4N, R1W

BI-13 Ingham County Board of Commissioners Meeting Agenda (February 9, 1999)

BI-14 Invitation to Barry Chapman's Retirement Party

BI-15 Thank You note from Nancy Far, President-Michigan Audubon Society

BI-16 Okemos School/Board of Education Meeting agenda (February 1, 1999)

BI-17 Letter from Evelyn Stoffer, 75 Nature Way, Okemos; RE: Township Library

BI-18 Letter from Gary Shoup, 2449 Graystone Dr., Okemos; RE: Notice of Intent to File Petition on
Rezoning #98170

BI-19 Letter from Eleanor Luecke, 1893 Birchwood Drive, Okemos; RE: Referendum Petition on
Rezoning #98170

C. Freedom of Information (FOI)

FOI-99-08 Robert McAlvey; 2126 Forest Ave, Lansing RE: Meridian Firefighters

D. Staff Response (SR)

SR-1 Letter from Mark Kieselbach, Director of Community Planning and Development; RE: North
American Equities/Rezoning #98170

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, FEBRUARY 16, 1999 *APPROVED*

TREASURER KLUNZINGER MOVED THAT THE COMMUNICATIONS BE RECEIVED AND PLACED ON FILE, THAT THE BOARD ACCEPT THE RESIGNATION OF JULIE BRIXIE FROM THE ZONING BOARD OF APPEALS, AND ANY COMMUNICATIONS NOT ALREADY ASSIGNED FOR DISPOSITION BE REFERRED TO THE TOWNSHIP MANAGER OR SUPERVISOR FOR FOLLOW-UP OR FURTHER DISPOSITION. SECONDED BY TRUSTEE SUCH.

VOICE VOTE: Motion carried 5-0.

5. QUESTIONS OF ATTORNEY (None)

6. PUBLIC REMARKS

Supervisor Little opened Public Remarks.

Dave Patterson, 3624 Tecumseh River Road, Lansing, made himself available for questions concerning Rezoning #97100 (Hawkeye Development).

Supervisor Little closed Public Remarks.

7. CONSENT AGENDA (None)

8. BOARD MEMBER COMMENTS (None)

9. SUPERVISOR'S REPORT (None)

10. CLERK'S REPORT

Clerk Helmbrecht reported Scott Baldwin was awarded the Paramedic of the Year by Tri-County and there was a function last Friday to honor him. She asked Chief Cowper to talk about the function.

Supervisor Little commented that Scott Baldwin had originally been a police trainee and had strongly considered becoming a police officer following the division of the Public Safety Department.

Chief Cowper stated area departments nominated candidates for Paramedic of the Year. He recounted a November Lansing State Journal article in which Scott Baldwin responded to the dispatch for an eighty-eight (88) year old woman who had fallen off a ladder cleaning gutters. He stated Scott Baldwin returned to the woman's home the next day to complete the job and had refused compensation. He stated the honor was well deserved and the award was presented at the Friday night banquet. He stated it is an honor serving the Township as the Fire Chief with such people as Scott Baldwin.

11. TREASURER'S REPORT

Treasurer Klunzinger reported Manger Richards and himself met with Medical Management Systems of Michigan for the annual review of the medical billing for ambulance services. He stated he has the complete report for Board members to review.

Treasurer Klunzinger reported the Treasurer's Office was open Sunday, February 14, 1999 to collect taxes on the last day to pay without penalty. He reported the credit card option was used to pay taxes for three (3) parcels for summer taxes totaling \$3,000, and twenty-five (25) parcels for winter taxes totalling \$61,000.

A. Presentation of Community Center Survey Results

Treasurer Klunzinger reported the results of the Community Center Survey Results. He introduced Paul King from Marketing Resource Group to discuss the survey results.

Mr. Paul King, Marketing Resource Group, discussed the survey and its findings.

Board members asked questions and Mr. King answered them.

12. TOWNSHIP BOARD

Supervisor Little appointed Supervisor Little, Clerk Helmbrecht, and Treasurer Klunzinger to an Ad Hoc

Committee to review staff procedures for employee review and termination.

- 13. SPECIAL HEARINGS/APPEALS (None)
- 14. UNFINISHED BUSINESS (None)
- 15. DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

A. Unfinished Business

- (1) Zoning Amendment #98160 (Planning Commission),

Director Kieselbach introduced the amendment to the Code of Ordinances for commercial and industrial parking standards.

[Zoning Amendment #98160 previously approved as Ordinance 1999-02.]

TRUSTEE MCCULLOUGH MOVED TO ADOPT THE FOLLOWING RESOLUTION:

WHEREAS, the Planning Commission initiated a zoning amendment to the commercial and industrial parking standards; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on October 26, 1998, and recommended approval of the amendment at its meeting on November 9, 1998; and

WHEREAS, the Township Board introduced the amendment for publication on December 15, 1998, and subsequently adopted the amendment on January 5, 1999; and

WHEREAS, in Section 86-1.10 parking standards for certain commercial uses should have been deleted; and

WHEREAS, the Township Board wishes to correct technical errors made in failing to delete specific parking standards in the amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN that the Township Board hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Amending Section 86-1.10 and Chapter 89.

BE IT RESOLVED that the Township 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.

ORDINANCES NO.

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN, MICHIGAN BY AMENDING SECTION 86-1.10 AND CHAPTER 89

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment of Section 86-1.10. Section 86-1.10 entitled Schedule of Requirements for Parking Space, of the Code of the Charter Township of Meridian, Michigan, is hereby amendment to read as follows:

BUSINESS AND COMMERCIAL

Commercial Centers and Shopping Malls

For centers having a Gross Floor Area (GFA) less than 25,000 sq.ft.: Five (5) spaces per 1,000 sq.ft. [minimum] to five and one-half (5.5) spaces per 1,000 sq.ft. [maximum].

For centers having a Gross Leasable Area (GLA) equal to or greater than 25,000 sq.ft. but less than 400,000 sq.ft.: Four (4) spaces per 1,000 sq.ft. [minimum] to four and one-half (4.5) spaces per 1,000 sq.ft. [maximum] but not less than 125 spaces.

For centers having a Gross Leasable Area (GLA) equal to or greater than 400,000 sq.ft. but less than 600,000 sq.ft.: Four (4) spaces per 1,000 sq.ft. [minimum] to five (5) spaces per 1,000 sq.ft. [maximum].

For centers having a Gross Leasable Area (GLA) equal to or greater than 600,000 sq.ft.: Five (5) spaces per 1,000 sq.ft. [minimum and maximum].

All Other Retail Businesses

For businesses with a Gross Floor Area (GFA) less than 25,000 sq.ft.: Five (5) spaces per 1,000 square feet [minimum] to five and one-half (5.5) spaces per 1,000 square feet [maximum]

For businesses with a Gross Floor Area (GFA) equal to or greater than 25,000 sq.ft.: Four (4) spaces per 1,000 square feet [minimum] to four and one-half (4.5) spaces per 1,000 square feet [maximum].

INDUSTRIAL

Contractor's Establishments One (1) for each one thousand (1,000) sq. ft. of Gross Floor Area (GFA), but no less than five (5).

With the adoption of this ordinance, the following uses and number of motor vehicle parking spaces required per unit of measure as listed in Section 86-1.10 Business and Commercial shall be deleted:

BUSINESS AND COMMERCIAL

Shopping centers or discount department stores containing at least 25,000 square feet Six (6) per one thousand (1,000) square feet of gross leasable floor area.

Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and similar uses One (1) for each eight hundred (800) square feet of useable floor area.

Supermarket, self-service food or beverage shop One (1) for each two hundred (200) square feet of useable floor area.

Retail stores except as otherwise specified herein One (1) for each one hundred and fifty (150) square feet of useable floor area.

Section 2. Amendment of Chapter 89. Chapter 89, entitled Definitions of the Code of the Charter Township of Meridian, Michigan, is hereby amended to add definitions as follows:

Gross Leasable Area (GLA): The total floor area for which the tenant pays rent and that is designed for the tenant's occupancy and exclusive use. GLA does not include public or common areas, such as utility rooms, stairwells, malls.

Gross Floor Area (GFA): The sum of the gross horizontal areas of the several floors of a building from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet.

Section 3. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 4. Repealer Clause. Any ordinance or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 6. Effective Date. This Ordinance shall be effective seven (7) days after its publication, or upon such later date as may be required under 1996 Public Act 297 after filing of a notice of intent to file a petition for a referendum.

SECONDED BY CLERK HELMBRECHT.

ROLL CALL VOTE: YEAS: Trustees McCullough, Such, Supervisor Little, Clerk Helmbrecht,
Treasurer Klunzinger
NAYS: None
Motion carried 5-0.

B. New Business

(1) Rezoning #97100 (Hawkeye Development)

Director Kieselbach introduced the request to rezone the property at the southeast corner of Lake Lansing Road and BL-69 from RR (Rural Residential) to PO (Professional Office) and NS (Neighborhood Service).

TRUSTEE MCCULLOUGH MOVED TO ADOPT THE FOLLOWING RESOLUTION:

RESOLUTION

WHEREAS, Broc Johnson and Dave Patterson, Hawkeye Development, initiated a rezoning of an approximate 11 acre parcel located at the southeast corner of BL-69 and Lake Lansing Road from RR (Rural Residential) to CS (Community Service) and PO (Professional Office); and

WHEREAS, the Planning Commission held a public hearing on July 21, 1997, and recommended denial of the rezoning from RR (Rural Residential) to CS (Community Service) and PO (Professional Office) on December 15, 1997; and

WHEREAS, the Township Board on March 3, 1998, referred the rezoning to the Planning Commission to consider any other appropriate zoning categories including those resulting from the BL-69 study; and

WHEREAS, the applicant revised the rezoning request to NS (Neighborhood Service) and PO (Professional Office); and

WHEREAS, the Planning Commission held a public hearing on June 29, 1998, and recommended approval of the rezoning from RR (Rural Residential) to NS (Neighborhood Service) and PO (Professional Office) on January 25, 1999; and

WHEREAS, the Planning and Development Committee of the Township Board reviewed the rezoning at its meeting on February 9, 1999, and recommended approval; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under cover memorandum dated February 11, 1999; and

WHEREAS, the rezoning request is consistent with the BL-69 Study Area amendment to the 1993 Comprehensive Development Plan's updated Future Land Use Map; and

WHEREAS, the site is located at the intersection of BL-69 and Lake Lansing Road, which are respectively classified as a Principal Arterial-Non-freeway and minor arterial; and

WHEREAS, the eastern one-third of the subject site to PO (Professional Office) will provide a transition between residential uses and the NS (Neighborhood Service) District; and

WHEREAS, the subject site is located with the Urban Service Boundary and public water and sanitary sewer are available to serve the site.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, the Township Board hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #97100 from RR (Rural Residential) to NS (Neighborhood Service) and PO (Professional Office)."

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.

ORDINANCE NO. _____

**ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #97100**

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map #97100.

A. The Zoning District Map of Meridian Township, as adopted in Section 82.1-3 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RR (Rural Residential) District symbol and indication as shown on the Zoning District Map, for the properties legally described as:

1. A parcel of land in the Northeast 1/4 of Section 8 and the Northwest 1/4 of Section 9, T4N, R1W, Meridian Township, Ingham County, Michigan; the surveyed boundary of said parcel described as commencing at the Northwest corner of said Section 9; thence S89°01'23"E along the North line of said Section 9 a distance of 343.08 feet to the point of beginning of this

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, FEBRUARY 16, 1999 *APPROVED*

description; thence S89°01'23"E continuing along said Northline 42.92 feet; thence S01°20'34"W parallel with the West line of said Section 9 a distance of 661.31 feet, thence N89°01'23"W parallel with said North line 246.00 feet; thence N63°13'42"W 330.78 feet to the Southeasterly right of way line of old M-78; thence Northeasterly along said Southeasterly line 249.95 feet on curve concave to the Northwest said curve having a radius of 3889.83 feet, a chord of 249.91 feet bearing N40°46'38"E to the West line of said Section 9; thence N01°20'34"E along said West line 97.93 feet; thence N57°32'46"E 412.83 feet to the point of beginning; said parcel containing 5.33 acres more or less; including 0.21 acres more or less presently in use as public right of way; said parcel subject to all easement and restrictions of records.

2. Commencing at a point 386 feet East of the Northwest corner of Section 9, T4N, R1W, Meridian Township, Ingham County, Michigan; thence South 40 rods parallel with West Section line; thence S88°22'E 6 rods; thence North parallel with West Section line 40 rods; thence N88°22'W 6 rods to the point of beginning; said parcel containing 1.50 acres more or less; including 0.07 acre more or less presently in use as public right of way; said parcel subject to all easements and restrictions of record.

to that of the NS (Neighborhood Service) District, and a corresponding use district is established in the above-described property.

B. The Zoning District Map of Meridian Township, as adopted in Section 82.1-3 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RR (Rural Residential) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

Commencing at a point on the North line of Section 9, distant S88°19'55"E 485.31 feet from the Northwest corner of Section 9, T4N, 1W, Meridian Township, Ingham County, Michigan as defined in a survey of LLS = 19003, thence continuing along the North line of Section 9, S88°19'55"E 272.25 feet, thence S02°01'55"W 662.28 feet, thence N88°16'43"W 272.25 feet, N02°01'55"E 662.03 feet to the point of beginning.

The above described lands contain 4.13 acres, M/L, are subject to the rights of the public over the Southerly 33.00 feet of Lake Lansing Road, all reservations, restrictions and easements of record if any.

to that of the PO (Professional Office) District, and a corresponding use district is established in the above-described property.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect right and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication, or upon such later date as may be required under 1996 Public Act 297 after filing a notice of intent to file a petition for a referendum.

SECONDED BY TREASURER KLUNZINGER.

ROLL CALL VOTE: YEAS: Trustees McCullough, Such, Supervisor Little, Clerk Helmbrecht,
Treasurer Klunzinger
NAYS: None
Motion carried 5-0.

(2) Zoning Amendment #98190 (Planning Commission)

Director Kieselbach introduced the proposed amendment to the Code of Ordinances to provide setback standards for corner and through or reverse frontage lots.

TRUSTEE MCCULLOUGH MOVED TO ADOPT THE FOLLOWING RESOLUTION:

RESOLUTION

WHEREAS, the Planning Commission initiated a zoning amendment to define and provide setback standards for corner, through and reverse frontage lots; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on December 14, 1998, and recommended approval of the amendment at its meeting on January 11, 1999; and

WHEREAS, the Township Board has carefully reviewed the staff and Planning Commission material forwarded under cover memorandum dated February 11, 1999;

WHEREAS, the proposed amendment incorporates previous Zoning Board of Appeals' interpretations into an ordinance; and

WHEREAS, the proposed amendment provides legislative standards consistent with current planning practices; and

WHEREAS, the proposed amendment clarifies the intent of the Zoning Ordinance; and

WHEREAS, the proposed amendment should reduce the number of Zoning Board of Appeals' cases related to setbacks and accessory structures on corner, through or reverse frontage lots.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN that the Township Board hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Amending Sections 82-2.4d.2, 82-2.54e.2, 82-3.4e.2, 82-3.54e.2, 82-4.4e.2, 82-5.4e.2, 82-6.4e.2, 82-18.5E.2, and 82-19.4e.2 (side yard setbacks) and Adding Sections 82-2.4d.4, 82-2.54e.4, 82-3.4e.4, 82-3.54e.4, 82-4.4e.4, 82-5.4e.4, 82-6.4e.4, 82-18.5E.4, and 82-19.4e.4 (corner lot setbacks), and Add Sections 82-2.4d.5, 82-2.54e.5, 82-3.4e.5, 82-3.54e.5, 82-4.4e.5, 82-5.4e.5, 82-6.4e.5, 82-18.5E.5, 82-19.4e.5 (through and reverse frontage lots) and Amending Chapter 89.

BE IT RESOLVED that the Township 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.

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, MICHIGAN
BY AMENDING SECTIONS 82 AND AMENDING CHAPTER 89**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment of Sections 82-2.4d.2, 82-2.54e.2, 82-3.4e.2, 82-3.54e.2, 82-4.4e.2, 82-5.4e.2, 82-6.4e.2, 82-18.5E.2, and 82-19.4e.2. Sections 82-2.4d.2, 82-2.54e.2, 82-3.4e.2, 82-3.54e.2, 82-4.4e.2, 82-5.4e.2, 82-6.4e.2, 82-18.5E.2, and 82-19.4e.2 entitled Side Yards of the Code of the Charter Township of Meridian, Michigan, are hereby amended to read as follows:

- A. Section 82-2.4d.2 Side Yard: Twenty (20) feet.
- B. Section 82-2.54e.2 Side Yards: Fifteen (15) feet.
- C. Section 82-3.4e.2 Side Yards: Ten (10) feet.
- D. Section 82-3.54e.2 Side Yards: Ten (10) feet.
- E. Section 82-4.4e.2 Side Yards: Ten (10) feet.
- F. Section 82-5.4e.2 Side Yards: Seven (7) feet.
- G. Section 82-6.4e.2 Side Yards: Ten (10) feet.
- H. Section 82-18.5E.2 Side Yards: Twenty-five (25) feet.
- I. Section 82-19.4e.2 Side Yard: Twenty-five (25) feet.

Section 2. Adding Sections 82-2.4d.4, 82-2.54e.4, 82-3.4e.4, 82-3.54e.4, 82-4.4e.4, 82-5.4e.4, 82-6.4e.4, 82-18.5E.4, and 82-19.4e.4. Sections 82-2.4d.4, 82-2.54e.4, 82-3.4e.4, 82-3.54e.4, 82-4.4e.4, 82-5.4e.4, 82-6.4e.4, 82-18.5E.4, and 82-19.4e.4 entitled Corner Lots, of the Code of the Charter Township of Meridian, Michigan, are hereby added and reads as follows:

- A. Section 82-2.4d.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- B. Section 82-2.54e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- C. Section 82-3.4e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- D. Section 82-3.54e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- E. Section 82-4.4e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- F. Section 82-5.4e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot.

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, FEBRUARY 16, 1999 *APPROVED*

Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.

- G. Section 82-6.4e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- H. Section 82-18.5E.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- I. Section 82-19.4e.4 Corner Lots: A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in the "Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.

Section 3. Adding Sections 82-2.4d.5, 82-2.54e.5, 82-3.4e.5, 82-3.54e.5, 82-4.4e.5, 82-5.4e.5, 82-6.4e.5, 82-18.5E.5, and 82-19.4e.5. Sections 82-2.4d.5, 82-2.54e.5, 82-3.4e.5, 82-3.54e.5, 82-4.4e.5, 82-5.4e.5, 82-6.4e.5, 82-18.5E.5, and 82-19.4e.5 entitled Through and Reverse Frontage Lots, of the Code of the Charter Township of Meridian, Michigan, are hereby added and reads as follows:

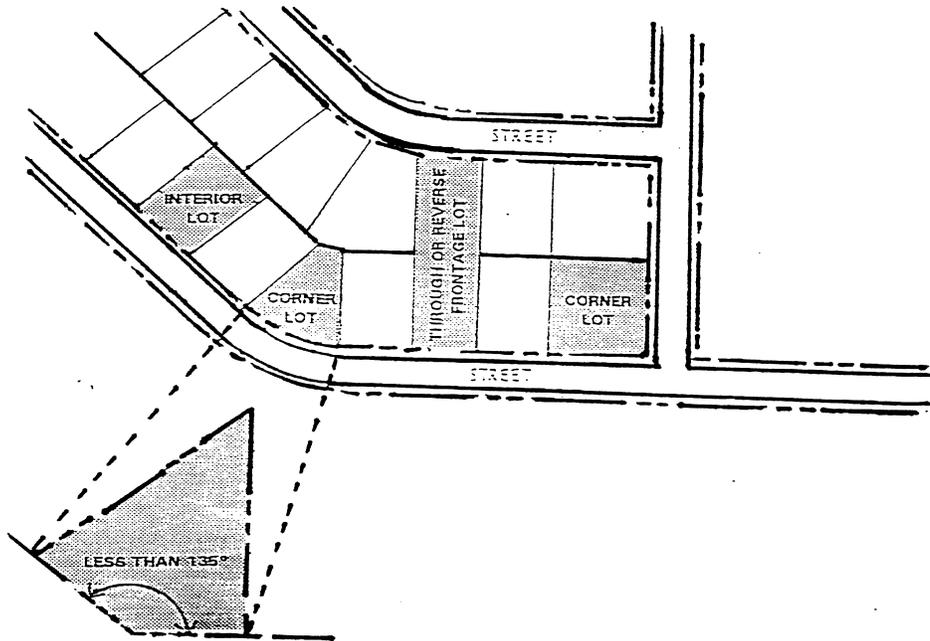
- A. Section 82-2.4d.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- B. Section 82-2.54e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- C. Section 82-3.4e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.

- D. Section 82-3.54e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- E. Section 82-4.4e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- F. Section 82-5.4e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- G. Section 82-6.4e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- H. Section 82-18.5E.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- I. Section 82-19.4e.5 Through and Reverse Frontage Lots: Principal buildings shall be located in accordance with the front yard setback requirements of the "Master Plan of Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan" for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the

street with the lowest functional classification as illustrated in the Comprehensive Development Plan. All regulations applicable to front yards shall apply EXCEPT, free-standing accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.

Section 4. Amendment of Chapter 89. Chapter 89, entitled Definitions of the Code of the Charter Township of Meridian, Michigan, is hereby amended to add definitions as follows:

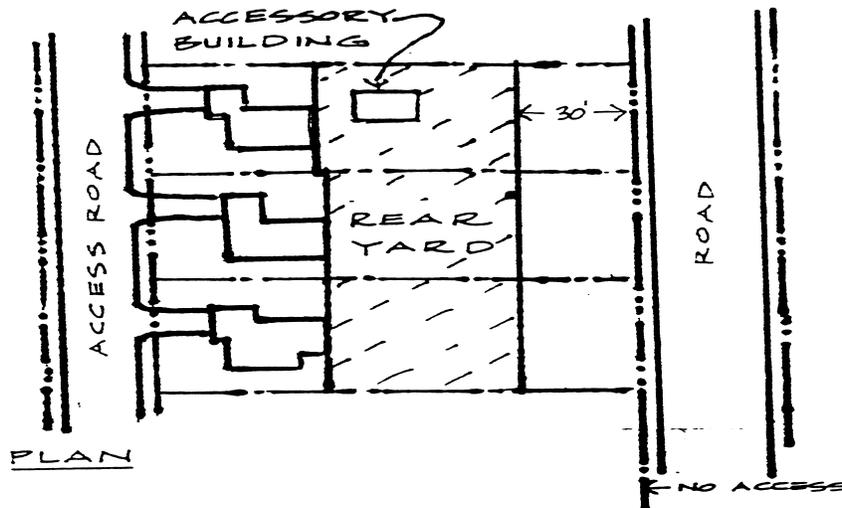
BASIC LOT TYPES



LOT, CORNER: A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

LOT, REVERSE FRONTAGE: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

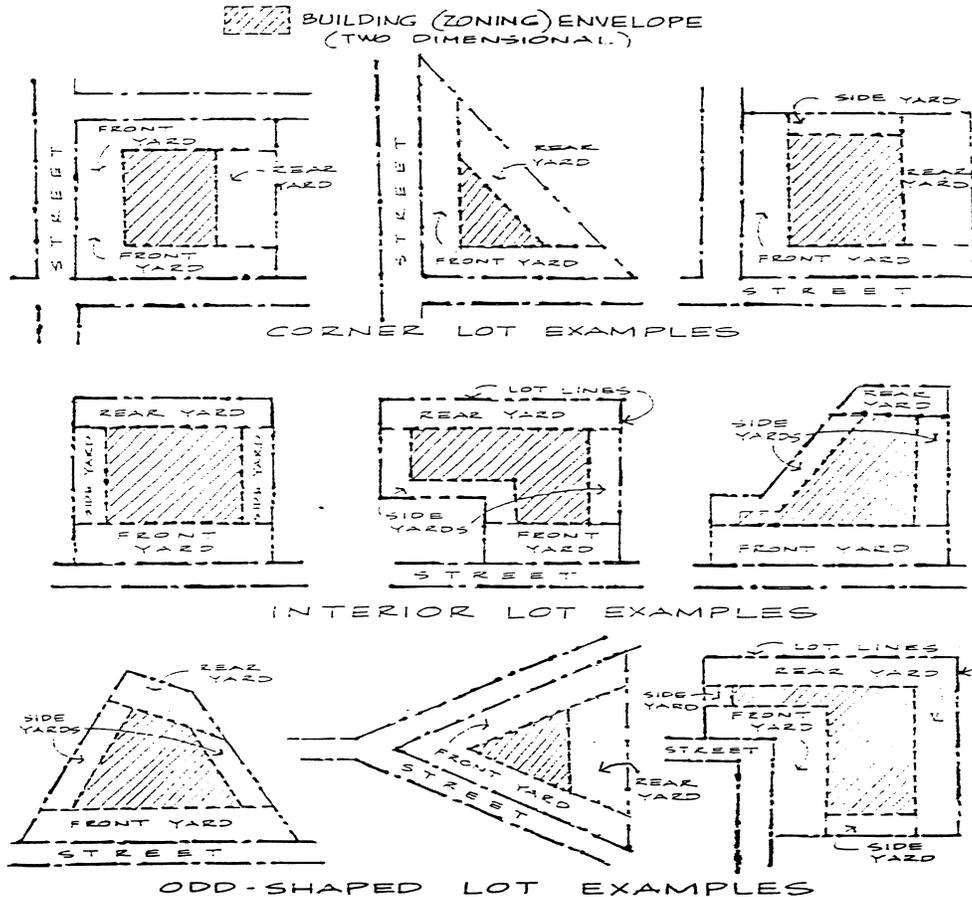
REVERSE FRONTAGE LOTS



LOT, THROUGH: A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

YARD, REAR (CORNER LOT): An open space, on the same lot with a principal building, unoccupied except as herein permitted, extending the width of the lot between a lot line and a front yard setback line or between two front yard setback lines for a lot with frontage on more than two streets. The depth of the rear yard shall be measured between the rear line of the lot, or the centerline of the alley, if there be an alley, and the rear line of the building.

REQUIRED YARDS



Section 5. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 6. Repealer Clause. Any ordinance or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 7. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 8. Effective Date. This Ordinance shall be effective seven (7) days after its publication, or upon such later date as may be required under 1996 Public Act 297 after filing of a notice of intent to file a petition for a referendum.

SECONDED BY CLERK HELMBRECHT.

ROLL CALL VOTE: YEAS: Trustees McCullough, Such, Supervisor Little, Clerk Helmbrecht,
Treasurer Klunzinger

NAYS: None
Motion carried 5-0.

(3) Rezoning #99010 (Irwin)

Director Kieselbach introduced the request to rezone approximately 2.5 acres south of Hannah Blvd. and east of Esoteric Way from PO (Professional Office) and RP (Research & Office Park) to CS (Community Service).

TRUSTEE MCCULLOUGH MOVED TO ADOPT THE FOLLOWING RESOLUTION:

RESOLUTION

WHEREAS, Mitch Irwin initiated a rezoning of approximately 2.5 acres located south of Hannah Boulevard and east of Esoteric Way from PO (Professional Office) and RP (Research and Office Park) to CS (Community Service); and

WHEREAS, the Planning Commission held a public hearing on January 11, 1999, and recommended denial of the rezoning on January 25, 1999; and

WHEREAS, the Planning and Development Committee on the Township Board reviewed the rezoning at its meeting on February 9, 1999, and recommended denial; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under cover memorandum dated February 11, 1999; and

WHEREAS, the proposed rezoning is not consistent with the 1993 Comprehensive Development Plan, which designates the property in the Research Park classification; and

WHEREAS, the existing PO (Professional Office) and RP (Research and Office Park) zoning districts are more appropriate than the proposed CS (Community Service) zoning category, as the site is bound by PO on two (2) sides and by RP zoning on two (2) sides; and

WHEREAS, the proposed rezoning would designate a different zoning category on a smaller site compared to the surrounding parcels; and

WHEREAS, there is no identifiable community need to rezone the subject property at this time; and

WHEREAS, the Planning Commission has initiated a zoning amendment locating hotels or motels in either the PO (Professional Office) and/or RP (Research and Office Park) zoning districts by special use permit.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, the Township Board hereby denies Rezoning #99010 from PO (Professional Office) and RP (Research and Office Park) to CS (Community Service).

SECONDED BY CLERK HELMBRECHT.

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, FEBRUARY 16, 1999 *APPROVED*

ROLL CALL VOTE: YEAS: Trustees McCullough, Such, Supervisor Little, Clerk Helmbrecht,
Treasurer Klunzinger
NAYS: None
Motion carried 5-0.

16. MANAGER'S REPORT, INVOICES & BILLS

A. Bills

TREASURER KLUNZINGER MOVED THAT THE TOWNSHIP BOARD APPROVE THE
MANAGER'S BILLS AS FOLLOWS:

General Fund/Special Revenue	\$117,627.38
Public Works	\$486,191.26
Central Park Drive	\$ 24,752.50
Hand Check-Marketing Resource Group, Inc. For Community Center Survey	\$ 6,400.00
<hr/>	
Total	<u>\$634,971.14</u>

SECONDED BY TRUSTEE SUCH.

[Bill list for 2/16/99 in Official Minute Book]

ROLL CALL VOTE: YEAS: Trustees McCullough, Such, Supervisor Little, Clerk Helmbrecht,
Treasurer Klunzinger
NAYS: None
Motion carried 5-0.

B. Banner Permit Application, Okemos Fine Arts Festival

TREASURER KLUNZINGER MOVED TO ADOPT THE FOLLOWING RESOLUTION:

WHEREAS, Meridian Township has requested that Okemos Fine Arts Organization be allowed to hang a banner across Hamilton Road near the intersection of Hamilton and Ardmore from March 13, 1999 through March 29, 1999 to announce the fine arts festival. The banner will not obstruct traffic signals and/or signs and will be 18 feet above the centerline of the road.

THEREFORE, I MOVE THE FOLLOWING: The Township Manager's Office is authorized to request the Ingham County Road Commission to allow Okemos Fine Arts Organization to hang a banner over Hamilton Road, near the intersection on Hamilton and Ardmore from March 13, 1999 to March 29, 1999.

SECONDED BY TRUSTEE MCCULLOUGH.

VOICE VOTE: Motion carried 5-0.

C. Road Closure Permit, M.S.U. Highway Traffic Safety Program

TREASURER KLUNZINGER MOVED TO ADOPT THE FOLLOWING RESOLUTION:

WHEREAS, Section 247.323 of the Michigan Road Laws provides that highways may be temporarily closed on a request of an official authorized by the governing body of a city, village or township; and

WHEREAS, Michigan State University has requested Bennett Road between College Road and Beaumont be closed on May 17, 1999 from 12:00 noon until 5:00 p.m.

THEREFORE, I MOVE THE FOLLOWING:

The Township Manager's Office is authorized to request the Ingham County Road Commission to temporarily close requested Bennett Road between College Road and Beaumont be closed on May 17, 1999 from 12:00 noon until 5:00 p.m. for Michigan State University's Highway Traffic Safety Accident Training.

SECONDED BY TRUSTEE MCCULLOUGH.

VOICE VOTE: Motion carried 5-0.

D. 5-Year Parks & Recreation Plan Approval

TREASURER KLUNZINGER MOVED TO ADOPT THE FOLLOWING RESOLUTION:

WHEREAS, the Michigan Department of Natural Resources requires that agencies have a community recreation plan submitted and approved to be eligible to receive grant funds; and,

WHEREAS, Meridian Charter Township has developed a 5-Year Community Park and Recreation Plan that includes Meridian Township, Okemos Public School District, Haslett Public School District and East Lansing Public School District; and,

WHEREAS, the 1999-2004 Community Park and Recreation Plan has been open to public review at a formal hearing at a Park Commission Special Meeting on January 21; and,

WHEREAS, the Recreation Committee of the Township Board reviewed the Plan on January 25; and,

WHEREAS, the Meridian Township Park Commission approved the 1999-2004 Community Park and Recreation Plan during their February 9 meeting and recommends it for adoption.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN THAT THE 1999-2004 COMMUNITY PARK AND RECREATION PLAN BE ADOPTED AND THAT IT BE SUBMITTED TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES.

SECONDED BY CLERK HELMBRECHT.

Treasurer Klunzinger stated this is a plan not a commitment, and is necessary for grant applications.

Trustee McCullough stated there are no approvals listed for the school districts. He asked if the school districts will approve the plan in time for submission, and if not, then it should be stated the plan was approved by the Township Board and Park Commission with input from the school districts.

Parks Coordinator Wendy Longpre stated she would forward the plan to the school districts requesting the district's approval. She stated approval from the school district is not a requirement for the plan unless the school plans to submit a grant. She stated William Donley School is the only school to express interest in submitting a grant application this year. She stated William Donley School is expected to approve the plan this month.

Supervisor Little asked Trustee McCullough if the Park Commission addressed all his concerns about this plan.

Trustee McCullough stated several concerns have been addressed. He stated the remaining concerns involve the details of the grant submission process.

Clerk Helmbrecht stated the Park Commission incorporated the recommendations of the Recreation Committee without objections before approving the plan.

Trustee McCullough asked if this plan can be amended later in the year before the next grant cycle begins.

Parks Coordinator Longpre stated the Board can amend the plan. She stated to address the question of who can ask for grants: any grants submitted from the Township must be approved by the Township Board before submission and before acceptance. She stated neither the Park Commission nor the Recreation Committee alone can submit a grant application. She stated there is a second funding cycle beginning this year permitting three to four (3-4) months to survey interested parties in the community and make any necessary amendments. She stated amendments can come directly from the Board, but the D.N.R. strongly recommends cooperation of all interested entities in the area of parks and recreation planning and programming.

VOICE VOTE: Motion carried 5-0.

17. BOARD MEMBER, BOARD COMMITTEE AND LIAISON REPORTS

A. Standing Committee Reports

- (1) Physical Operations & Activities (No Report)
- (2) Financial Planning and Budgeting (No Report)
- (3) Personnel

TREASURER KLUNZINGER MOVED THAT THE TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP MANAGER TO ADVERTISE FOR A CLERK/TYPIST POSITION FOR THE TOWNSHIP CLERK'S OFFICE. SECONDED BY TRUSTEE MCCULLOUGH.

Trustee McCullough stated this motion is not consistent with the standing procedure of the Board as the Personnel Committee typically reviews requests to fill vacant positions. He stated because of the timing and the critical nature of the position he recommends approval of the motion. He stated the recommendation to fill the position would still go through the Personnel Committee.

VOICE VOTE: Motion carried 5-0.

(4) Planning and Development

Trustee McCullough reported the next meeting of the Planning and Development Committee is scheduled for February 17, 1999, at 10:00 a.m.

(5) Infrastructure

Trustee Such reported the Infrastructure Committee meeting schedules for February 18, 1999 would be rescheduled for a later date.

(6) Public Safety

Clerk Helmbrecht reported the next Public Safety Committee meeting is to be scheduled for March 8, 1999, at 5:15 p.m.

(7) Recreation (No Report)

B. Special Committees (None)

C. Liaison Representative Reports

Trustee Such reported the E.D.C. confirmed its plans for the Business Expo on Saturday, March 13, 1999 at Haslett High School. He stated Township businesses could still submit an application for Meridian Marketplace and Taste of Meridian.

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, FEBRUARY 16, 1999 *APPROVED*

18. OTHER REPORTS (None)
19. NEW BUSINESS (None)
20. PUBLIC REMARKS (None)
21. FINAL BOARD MEMBER COMMENTS (None)
22. ADJOURNMENT

TRUSTEE MCCULLOUGH MOVED TO ADJOURN THE MEETING. SECONDED BY TREASURER KLUNZINGER.

Supervisor Little adjourned the meeting at 8:05 p.m.

BRUCE A. LITTLE
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Paul J. Cassidy, Secretary