

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED**-
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MAY 1, 2018 **6:00 P.M.**

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

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Finance
Director Mariam Mattison, Director of Community Planning Mark Kieselbach,
Economic Development Director Chris Buck, Police Chief Dave Hall, Police Captain
Greg Frenger, Fire Chief Lori Schafer, Principal Planner Peter Menser.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 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

A. Capital Area District Library – Sandy Drake (MT Representative for CADL)

B. CATA Presentation – Brad Funkhouser & Andrew Brieschke

Provided overview of CATA services, including fixed ride and demand response service.
Comparison with other service areas, funding, future growth. Breakdown of Redi-Ride rider
demographics. Okemos school policies and student usage of Redi-Ride.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 7:06 P.M.

Leonard Provencher, 5824 Beuna Parkway, Haslett; voiced opposition to Zoning Amendment
#18030 – cited problems with increased height and density in Haslett area, especially for
businesses. Questions usefulness/appropriateness of including the shopping plaza on north side of
Haslett Rd (west of Marsh) as part of proposed redevelopment – businesses are new and successful,
no need for ordinance change. Favors expansion of Redi-Ride hours.

Fred Wurtzel, 1212 N Foster Ave, Lansing; National Federation of the Blind of Michigan, spoke
regarding Redi-Ride agreement. Fare increases burden people with disabilities.

Ody Norkin, 3803 Sandlewood, Okemos; a new contract is a first step, excited about new leadership at CATA, concerns about fare increases, must resolve technical issues with student transportation and Okemos schools by “untying” the hands of professionals and not with brief presentations at Board meetings.

Supervisor Styka closed public remarks at 7:15 P.M

6. TOWNSHIP MANAGER REPORT

Township Manager reported updates on CSC review, upcoming EDC meeting May 3 at 7:30am, Fire Chief Selection Committee, police swear-in May 7th at 3:30pm, treated 21 administrative professionals to lunch for Administrative Professional Day, audit results ready in June.

Director Perry reported that water tests were taken in 2015 to test for PFAS and associated chemicals, and MT water had no detectable amounts in the sample. Likely to test again in 2018. Will look into other compound(s) to see if these had been tested previously.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported:

- Attended Michigan Townships Association Annual Conference, MT Intergovernmental Meeting last week, Form Based Code session through Planning Commission, Love Your Parks Day coming up May 19th

Treasurer Brixie reported:

- Attended Tri-County Regional Planning Commission (TCRPC) meeting, group voted to not change membership structure
- Attended first Sexual Assault Prevention Training meeting, discussed working with schools, will provide public input session for next meeting June 22, flyer being developed

Trustee Jackson reported:

- Attended MTA Conference, Sexual Assault Prevention Meeting, Form-Based Codes meeting

Trustee Opsommer reported:

- CATA Board of Directors met last month, he was unable to attend due to family commitment, brief meeting with consent agenda adopted

Trustee Sundland reported:

- Attended MTA Annual Conference, enjoyed “Listening” session

Supervisor Styka reported:

- Memorial honoring Virginia White on April 22
- Joint Intergovernmental meeting last week brought out many entities: Consumers Energy, CATA, LEAP, City of East Lansing, City of Mason, City of Williamston, Williamstown Township, and the East Lansing, Haslett, Okemos, and Williamstown School Districts, partnership opportunities
- May is Older Americans Month

8. APPROVAL OF AGENDA

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

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

NAYS:

Motion carried 7 - 0

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Treasurer Brixie moved to approve the Consent Agenda. Seconded by Trustee Jackson.

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

NAYS: Clerk Dreyfus

Motion carried 6 - 1

A. Communications

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 Trustee Jackson.

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

NAYS: Clerk Dreyfus

Motion carried 6 - 1

B. Minutes - April 17, 2018 Regular Meeting

Treasurer Brixie moved to approve and ratify that the minutes of the Regular Meeting of April 17, 2018 as submitted. Seconded by Trustee Jackson.

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

NAYS: Clerk Dreyfus

Motion carried 6 - 1

C. Bills

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

Common Cash	\$390,527.59
Public Works	\$26,075.87
Trust & Agency	\$281.64
Total Checks	\$416,885.10
Credit Card Transactions April 12 to April 25, 2018	\$8,478.39
Total Purchases	<u>\$425,363.49</u>
ACH Payments	<u>\$721,382.96</u>

Seconded Trustee Jackson.

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

D. Lake Lansing Advisory Board Appointments

Treasurer Brixie moved that the following property owners be re-appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2020: Timothy McCarthy of 6076 Columbia, Curtis Armbruster of 6411 E. Reynolds and Steven Culling of 6193 Columbia. Seconded by Trustee Jackson.

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

10. QUESTIONS FOR THE ATTORNEY (NONE)

11. HEARINGS (NONE)

12. ACTION ITEMS

A. Amendment to Rental Registration Ordinance – Final Adoption

Trustee Deschaine moved to approve the resolution for final adoption of the amendment to Chapter 14, Article III, Rental Dwelling Unit Registration, of the Code of Ordinances to be in compliance with Public Act 169 of 2017. Seconded by Trustee Jackson.

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

NAYS:

Motion carried 7 – 0

B. Zoning Amendment #18020 (Downtown Okemos and Downtown Haslett)

Trustee Opsommer moved to adopt the resolution to introduce Rezoning Petition #18020 for publication and subsequent adoption. Supported by Trustee Deschaine.

Zoning Amendment #18020, initiated by the Township Board, amends Section 86-440 of the Code of Ordinances to establish new standards for residential density and building height in Mixed Use Planned Unit Development (MUPUD) projects.

Board Discussion:

- New 60 foot building height, floor to ceiling height regulations, defining building height measurements, removing residential density limitations
- Pros and cons of removing existing height and density limitations in downtown Okemos and downtown Haslett

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

C. Rezoning #18030 (Haslett Holding, LLC) – Introduction

Trustee Deschaine moved to adopt to introduce for publication and subsequent adoption pursuant to Rezoning Petition #18030. Supported by Trustee Jackson.

Board Discussion:

- Access road problems in the past, history of non-approval of this property for development
- Density concerns, comparison with Board recently indicating non-approval of similar density increase in another neighborhood, lack of criteria to support upzoning

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

D. Legal Services Contract (with Fahey, Schultz, Burzych, Rhodes Law Firm)

Trustee Jackson moved to authorize the Township Manager to execute the Renewal Engagement as Township Attorneys Letter of Agreement on behalf of the Charter Township of Meridian, as presented. Seconded by Trustee Deschaine.

Board Discussion:

- Question about what specific services provided under \$5,000 monthly retainer fee paid to Fahey Schultz, response is day to day advice and review of legal matters, examples given
- Need to issue Request for Proposal (RFP) to deliver best value and legal services to taxpayers, get price quotes from other qualified, local law firms

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

E. CATA Redi-Ride Agreement

Trustee Jackson moved to authorize the Township Supervisor and Township Manager to execute the Redi-Ride Service Agreement on behalf of the Charter Township of Meridian as presented. Seconded by Treasurer Brixie.

Board Discussion:

- Puts in writing what already exists - codify letter into formal agreement, upcoming Redi-Ride millage renewal will be time for community discussion on changes, new CATA leadership & willingness to work together, first fare increase (from 60 cents to \$1.25) in 18 years

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

NAYS:

Motion carried 7 – 0

F. Towner Road/I-69BL Water Main Capital Charge

Trustee Opsommer moved to approve the resolution establishing water system capital charges for Towner Road/I-69BL (from the westerly property line of 1997 Towner Road along Towner Road and I-69BL to Newton Road), establishing a cost of \$61 per linear foot of frontage (plus 5% annual increase): with a maximum for single family residences of \$4,880 (plus 5% annual increase); for a period of ten years. Seconded by Trustee Jackson.

Board Discussion:

- Development is happening in this area of the Township, water main is providing infrastructure, water desired for the new area park, capital charge vs. special assessment, appropriately located on the development side of the Urban Services Management Area

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

NAYS:

Motion carried 7 – 0

G. Redevelopment Ready Communities Program Resolution

Trustee Deschaine moved to approve the Redevelopment Ready Communities Program resolution. Seconded by Treasurer Brixie.

Board Discussion:

- Certification will help Township with economic development, MEDC can assist with funding resources once certified, self-assessment feedback helps Township gain certification
- Development where we are today and where we are headed, question about whether zoning changes are needed, form-based code and RRC, identifying properties and parcels for MLS-type listing

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

NAYS:

Motion carried 7 – 0

H. Burcham Hills Community Economic Development Corporation Bonds Resolution

Trustee Jackson moved to approve the Supervisor of the Township to serve as the elected representative for Burcham Hills Retirement Center II EDC Project Series 2018 Revenue Refunding Bonds. Seconded by Treasurer Brixie.

Board Discussion:

- Fees for this bond are the Meridian EDC’s source of funding
- Supervisor needs to hold Public Hearing, tentatively scheduled for May 23

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

NAYS:

Motion carried 7 - 0

13. DISCUSSION ITEMS

A. Solar Panel Project

Director of Public Works & Engineering Perry presented information on installing a solar panel array in the Municipal Complex with a budget of \$50,000.

Board Discussion:

- Location of solar panels – Municipal Building roof vs. ground placement
- Project payback (Return on Investment), energy conservation, reducing carbon footprint, battery options for power distribution at various times, energy produced from panels, vandalism concerns, future building renovations and impact on project, scalability, safety

Consensus of the Board for Director Perry and staff to develop and finalize an installation agreement for a solar panel array.

B. Extension of Special Use Permit #16051 (New Hope Church) 2170 Saginaw

Director of Community Planning Kieselbach updated the Board about a one-year extension of a Special Use Permit for construction of a building totaling approximately 43,000 square feet. The original SUP was issued in June, 2016 and it expires in June, 2018. Three (3) criteria for approving or denying an SUP extension was discussed. Submitted a site plan for review, and have downsized the building to approximately 29,000 square feet.

Board Discussion:

- Increase in building costs, unable to raise funds for construction in time allocated for permit, impact of development minimized due to building use, infrastructure improvement, 10 ft pathway installation, environmental contamination small but reduced
- Concerns about unnecessary parking spaces, potential reduction in parking, question about future expansion and impact on greenspace and wetlands, future parking needs questioned

Consensus of the Board to bring this item back at the next meeting for action.

14. COMMENTS FROM THE PUBLIC (NONE)

Supervisor Styka Opened Public Remarks.

Supervisor Styka Closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Deschaine reported:

- MTA Township Governance Academy is useful for Board education, budget is available

Trustee Opsommer reported:

- Limitations of Proposal A, passed in 1994, dictates amount of funding per pupil
- Community invests in CATA, CADL, Public Safety – but Sinking Fund cannot be used for transportation

Trustee Jackson reported:

- Farmers Market is now open for business

Trustee Styka reported:

- Some citizens mistakenly believe the Township controls how much money schools receive
- Recycling event was very successful at end of April

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried unanimously 7-0.

Supervisor Styka adjourned the meeting at 9:15 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK