

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, December 03, 2019 **6:00 pm.**

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

ABSENT: None.

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Economic Development Director Buck

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

Chief Plaga, Sergeant Brian Canen, and Sergeant Ed Besonen from the Meridian Township Police Department presented a check of \$6,265 to Meridian Cares on behalf of their No Shave fundraiser.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:06 pm.

Dylan Smith, 2962 Briarcliff St., East Lansing, MI; spoke in opposition to Rezoning Request #19080 (Agenda Item 13C).

Kelly Rogers, 2924 Briarcliff St., East Lansing, MI; spoke in opposition to Rezoning Request #19080.

Matt Durbin, 615 Washington Dr., Pittsburgh, PA, 15228; spoke in support of Rezoning Request #19080.

David Pearson, 1142 S. Washington Ave., Lansing; spoke in support of Rezoning Request #19080.

Supervisor Styka closed public remarks at 6:16 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager spoke on Road Bond millage, goal setting process, union contract negotiations, Wayfair company expansion to Meridian Township, Police Accreditation, Fire Department donation to the Okemos Rotary Club, Police Department No-Shave November Fundraiser.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine:

- Township received road bond proceeds of \$11,735,765.05.
- Discussed new tax bills for residents, expenditures, and comparative tax rates.

Trustee Opsommer

- Spoke on CATA collective bargaining negotiations, update available in 2020.

Supervisor Styka:

- Christmas activities posted on Meridian website, e.g., "Christmas in the Village" on Dec. 8.
- Township received a silver ranking in the Green Communities Award mainly due to solar gardens installation.
- Invited Chief Plaga to speak on the Township Police Department Accreditation, call-in session for the public on Tuesday, Dec. 10, 10 am – noon. State of Michigan Accreditation Board Standards posted on Meridian website.

8. APPROVAL OF AGENDA

Trustee Jackson moved to approve the Agenda. Seconded by Treasurer Deschaine.

Board member question and response regarding the removal of Action Items 12B (Ordinance Prohibiting Dog Sales at Pet Stores-Final Adoption) and 12C (Modified Winter Work Schedule).

VOICE VOTE: Motion carried: 7 – 0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Treasurer Deschaine requested to remove the November 19, 2019 Minutes from the Consent Agenda and place them under Action Items as Action Item 12B.

Trustee Opsommer moved to approve the Consent Agenda. Seconded by Trustee Jackson.

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

NAYS:

Motion carried: 7 – 0

A. Communications

Trustee Opsommer 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: Treasurer Deschaine, Supervisor Styka, Clerk Dreyfus, Trustees Sundland, Jackson, Opsommer, Wisinski

NAYS:

Motion carried: 7 - 0

B. Minutes - November 19, 2019 Regular Meeting

Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of November 19, 2019 as submitted. Seconded by Trustee Jackson.

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

NAYS:

Motion carried: 7 - 0

C. Bills

Trustee Opsommer moved to approve that the Township Board approve the Manager's Bills as follows. Seconded by Trustee Jackson.

Common Cash		\$	184,489.28
Public Works		\$	15,092.28
Trust & Agency		\$	136.10
	Total Checks	\$	199,717.66
Credit Card Transactions		\$	8,953.44
Nov 14th - Nov 25th			
	Total Purchases	\$	<u>208,671.10</u>
ACH Payments		\$	<u>947,594.40</u>

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

NAYS:

Motion carried: 7 - 0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS (CANARY)

12. ACTION ITEMS (PINK)

A. Trash Receptacle Ordinance

Trustee Opsommer moved to repeal the amendment made at the prior meeting and to reestablish the introduced version (from last Board meeting) of the Trash Receptacle ordinance. Seconded by Treasurer Deschaine.

Board discussion: negative impact of ordinance amendment with the 50% setback side yard requirement, e.g., on established neighborhoods with houses built in mid 1900s, arbitrary and unnecessary government overreach, staff report on difficulty and impracticality of enforcing ordinance, better ordinance drafting to prevent residents from unnecessarily being subject to ordinance violations, citizen letter to the Board regarding yard waste/Granger pickup times, will be brought again to Board for final adoption.

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

NAYS:

Motion carried: 7-0

B. Minutes – November 19, 2019 Regular Meeting

Treasurer Deschaine moved to not approve the minutes and review them at the next meeting for approval.

Supervisor ruled the motion is out of order because the law requires that the Board approve minutes by an established date (this Board meeting).

Treasurer Deschaine moved to amend the November 19, 2019 minutes by removing the first four paragraphs on Page 9. Seconded by Trustee Opsommer.

Board discussion: Board member belief minutes are too lengthy and do not comply with Board policy of brevity, concern about non-objectivity of minutes, importance of consistency in minutes, Board member belief that minutes provide balanced pros and cons on all issues, concerns about editing minutes “on the fly” during a Board meeting and Board member is not complying with Board policy about amending minutes in advance of meeting, Board member belief that deleting entire paragraphs results in a lack of transparency for citizens.

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

NAYS: Clerk Dreyfus, Sundland

Motion carried: 5-0

Trustee Opsommer moved to adopt the minutes as amended. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried: 7-0

13. BOARD DISCUSSION ITEMS (ORCHID)

A. Rezoning #19060 (Okemos Land Investment LLC)

Director Kieselbach provided an overview of the request to rezone 93 acres to RAA and to rezone 3 acres adjacent to Bennet Road to Professional Office (PO), revision of condition 6 since last Board meeting, establishing a 20,000 square foot limit on the size of the Professional Office building to be located on the 3 acre site proposed to be rezoned PO.

Board discussion: comparative densities between adjacent subdivisions, College Fields is largest adjacent neighborhood at 1 dwelling unit/acre including golf course, pros and cons of keeping property at RR zoning, various development scenarios regarding no change in zoning vs rezoning to RAA, concerns with spot zoning 3 acres of property as PO, pros and cons of PO as separate rezoning vs allowing a Professional Office building of 20,000 square feet as a conditional use within the Planned Unit Development (PUD), concerns about setting land use precedents in future developments by allowing spot zoning, single family housing next to a school, neighbor concerns about vehicle cut through in subdivisions based on various development options, PUD 50% open space requirement, 20 acres offered by developer for land preserve property, land preserve traffic and parking issues, pathway maintenance concerns, staff response to Board question that real estate offices are allowed by right in PO, Board member clarification that Board is voting on 2 separate rezonings and PO is a condition of the PUD offered by the applicant.

Board consensus to place this item on the agenda for action at the next Board meeting.

B. Rezoning #19080 (Minerva Realty Capital LLC)

Director Kieselbach provided an overview of the request to rezone 4.999 acres on Hagadorn Road from Rural Residential (RR) to Professional and Office (PO).

Board discussion: Applicant request to rezone to PO on the condition it is developed as a Mixed Use Planned Unit Development (MUPUD), Planning Commission recommended approval of rezoning, 1.3 million square feet of vacant office space in Meridian and part of East Lansing. Capability of developing property as single family housing, concerns on high density apartments becoming more student housing given proximity to MSU across the street, impact on adjacent neighborhoods, long-term sustainability of student housing vs other developments, ability to have Professional Office building exclusively on site, new large PO building close by (Wayfair expansion on Eyde Parkway), Church owners placed condition on rezoning for high-density apartment MUPUD in order to obtain highest price for land sale from developer, Township public bodies prohibited from using economic gain and property owner profit calculations from rezoning criteria, concern about lack of mixed use in rezoning proposal, property owner condition for developer to purchase land within 12 months, consensus among Board members to deny rezoning request.

Board consensus to place this item on the agenda for potential denial at the next Board meeting.

C. Emergency Management Plan Update

Board discussion: continuity operations plan for Township, support plan of IT department, Emergency Management Resolution: have to go through County for support during a disaster, Damage Assessment plan, survey to understand infrastructure problems, discuss plan to mitigate situation, suggestion to include CATA which is already used for fires, suggestion for tornado response, timeline starts January with submission of resolution.

Board consensus to place this item on the agenda for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:09 pm.

Supervisor Styka Closed Public Remarks at 8:09 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Wisinski:

- Vacancy on Parks Commission and encourage residents to apply.

Treasurer Deschaine:

- Environmental Commission meeting (Dec. 4) will discuss spending \$10,000 grant, residents welcome to provide input.

Trustee Jackson:

- Encourage citizens to apply for open positions on Boards & Commissions, can use online form.

Supervisor Styka:

- Planning Commission openings and other public bodies have vacancies.
- Ensure that lawsuits that are served on the Township be promptly shared with the Manager.

Trustee Opsommer:

- Parks Commissioner Mark Stephens encouraged state legislature to restore \$2 optional Youth Fishing license, small amount of funds but still useful for conservation activities, proposal was discussed and reported out of House Natural Resources Committee.

Supervisor Styka:

- Reminded citizens that the next Board is not in two week but next Tuesday, December 10th.

16. ADJOURNMENT

Trustee Jackson moved to adjourn the meeting. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried: 7-0

Supervisor Styka adjourned the meeting at 8:14 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR



BRETT DREYFUS,
TOWNSHIP CLERK

