

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
THURSDAY, NOVEMBER 7, 2013 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Supervisor LeGoff
STAFF: Township Manager Frank Walsh, Director of Community Planning & Development
Mark Kieselbach, Fire Chief Fred Cowper, Director of Information and Technology
Stephen Gebes, Director of Finance Gretchen Gomolka, Director of Communications
Deborah Guthrie

1. CALL MEETING TO ORDER
Clerk Dreyfus called the meeting to order at 6:01 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Clerk Dreyfus led the Pledge of Allegiance.

Trustee Scales moved to appoint Treasurer Brixie as Supervisor Pro Tem for the duration of this meeting. Seconded by Trustee Wilson.

VOICE VOTE: Motion carried 6-0.

3. ROLL CALL
The secretary called the roll of the Board.
4. PUBLIC REMARKS
Supervisor Pro Tem Brixie opened Public Remarks.

Layne Cameron, 3976 Shoals Drive, Okemos, expressed concern with Land Preservation Advisory Board members' viewpoint relative to bicycling on the Sylvan Glen Preserve Trail. He requested the Board add this trail to the Township's Pedestrian/Bicycle Pathway Master Plan.

James Harrison, 6054 Skyline Drive, East Lansing, representing the Skyline Hills Neighborhood Association, voiced several concerns regarding the requested special use permit for a plasma center in Carriage Hills. He noted there is no immediate benefit to the neighborhood, would be a better fit in a commercially zoned area, would decrease property values, would produce an increase in transient traffic and would produce a safety issue for students who attend nearby William Donley Elementary School.

Mike Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to the special use permit request for a plasma center proposed in the Carriage Hills neighborhood.

Mike Jenkins, 6030 Skyline Drive, East Lansing, expressed opposition to the proposed special use permit for a CSL plasma center in the Carriage Hills neighborhood.

Christine Tenaglia, 2551 Bruin, East Lansing, representative for the Economic Development Corporation (EDC), spoke to EDC recommendations submitted to the Planning Commission and Township Board regarding the Township's Master Plan.

Supervisor Pro Tem Brixie closed Public Remarks.

5. SPECIAL RECOGNITION - HOMTV
Director of Communications Deborah Guthrie provided a PowerPoint presentation which recognized staff and many previous and current interns who were integral in HOMTV receiving multiple local, regional and national programming awards.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Okemos Road Streetlight Project
- Cornell Road completion by the end of this week
- Okemos Library Renovation is on time and under budget
- Central Fire Station will be on the Planning Commission's agenda for November 25th
- Whole Foods will be before the Township Board next month
- Update on the Douglas J MUPUD will be provided by the applicant within the next few weeks
- Township Board visit at CATA headquarters in Lansing next Tuesday evening
- "Goat farm" hearing (Adjari)
- Appreciation for cooperation received by employees representing the various bargaining units during contract negotiations

7. BOARD COMMENTS & REPORTS

Trustee Styka, as liaison to the Cable Communications Commission, addressed the excellent work of the communications staff in its procurement of many local, regional and national programming awards. As the liaison to the Okemos Public Schools (OPS), he reported his attendance (accompanied by the Township Manager) at the most recent School Board meeting. Trustee Styka congratulated OPS for passage of its technology bond proposal, with over a 71% passage rate. He reported his attendance (along with Clerk Dreyfus) at the Greater Lansing Housing Commission's GLHC) Fair Affordable Housing group meeting held at the Meridian Senior Center last week. Trustee Styka spoke to the availability of GLAC's mobile tool lending library for use by individuals as well as many other programs afforded to Meridian residents.

Trustee Styka announced a \$19,000 grant was awarded to the Meridian Township Police Department for wireless security systems within the two school systems.

Clerk Dreyfus reported the Okemos Public Schools technology bond proposal on the November 5th ballot passed 2,670 yes to 1,050 no, for a nearly 72% approval. He noted 2,096 citizens voted at the polls while 1,485 residents cast an absentee ballot. Clerk Dreyfus added Meridian also hosted voting for Alaiedon and Williamstown Township voters in the Okemos school system, who cast 139 votes, for a grand total of 3,720 votes, a 21.7% voter turnout.

Clerk Dreyfus noted the Meridian Economic Development Corporation (MEDC) will host Michigan Energy Options' Regional Energy Study Seminar on Tuesday, November 12th at 6:30 P.M. at the Meridian Area Resource Center, 4675 Okemos Road. He reported his recent attendance at the Grand River/Michigan Avenue Corridor charette and its final presentation at the Hannah Community Center where the findings over the last year were consolidated to implement a bus rapid transit system. Clerk Dreyfus believed this a great opportunity for Meridian Township to assist in redeveloping the Grand River corridor as Meridian Township will be the starting point of the bus route.

Trustee Scales reported that he spoke to the Haslett Kiwanis Club since the last Board meeting. He added he will be assisting in development of a plan to mentor minority youth in their transition from a majority community to being a member of the minority at Haslett High school. Trustee Scales has held two sessions with these youth to date.

Trustee Veenstra reported his attendance at the regular meeting of the Tri-County Regional Planning Commission (TCRPC) on October 23, 2013 and the regular meeting of the Transportation Review Commission of TCRPC yesterday.

Treasurer Brixie reported the Pension Board met on October 15th where a new investment policy for the Township's Pension Fund was adopted.

8. APPROVAL OF AGENDA

Trustee Scales moved to approve the agenda as submitted. Seconded by Trustee Styka.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA

Supervisor Pro Tem Brixie reviewed the consent agenda.

Trustee Scales moved to adopt the Consent Agenda. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

A. Communications

(1) Board Deliberations (BD)

BD12G-1 Joel Meredith, 1732 Cambria Drive, East Lansing; RE: Human Relations Ordinance

BD12G-2 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Human Relations Ordinance

(2) Board Information (BI)

BI-1 John P. Gardner, Senior Manager, Government Affairs, Comcast, 1401 E. Miller Road, Lansing; RE: Change to Comcast's channel lineup commencing November 11, 2013

BI-2 Violet Ruth Schulert Endres, 1619 Lake Drive, Apt. 3, Haslett; RE: Pedestrian crossing at Marsh and Haslett Roads, condition of sidewalks/ramps near Haslett and Marsh Roads and Redi-Ride

(3) Commission Linkage (CL)

CL-1 Marsha Madle, Chair, Economic Development Corporation; RE: Input process for the Master Plan

CL-2 Suzanne Brouse, Chair, Community Resources Commission; RE: Restoration of funding for a May, 2015 Senior Celebration

(4) Regional Linkage (RL)

RL-1 Jaechoon Lee, Research Associate & Katherine Draper, Executive Director, Greater Lansing Housing Coalition, 600 W. Maple Street, Lansing; RE: Invitation to attend the Five-year Comprehensive Regional Fair and Affordable Housing Plan focus group meeting to be held at the Meridian Senior Center on October 30, 2013 at 3:00 P.M.

(5) Staff Communications (SC)

SC-1 Associate Planner Martha Wyatt; RE: Site Plan Review Decisions as of October 30, 2013

(6) On File in the Clerk's Office

Material received at the October 15, 2013 Regular Board Meeting

Bill and Marie Persons, 2028 Central Park Drive, Okemos; RE: Affidavit regarding SUP #13121

Elizabeth Strobl, 2056 Central Park Drive, Okemos; RE: Affidavit regarding SUP #13121

Trustee Scales 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 Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

B. Minutes

Trustee Scales moved to approve and ratify the minutes of the Regular Meeting as submitted. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

C. Bills

Trustee Scales moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$ 378,828.96
Public Works	\$ 49,024.12
Total Checks	\$ 427,853.08
Credit Card Transactions	\$ 12,315.75
Total Purchases	<u>\$ 440,168.83</u>
ACH Payments	<u>\$ 934,310.07</u>

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

[Bill list in Official Minute Book]

D. Ratification of Part-Time Paramedic/Firefighter Appointments

Trustee Scales moved to ratify the appointments of Trevor Baker, Jacob Main and Samantha Weber to the position of part-time Paramedic/Firefighter pending completion of a successful background investigation and physical examination. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

E. Additions to the Tax Roll

Trustee Scales moved to assess the charges identified in the staff memorandum with parcel identification available in the Treasurer’s Office dated November 1, 2013 for Delinquent Special Assessments, Utility Bills, Nuisance, Lot Mowing/Code Violation and False Alarms 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, 78-98, 78-155, 46-5, 82-27, 18-1 and 18.15. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

F. Ratification of Police Officer Appointment

Trustee Scales moved to ratify the appointment of Michael Hagbom to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Item #12G)

11. HEARINGS

A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality), Residence Inn by Marriott
Supervisor Pro Tem Brixie opened the public hearing at 6:42 P.M.

Director Kieselbach summarized the proposed MUPUD as outlined in staff memorandum dated October 31, 2013.

Mitch Irwin, Project Manager and representative for Hannah Hospitality, LLC, 3811 Meridian Road, Okemos, thanked the Planning staff for their professionalism during the MUPUD process. He introduced Tracie Kent, General Manager and Vice-President of NorthMich Hospitality, 9720 Jason Road, Laingsburg, who will manage the Residence Inn.

Ms. Kent noted the Residence Inn brand is geared toward the upscale extended stay business traveler. She indicated the hotel offers suites with fully equipped kitchens. Ms. Kent stated the market driver for this property is Michigan State University. She listed “amenities” which included a meeting room, breakfast, evening social, outdoor barbeque area, guest recycling program and energy efficiency through the linen reuse program. Ms. Kent added staffing peaks at 15 associates during the day, with a total staff of 28 employees.

Supervisor Pro Tem Brixie closed the public hearing at 6:55 P.M.

12. ACTION ITEMS

Supervisor Pro Tem Brixie opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, thanked the Township Manager for his work to reach successful negotiated agreements with six (6) unions. He spoke in support of the Human Relations Ordinance.

Phil Parmalee, 1392 Haslett Road, Haslett, thanked Board members for their hard work and vision to ensure protection for Meridian Township residents in the LGBT community.

Supervisor Pro Tem Brixie closed Public Remarks.

A. 2014-2016 AFSCME Clerical Employees Agreement

Township Manager Walsh summarized the proposed agreement reached with the AFSCME Clerical Employees as outlined in staff memorandum dated November 1, 2013.

Trustee Wilson moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the AFSCME Clerical Employees Union. Seconded by Trustee Styka.

Board members discussed the following:

- Appreciation by employees for the streamlined process put forth by Administration
- Appreciation for the initiative taken by union members in the spirit of cooperation
- Appreciation for avoiding the unnecessary expense of labor counsel consultation or arbitration
- Appreciation to the clerical staff for their service as they are the most important part of the governmental unit

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- B. 2014-2016 AFSCME Non-Supervisory Professional Employees Agreement
 Township Manager Walsh summarized the proposed agreement reached with AFSCME Non-Supervisory Professional Employees as outlined in staff memorandum dated November 1, 2013.

Trustee Scales moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the AFSCME Non-Supervisory Professional Employees Union. Seconded by Trustee Veenstra.

Board members discussed the following:

- Removal of verbiage in the current contract (Article 30 (E)) which allowed for the Township to cease contributions into the ICMA-RC pension program at its sole discretion
- Removal of this language is evidence that the Township Manager is working diligently to build trust with employees

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- C. 2014-2016 Meridian Township Fire Fighters Association Agreement
 Township Manager Walsh summarized the proposed agreement reached with the Fire Fighters Association as outlined in staff memorandum dated November 1, 2013.

Trustee Styka moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the Meridian Township Fire Fighters Association. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- D. 2014-2016 Police Officers Association of Michigan Agreement
 Township Manager Walsh summarized the proposed agreement reached with the Police Officers Association of Michigan as outlined in staff memorandum dated November 1, 2013.

Clerk Dreyfus moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the Police Officers Association of Michigan. Seconded by Trustee Scales.

Board members discussed the following:

- Language regarding option for payment of single person monthly premium rate in lieu of medical insurance coverage where dual insurance coverage exists brings POAM in line with other bargaining units

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- E. 2014-2016 Professional Supervisory Association Agreement
 Township Manager Walsh summarized the proposed agreement reached with the Professional Supervisory Association as outlined in staff memorandum dated November 1, 2013.

Trustee Styka moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the Professional Supervisory Association. Seconded by Veenstra.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

F. 2014-2016 Teamsters Agreement

Township Manager Walsh summarized the proposed agreement reached with the Teamsters Union as outlined in staff memorandum dated November 1, 2013.

Trustee Veenstra moved to approve the 2014-2016 collective bargaining agreement as tentatively agreed to and further ratified by the Teamsters Union. Seconded by Trustee Scales.

Board members discussed the following:

- Appreciation to the new Township Manager for the smooth contract negotiations with the eight (8) different bargaining units
- Reminder to the Board that up to 1% reimbursement of possible tax growth for 2014 only would be disseminated to employees on a pro-rata basis

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

G. Human Relations Ordinance - **Final Adoption**

Trustee Wilson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2013-07 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan by Amending Chapter 30, Articles I and II, and Adding Articles III through VIII.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board. Seconded by Trustee Veenstra.

Board members discussed the following:

- Appreciation to staff for their diligent work on this issue
- Appreciation to a Township resident for his scrutiny to produce a “clean” ordinance
- Ordinance allows Meridian Township to offer protections to all residents in employment, housing and public accommodations

Trustee Veenstra offered the following amendment:

- **Amend Section 30-40 by deleting “, notarized”**

Seconded by Trustee Scales.

Board members discussed the following:

- No other complaint must be notarized, and the Township should not require notarization for only this type of complaint
- Free notary services offered at Meridian Township during working hours so notarization is not a barrier for anyone wishing to file a complaint
- Notarization does not add anything to the complaint process, as the notarization only certifies that the individual is the person swearing out the complaint

Notarization requirement: (Questions for the Attorney (See Agenda Item #10))

Q. Do you happen to know why this piece of language is in here? Is it different from our other ordinances? Do you have any knowledge of that?

A. I would agree that it is different from other ordinances. I think the idea was just to make sure that it was seen if somebody brought it in to make sure it was their complaint and that they were sure of what they were stating in that statement before they submitted it to the Township. I think that was the only basis for having it notarized.

Q. So it sounds like it would be something that would be helpful for the investigation portion that's later detailed in the ordinance?

A. But not required at all.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Clerk Dreyfus
 NAYS: Treasurer Brixie
 Motion carried 5-1.

Continued Board discussion:

- While it would be better for the state to amend the Elliott Larsen Civil Rights Act, this is what the Township can do to ensure individual rights are being protected to the extent of its authority
- In its current form, the ordinance is a better product than originally introduced
- Board speaks through its motions and decisions
- Concern with Meridian Township entering into the business of employment law

ROLL CALL VOTE YEAS: Trustees Styka, Veenstra, Wilson, Treasurer Brixie, Clerk
 ON THE MAIN Dreyfus
 MOTION: NAYS: Trustee Scales
 Motion carried 5-1.

H. Medical Marihuana Ordinance - Initiate Zoning Amendment

Trustee Styka moved to initiate a zoning amendment to include definitions and standards for the medical use of marihuana, and refer the amendment, draft ordinance dated October 15, 2013, to the Planning Commission. Seconded by Trustee Wilson.

Board members discussed the following:

- Zoning amendment must go before the Planning Commission for a public hearing and recommendation
- Concern with the “anti-medical marihuana” regulations proposed in this ordinance
- Board member belief the number one drug abused in America is tobacco, followed by prescription drugs
- Committee presented compromise language for Board approval
- Inquiry if the language agreed upon by the committee will come back to the Board in the same form

ROLL CALL VOTE: YEAS: Trustees Styka, Wilson, Treasurer Brixie, Clerk Dreyfus
 NAYS: Trustee Scales, Veenstra
 Motion carried 4-2.

I. ITC Tree Planting Grant

Director Kieselbach summarized the proposed grant as outlined in staff memorandum dated November 1, 2013.

Clerk Dreyfus moved that the Township Board accept the \$5,000 grant from ITC Holdings Corporation and to authorize the Township Manager to sign the agreement. Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None
 Motion carried 6-0.

- J. 2014 Township Board Meeting Schedule
Trustee Wilson moved to adopt the 2014 Township Board Meeting Schedule Resolution. Seconded by Treasurer Brixie.

The maker offered the following amendments:

- **Change the December 16, 2014 meeting date to December 9, 2014**

The amendment was seconded by Treasurer Brixie.

Board members discussed the following:

- As proposed, December 16th is the Tuesday meeting date immediately preceding Christmas and interested community members may be traveling for the holidays
- Benefit of the change for Board members and staff to have additional family time close to the holidays
- Changing the meeting dates may impact regularly scheduled meeting dates for other Boards and Commissions
- Inquiry regarding availability of minutes for meetings scheduled within one week of each other

VOICE VOTE: Motion carried 5-1 (Trustee Veenstra).

The maker offered the following amendment:

- **Change the January 9, 2014 Policy Governance Review Meeting to January 11, 2014**

The amendment was seconded by Trustee Scales.

Continued Board discussion:

- Board member preference for an informal setting around a table on Saturday morning while still open to the public
- Board member belief there is no benefit to holding a Policy Governance Meeting at 6:00 P.M. in the evening after a full work day
- Members of the public are accustomed to the Board holding evening meetings
- Board member preference to have the Policy Governance Review Meeting televised
- Prevailing Board view in the past has been not to televise the Policy Governance Review Meeting so that citizens engage in the process in a more informal manner
- No legal requirement that the Township Board televise its meetings
- Holding the Policy Governance Review Meeting on Saturday morning this year worked well
- The Board can take an informal approach to the Policy Governance Review Meeting on either Thursday evening or Saturday morning

ATTORNEY COMMENT: Just a comment that what's before you is an amendment with the meeting time still at 6:00 P.M.

Trustee Wilson withdrew her amendment.

Trustee Wilson offered the following amendment:

- **Change the Policy Governance Review Meeting to January 11, 2014 at 10:00 AM.**

The amendment was seconded by Trustee Scales.

VOICE VOTE: Motion carried 5-1 (Trustee Veenstra).

ROLL CALL VOTE YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
 ON THE MAIN Clerk Dreyfus
 MOTION: NAYS: None
 Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Brixie opened and closed Public Remarks.

A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality), Residence Inn by Marriott

Board members, staff and the applicant discussed the following:

- Board member appreciation that LED lights will be used in the parking lot
- Board member appreciation that the hotel has a recycling program
- 15 staff during peak hours when guests are usually not at the hotel will not affect the overall number of parking spaces needed
- Most guests do not bring vehicles but utilize buses, university shuttle services, etc.
- Parking for 96 units is ample on a day-to-day basis for the intended users
- Hotel/motel units do not count toward density as they are not living units
- Appreciation for the high quality proposed tenant
- Township has no idea of a prospective use directly to the east
- Appreciation for the reduction in the number of parking spaces
- Staff to provide applicant's physical address for the next meeting
- Outdoor sports court was geared toward guest use
- Outdoor patio was designed for guest use
- As defined in our ordinance, an amenity is to benefit all residents of Meridian Township
- Outdoor recreation court and outdoor patio are marketing features and not amenities
- Landscaping plan includes buffering along both the north and south property lines
- No buffering planned for the east property line as the adjacent land is undeveloped
- Final site plan review is performed at the staff level
- Board can add conditions to the MUPUD approval which will be incorporated during site place review
- Board member belief the proposed hotel is not one phase of an integrated urban neighborhood plan
- Board member desire to add landscaping on the eastern border of this parcel
- Concern the Board is abdicating its vision for the subject area to a developer
- This development will not follow the Township's Master Plan as the subject site is designated Research Park (RP)
- Board member belief this hotel does offer a different housing type that is needed in proximity to a major research university
- Appreciation to the applicant for its desire to expand business in Meridian Township
- Board member belief the Board's vision for this area of the Township when it rezoned this 81 acre property was to help transition Meridian Township from a sprawling suburban community to one of a thriving, vibrant walkable community which employed smart growth techniques
- Board member belief that the hallmark of smart growth is higher density
- Recent week of charettes which looked at the Grand River Corridor where high density housing was repeatedly echoed
- Board vision was to take an overbuilt commercial area with large parking lots and "recenter" it with people, especially given its proximity to Michigan State University
- People who stay in this type of hotel may become future residents
- Board member concern the internal sidewalk is being presented as an amenity by the applicant
- Board member belief that density is a key component in smart urban planning only when greenspace and natural areas are preserved
- Charette mentioned earlier dealt with high density within ¼ mile on each side of Grand River Avenue
- Hotels/motels have never counted towards residential density
- Zoning ordinance only allows hotels/motels in commercial or research park

- Suggestion to amend the MUPUD ordinance to allow hotels to count toward the maximum allowed units
- Suggestion to increase the width of the sidewalk in front of the existing hotel to seven (7) feet for consistency

It was the consensus of the Board to place this item on for action at its November 19, 2013 meeting.

- B. Special Use Permit #13131 (Hannah Hospitality), Residence Inn by Marriott
Director Kieselbach summarized the proposed special use permit as outlined in staff memorandum dated October 31, 2013.

Board members discussed the following:

- Concern with the F level of service (LOS) for traffic at the Hagadorn Road/Hannah Boulevard and Hagadorn Road/Eyde Parkway intersections
- Request for the applicant to prepare information to address Board concerns

It was the consensus of the Board to place this item on for action at its November 19, 2013 meeting.

14. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, addressed the focus of the most recent charette as the proposed bus rapid transit system, a project which will cost \$190-\$215 million. He voiced concern with a likely millage request by CATA to generate money for the operation and maintenance of this system which will go from Meridian Mall to the State Capitol Building. Mr. Provencher expressed concern with the location of bicycle racks at the proposed Residence Inn as he believed placement at the south end does not serve the needs of cyclists.

Supervisor Pro Tem Brixie closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Styka reported the joint Planning Commission and Township Board subcommittee met to discuss the urban services district and agreement was reached that the Board would more effectively communicate with the Planning Commission on items of mutual interest.

Clerk Dreyfus added that during his attendance at the Fair and Affordable Housing meeting hosted by GLHC, Edgewood Village was mentioned as a clean, well-managed diverse low-income housing opportunity in Meridian Township.

Trustee Veenstra expressed concern with the letter from Marsha Madle, Chair of the Economic Development Corporation (EDC), noting that the EDC was not brought into the Master Plan process in a timely manner. He believed it an appropriate citizen request for bicycles to be allowed to use the pathway from Sylvan Glen to Legg Park and indicated the route should be added to the Bicycle Pathway Master Plan.

Trustee Wilson concurred with Trustee Veenstra's comments regarding the Sylvan Glen trail as it is a short piece which connects the township to Legg Park and the Harris Nature Center trailway.

Treasurer Brixie announced the Land Preservation Advisory Board will be discussing the Sylvan Glen Trail at its regular meeting following the joint meeting with the Park Commission on November 14th at 7:00 P.M. at the Service Center.

16. ADJOURNMENT

Supervisor Pro Tem Brixie adjourned the meeting at 8:39 P.M.

SUPERVISOR PRO TEM BRIXIE
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary