

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, SEPTEMBER 20, 2011 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
LeGoff, Ochberg, Veenstra (6:03 P.M.)  
ABSENT: None  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief  
Dave Hall, EMS/Fire Chief Fred Cowper, Director of Finance Diana Hasse, Parks and  
Land Management Coordinator Jane Greenway

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Pat Munshaw, 5261 Golden Circle, East Lansing, expressed her interest in reappointment to the Capital Area Transportation Authority's (CATA) Board. She responded to questions raised at the September 6, 2011 Board meeting regarding CATA and appointment to that Board.

Fred Buehler, 1448 W. Grand River Avenue, Okemos, expressed concern with the urban service boundary line as proposed and spoke to the deer management plan and CATA's Redi-Ride.

Marilyn Aronoff, 2248 Kent Street, Okemos, expressed concern with several elements contained in the mixed use planned unit development (MUPUD) concept plan review for Hamilton Square. She spoke to traffic impact on the area and the role residents within the surrounding vicinity play in the Township's development process.

Judy Linn, 5435 Van Atta Road, Okemos, spoke in opposition to the location of the urban service boundary as delineated on the maps dated September 15, 2011. She offered history on development in the eastern third of the Township and believes a boundary is not needed.

Phil Dwyer, 2327 Hamilton Road, Okemos, expressed concern with the scale of the Hamilton Square MUPUD concept plan and opposition to the development.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy reminded Board members to fill out the Manager's evaluation and return it to her by October 4, 2011. She reported her attendance at the Haslett Library Ribbon Cutting Ceremony last evening.

Trustee Ochberg reported her attendance at a meeting conducted by Directory Severy at Central School regarding the potential for a sidewalk on the south side of Mount Hope Road, between Maumee Drive and Okemos Roads. She addressed firefighter and police reports on future plans with reduced personnel and indicated she researched and created a bibliography regarding the Police Department's recommendation for a 12 hour shift. Trustee Ochberg indicated 12 hour shifts have a positive impact on morale, an officer's time with families, ability to participate in other community service and ability to hold a separate part-time job.

Treasurer Brixie reported that more than 93% of property owners paid their summer taxes on time, which were due by September 14, 2011. She indicated a breakdown of those taxes will be given during the next Treasurer's quarterly report.

Clerk Helmbrecht announced a November 8, 2011 election for Okemos and East Lansing Schools. She indicated all absentee voter applications have been mailed to those on the permanent list and anyone wishing to receive one can call the Clerk's office at 853-4300. She announced the resignation of Planning Commission member Wayne Beyea, which has created a vacancy on that commission. Clerk Helmbrecht noted she has put together a folder for each Board member to use each time an application is received. It is her intent that these will be distributed in the packet at the same time the applications are also received by the Supervisor and Township Manager and allow Board members six weeks to talk with residents whom they believe would be interested in submitting an application prior to appointment. Clerk Helmbrecht also requested the appointment be placed on the November 1, 2011 agenda.

Trustee Veenstra also reported his attendance at the meeting regarding the pathway along the south side of Mt. Hope Road between Maumee and Okemos Roads. He spoke in support of the need for a continuous pathway on Mount Hope Road as a public safety issue.

Supervisor McGillicuddy reported numerous complaints regarding an abundance of animals on a Hawthorne Lane property, and she has forwarded these complaints to staff.

Trustee Brixie requested an official update on the pathway along Mount Hope Road as an agenda item for the next Board meeting.

6. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda amended as follows:**

- **Move Agenda Item #10A to Agenda Item #11C.**

**Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 5-2 (McGillicuddy, Ochberg)

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

**Supervisor McGillicuddy moved to adopt the Consent Agenda. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Information (BI)

BI-1 Sue Schultz, 4555 Hawthorne Lane, Okemos; RE: Complaint regarding the number of domestic farm animals being kept at a nearby residence

(2) Commission Linkage (CL)

- CL-1 Cindy Mason, 6295 Reynolds Road, Haslett; RE: Resignation from the Lake Lansing Watershed Advisory Committee
- CL-2 Wayne Beyea, 5273 Meridian Road, Williamston; RE: Resignation from the Planning Commission

**Supervisor McGillicuddy 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 Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

B. Minutes

**Supervisor McGillicuddy moved to approve and ratify the minutes of the September 6, 2011 Regular Meeting as submitted. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

C. Bills

**Supervisor McGillicuddy moved that the Township Board approve the Manager’s Bills as follows:**

Common Cash	\$ 215,673.15
Public Works	\$ 421,584.29
Retainage	
MK Painting – Check #1032 (Moore Trospen Construction – Haslett Library Renovation)	\$ 18,602.49
Total Checks	\$ 655,859.93
Credit Card Transactions	\$ 8,123.35
Total Purchases	<u>\$ 663,983.28</u>
 ACH Payments	 <u>\$ 469,009.87</u>

**Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Assessing Stipulations

**Supervisor McGillicuddy moved that the Township Assessor be authorized to sign a stipulation with Lansing Mobile Home Limited Partnership in accordance with the revised assessed and taxable values stated in the table as follows:**

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 395551  
 LANSING MOBILE HOME LIMITED PARTNERSHIP  
 PROPOSED STIPULATION FIGURES**

**Original Values**

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-24-351-012	810 Grand River	2010	\$104,600	\$ 71,819
33-02-02-24-351-012	810 Grand River	2011	\$ 70,000	\$ 70,000

**Proposed Revised Values**

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-24-351-012	810 Grand River	2010	\$ 55,000	\$ 55,000
33-02-02-24-351-012	810 Grand River	2011	\$ 55,000	\$ 55,000

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

Supervisor McGillicuddy moved that the Township Assessor be authorized to sign a stipulation with Mark A. Spence on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2010	0395553	5723 Westminster, East Lansing, MI 48823
2011		

<u>Assessment</u>	2010	<u>AV/TV</u>	\$146,000/133,767
	2011		\$118,300/118,300

<u>Proposed Assessment</u>	2010	<u>AV/TV</u>	\$130,600/116,519
	2011		\$118,300/118,300

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

Supervisor McGillicuddy moved that the Township Assessor be authorized to sign a stipulation with K & H Properties, LLC in accordance with the revised assessed and taxable values stated in the table as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 415437  
K & H PROPERTIES, LLC  
PROPOSED STIPULATION FIGURES**

**Original Values**

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-28-176-024	2310 Science Parkway	2011	\$396,700	\$396,700
33-02-02-28-176-033	2356 Science Parkway	2011	\$996,600	\$996,600

**Proposed Revised Values**

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-28-176-024	2310 Science Parkway	2011	\$315,000	\$315,000
33-02-02-28-176-033	2356 Science Parkway	2011	\$760,000	\$760,000

**Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None  
Motion carried unanimously.

- E. Liquor License, Mango’s Mexican Restaurant  
**Supervisor McGillicuddy moved to approve API Park Lake Properties, LLC’s and Mango’s Mexican Restaurant, LLC’s (co-licensees) application to remove Mango’s Restaurant, LLC as co-licensee from the escrowed 2005 Class C licensed business with Dance-Entertainment Permit, for a business located at 5900 Park Lake, East Lansing, Meridian Township, Ingham County, Michigan; and, further authorize the Township Clerk to executive the resolution for local approval of this change. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None  
Motion carried unanimously.

- F. EMS/Fire Department Promotions  
**Supervisor McGillicuddy moved to authorize the Fire Department to promote Monty Nye to the rank of Captain and Jason Everest to the rank of Lieutenant. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None  
Motion carried unanimously.

- 8. QUESTIONS FOR THE ATTORNEY (None)
- 9. HEARINGS (None)
- 10. ACTIONS ITEMS/ENDS  
Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested the Board appoint the most qualified applicant to the CATA Board. He hoped the Board was successful in addressing the deer overpopulation problem.

Daria Schlega, 2446 Burcham Drive, East Lansing, stated the nature of the Township is prime deer habitat and does not believe the deer management plan will achieve its intended result. She cited state hunting regulations which prohibit discharge of a firearm within 450 feet of an occupied building. Ms. Schlega does not believe it is necessary to kill deer and was certain there were "other ways to take care of the deer", as nature must be respected. She was concerned that Meridian Township may become a "playground" for special interests.

Ody Norikin, 3803 Sandlewood, Okemos, expressed his sadness at the resignation of Planning Commissioner Wayne Beyea. He requested the Board appoint, whenever possible, an applicant who possesses the technical merits of the very public body that the appointment is for. Mr. Norikin also stated there is not a single member on the current CATA Board that is a trained transportation planner.

Supervisor McGillicuddy closed Public Remarks.

B. Appointment to the CATA Board

**Trustee Ochberg moved to approve the appointment of Thomas L. Maleck to the CATA Board to fill a position for a three (3) year term beginning October 1, 2011 and ending September 30, 2014 with the understanding that a quarterly report will be forthcoming to the Township Board from the applicant. Seconded by Supervisor McGillicuddy.**

Board members discussed the following:

- Importance of having applicants who are trained in the subject matter and responsibilities of a particular Board
- Parliamentary clarification that the two motions tabled at the previous meeting were both candidates competing for the same position and in a general sense an "election"
- Parliamentary clarification that if the Board chooses to not treat this appointment as an election, the second motion made on this topic at the last meeting would be out of order; but an amendment could have been made to substitute the name in the motion
- Suggestion to have both names up for "election"
- Parliamentary procedure requires a motion to take the matter off the table
- Previous Township tradition speaks to reappointment if the individual expresses interest
- Concern that all applications were not included for this appointment
- When two motions are tabled to the next meeting, they automatically come off the table
- Board member preference to follow Robert's Rules and treat this as an appointment, not an election
- First motion from the September 6<sup>th</sup> meeting stands and should be voted upon first, i.e., the appointment of Treasurer Brixie to the CATA Board

**Trustee Ochberg offered the following amendment:**

- **Substitute the name of Thomas L. Maleck for Treasurer Brixie for appointment to the CATA Board, with the understanding that a quarterly report will be forthcoming to the Board from the applicant if he is elected. Seconded by Supervisor McGillicuddy.**

Continued Board member discussion:

- The rationale for the Treasurer volunteering to serve on the CATA Board was the impetus as a policy change for total Township Board participation in CATA's transportation service
- Treasurer's intent would be to report back to the Township Board after every CATA meeting
- No other appointee is required to provide a quarterly report
- Quarterly reports are more of a role provided by a staff appointee
- Board member support for a staff appointee as well
- CATA Board meets the third Wednesday of each month at 4:00 P.M. at CATA Headquarters on Tranter Avenue
- Annual salary of CATA's Executive Director is \$167,585.60
- Annual salary of CATA's Assistant Executive Director is \$111,125.60

- If the amendment does not pass, the Board will then vote on the original motion which is to appoint Treasurer Brixie

Trustee LeGoff offered the following amendment:

- **Substitute the name of Patricia Munshaw for Thomas L. Maleck for appointment to the CATA Board. Seconded by Trustee Veenstra.**

Continued Board member discussion:

- Appointments should be shared throughout the community as there are many qualified residents

**The amendment was declared out of order as it was determined to be a secondary amendment which must amend the primary motion.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy  
 NAYS: Trustee LeGoff, Clerk Helmbrecht, Treasurer Brixie  
 Motion carried 4-3.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy,  
 ON THE MAIN Clerk Helmbrecht  
 MOTION: NAYS: Trustee LeGoff, Treasurer Brixie  
 Motion carried 5-2.

Continued Board member discussion:

- Suggestion to appoint Treasurer Brixie as the official Board liaison to the CATA Board
- Board liaisons are typically appointed shortly after Board elections
- Preference to look at all Board liaisons at one time if changes are to be made

C. Deer Management Program for Township Properties

**Trustee Ochberg moved that the Meridian Township Board, recognizing that controlled hunting in Township-owned land preserves and parks may help control the overpopulation of white-tailed deer, authorize staff to conduct managed hunts during the regular bow and firearm seasons for the following properties:**

1. **Davis/Foster Land Preserve – 109 acres (firearm)**
2. **Red Cedar River East Land Preserve (Howe) – 9 acres (bow)**
3. **Southwest Meridian Uplands Preserve (Sturk) – 60 acres (bow)**
4. **Central Meridian Uplands Preserve (Rysberg) – 60 acres (bow)**
5. **Hubbel Land Preserve – 58 acres (bow)**
6. **Red Cedar Natural Area Park – 56 acres (bow)**

**Seconded by Treasurer Brixie.**

Board members discussed the following:

- Staff has conducted meetings to develop the plan as required by the Department of Natural Resources (DNR)
- All proposed properties will meet the 450 foot safety zone from an occupied building
- Survey results indicate a large majority of participating residents believe a deer management program is necessary
- Current fencing code of six feet not sufficient to keep deer out of an area
- Purchase of over 700 acres of Land Preservation parcels may have contributed to the increased deer population

**Trustee Veenstra offered the following friendly amendment to the main motion:**

- **Amend the 1. Davis/Foster Land Preserve by adding “and bow” after “(firearm)”**

**The friendly amendment was accepted by the maker.**

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the main motion after “during the regular” by deleting “bow and firearm seasons” and inserting “bow, firearm and late antlerless firearm seasons”**

**The friendly amendment was accepted by the maker.**

Board members discussed the following:

- Rationale for hunting only during the two seasons as originally proposed was for strict control
- Control is needed so the public clearly understands they must be an authorized hunter

**The seconder offered the following friendly amendment:**

**Add the following property “7. Okemos Road and Central Park Drive properties.”**

**The friendly amendment was accepted by the maker with the understanding that hunting will only occur 450 feet from the homes on the west side of Okemos Road and the north side of Central Park Drive.**

Board members and staff discussed the following:

- All hunting performed during the established hunting season must conform to the state law which requires a 450 foot safety zone from an occupied building
- Concern that the Okemos Road/Central Park Drive properties are in a heavily trafficked area
- No specific reason why the Okemos Road/Central Park Drive properties were not included, other than the intent for this first year is to keep the hunt very small
- Program will not have a significant impact the first year
- Hunters must purchase a permit from the state for each deer during the established hunting season
- Discussion to have a conversation with the DNR to see if the Township can obtain permits in an effort to manage the deer herd
- Meridian Township is the first community in the region to move forward on this issue
- Other communities are following the Township’s proposed deer management plan and its results
- Strong public support for this program
- Documentation requires hunting on Township property to be for antlerless deer
- Letters to the private landowners are part of the managed hunt and to encourage residents to hunt their land
- DNR allows the purchase of up to five (5) antlerless permits per day for hunting on private land
- Each permit for an antlerless deer license is \$15.00
- Suggestion to include funds in the budget to purchase the antlerless deer permits for hunting on Township owned land since the Township is requiring the hunter to donate the meat
- Inquiry as to how the Township will keep hunters off private lands adjacent to public land
- Unethical hunting can be reported by calling 800-292-7800
- The design of the hunt is up to the Township
- Inquiry if Township staff will be on the specified lands during the hunting period
- Township staff will monitor hunting during the specified time period
- Hunting opportunities on township land will be carefully controlled and results will be monitored
- Bow and firearm hunting to be performed only during the week as part of the draft deer management plan

**Clerk Helmbrecht offered the following friendly amendment:**

- **Insert “antlerless” after “controlled” in the main motion**

**The friendly amendment was accepted by the maker.**

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the main motion after “Township-owned” by deleting “land preserves and parks” and inserting “land preserves, parks and other property”**

**The friendly amendment was accepted by the maker.**

Continued Board and staff discussion:

- Many questions are covered in the Deer Management Plan
- Establishment of deer blinds and routes covered in the Deer Management Plan
- Concern with liability of driving deer into Okemos Road, Central Park Drive, and possibly the Grand River Avenue areas
- Hunting of antlerless deer is the best way to control population
- Proposed controls would not affect the sport of hunting bucks
- Suggestion to use census data from 2010 for the population of Meridian Township
- Suggestion to correct the community description and location to reflect that the Michigan Meridian is the east boundary of the Township
- Purpose for reduction of the antlerless deer is to obtain a reasonable ratio of bucks to does

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

#### 11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Chris Stephon, 6065 Green Road, Haslett, spoke to his desire to have sanitary sewer to his home. He believed the lots in his subdivision should have the option to connect. He asked the Board to reconsider the urban service boundary as proposed so that his subdivision could connect to sanitary sewer.

Doris Schwartz, 2209 Kent Street, Okemos, expressed concern with the Hamilton Square MUPUD concept plan review, noting that no public hearing was required to be held. She requested the Board have a complete picture of the circumstances surrounding this property. Ms. Schwartz listed several objections to the design, most notably that it is out of scale with the surrounding area.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed opposition to the urban service boundary as he believed all residents should be treated equally, if not equitably. He requested the Board explore the statement contained in the Manager's 2012 budget introduction that there may be negatively impacted services and offered several comments on issues throughout the budget document. Mr. Provencher believed it's a higher priority to maintain the current pathways than constructing new pathways.

Supervisor McGillicuddy closed Public Remarks.

- A. Mixed Use Planned Unit Development Concept Plan Review, Hamilton Square  
Director Kieselbach summarized the mixed use planned unit development concept plan review titled Hamilton Square as outlined in staff memorandum dated September 15, 2011.

Will White, applicant, 2138 Hamilton Road, Okemos, spoke to the national trend of arts and entertainment as an economic driver. He believed the Hamilton Square MUPUD will create a walkable community. He listed on-street parking, shared parking, a traffic study and the height of the building as areas of concern.

Board members, the applicant and staff discussed the following:

- The building in Phase 2 between Phase 1 and the Traveler's Club is 3 stories in height
- MUPUD is designed to be LEED certified and energy efficient
- Inquiry how the applicant would implement this development given financial concerns
- Investors and prospective tenants have expressed interest in this MUPUD if it receives Board approval
- Concern the orientation of the project ignores the nearby neighborhood
- Tallest portion of the project should be oriented to Okemos Road
- Project too large for the available land
- Current ordinance does not allow for on-street parking to be included in the parking space count
- Downtown area needs similar sized buildings like the Traveler's Club for placemaking

- Concern with the applicant's history of tax payments
- No fees are required to submit a concept plan
- Complete application and a traffic study would need to be submitted by the applicant prior to holding any public hearings
- Concern with the Ingham County Road Commission's eventual plan for a roundabout at the intersection of Hamilton and Okemos Roads
- Board discretion under the MUPUD ordinance to waive parking requirements
- Proposed project is infill development, creates a more vibrant downtown, is walkable and offers a sense of placemaking
- New urbanism encourages less parking
- Need for a transitional zone between the five (5) story building on the west and the single story residential properties further to the west
- Need to obtain information from the ICRC as to its plans for a roundabout at the intersection of Hamilton and Okemos Roads
- Comparison with other properties such as the Mt. Hope/Hagadorn project
- Property next to the proposed project is zoned office
- Appreciation for green roofs, grey water recycling, LEED certification and underground parking as part of the proposed MUPUD
- Triple Goddess Bookstore is on the Michigan Register of Historic Buildings
- Reminder to the Board that residential property is two blocks away
- Park located one block away
- Financing of the project is not a Board concern
- Funding for the roundabout proposed by ICRC would come from Congestion Mitigation and Air Quality (CMAQ) funds on a regional competitive basis
- Impact of the five (5) story building on the nearby residential neighborhood
- Flexibility on requiring a traffic study given the limited amount generated by this project onto Okemos Road
- 35,000 square feet of retail, office and food service requires more in-depth information on the corresponding traffic which will be generated at the intersection
- Studies show that every 10-20% increase in density reduces car traffic
- Sacrifice of the Traveler's Club would allow for the potential of a future roundabout
- Comparison between required parking for a standard development v. MUPUD

[Supervisor McGillicuddy recessed the meeting at 9:05 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 9:14P.M.]

#### B. 2012 Recommended Budget

Township Manager Richards summarized Finance Director Diana Hasse's responses to questions raised during the September 13, 2011 Budget Deliberations meeting as outlined in staff memorandum dated September 16, 2011.

Board members and staff discussed the following:

- National Citizen Survey performed every three (3) years (last one was conducted in 2009) should be mentioned somewhere in the 2012 budget document
- Haslett Library maintenance performed by the Haslett Public Schools at an annual cost of \$18,000 needs to be shown, partially through using \$3,000 of funds currently designated for the audit, \$10,000 of funds currently designated as administrative services and \$5,000 from funds designated under building maintenance
- Budget will show the designation contained in the resolution under Voted Operating as CATA/Redi-Ride
- Citizen survey is a good benchmarking tool as it is scientifically generated
- Cost of citizen survey typically between \$10,000-\$12,000
- Citizen survey normally comes out of Board prerogatives
- Board prerogatives for the 2012 recommended budget is \$10,000
- Possibility of an amendment later in the year when more information is available
- Possibility of carrying over unspent monies from the 2011 Board budget
- Replacement of the Central Fire Station on a 2012 ballot would allow citizens to "weigh in" on the issue so that if passed, it would be a bond proposal

- Recollection of Board discussion at the September 13<sup>th</sup> meeting that placing the Central Fire Station on the ballot was not its first option
- \$50,000 in the 2012 recommended budget for a heated garage and housing accommodations for paramedic personnel at the Public Safety Building
- Board direction to determine what to do with the properties on Clinton Street, including the property on which the Central Fire Station is located
- Main reason for purchasing the Meridian Activity Center (MAC) property was to have the option of replacing the Central Fire Station at its current location and provide adequate parking
- Building a heated garage at and making internal changes in the Public Safety Building to house firefighters can be an interim solution until operational concerns can be assessed
- The heated garage can be used for different purposes in the event operational challenges indicated the need for fire station replacement
- Basis for closing the Central Fire Station is the considerable amount of repair needed and belief there is the option to operate the ambulance out of the Public Safety Building with no degradation of EMS service
- Belief fire service can be adequately addressed by the other two (2) fire stations
- Request for staff to provide actual numbers from 2010 and 2011 regarding a percentage increase of site plan reviews
- Increase of a ½ time position in the Planning Department was a transfer from Administration where EDC and DDA issues were previously handled
- Concern with the number of Township employees who attends the EDC meetings
- Board member belief that the EDC has not increased economic development in Meridian Township
- Suggestion that Township employees not be involved in EDC meetings
- Appreciation to the volunteers who take their time to work on economic development as things begin slowly and take time to root
- Results from the citizen survey was the reason more staff time was dedicated to economic development
- Manager's recommendation was to place the Central Fire Station issue on a 2012 ballot
- Disservice to the community to close the Central Fire Station as part of the budget proceedings and not allow the public to decide whether to place this issue on the ballot for funding
- EMS response times directly correlated to distance between where the ambulance is housed and the address of the call for help
- EMS response times can be directly correlated to saving lives
- Request for cost estimates on creating staffing quarters in the Public Safety Building
- Request for the number of fire engines housed at the Central Fire Station and where they will now be located
- Public hearing on the budget scheduled for the October 4<sup>th</sup> Board Meeting
- Observation that no money has been spent on the Okemos Road Enhancement Project
- Continued Board member objection to paying \$15,000 for dues to LEAP, Inc.
- Suggestion to add at least a ½ time position for park maintenance
- Concern with the reduction of paramedic staffing from 19 to 18
- Millage history indicates the total township millage has declined over ½ mill from its peak
- Exploration of more mills of support for the General Fund in order to staff paramedics and park maintenance at appropriate levels
- Suggestion to ask voters to increase the Headlee override back to a "part of" previous levels
- One full-time vacancy budgeted in water and sewer for 2011 and 2012
- Option of providing more fire staff through the use of part-time firefighters was approved in the recent IAFF contract
- Use of 12 hour shifts by the Police Department increases the total patrol time by one officer
- Significant potential weakness in the concept of a 12 hour shift is the performance "hazard" of the last four (4) hours
- Part of the IT budget provides for contracted Help Desk services
- Backlog of IT projects can be addressed through outside services
- Budget line which addresses overhanging weeds and branches on pathways, including the old interurban pathway
- Possibility of prioritizing code enforcement complaints in order of seriousness

- Engineering Department has a systematic program where a contractor trims all pathways on an ongoing basis during the Spring, Summer and Fall months
- 85-90 miles of pathways and cross country pathways which are trimmed by the Township
- Township is in the process of transitioning from a complaint-based process to a system which addresses trimming along sidewalks throughout the entire community
- Early payment restrictions for land contract payment of Applegate property through park millage
- Staff belief that 2012 is the last year of the land contract for the Applegate property

### C. Urban Service Boundary

Board members and staff discussed the following:

- Proposed boundary line excludes properties on the north side of Shoemith Road
- Planning Commission essentially left the boundary line as originally drawn
- Board has the authority to move the boundary line
- Properties on the north side of Shoemith Road are zoned rural residential and have larger lots than those property owners within the subdivision
- Request for Jim Wilson, Ingham County Health Department, to give a presentation to the Board regarding the implications of septic systems, groundwater and wells
- Planning Commission discussed the USB extensively and “micro-examined”
- Initial Board approval would move the process along for additional citizen input
- Boundary line follows the borders of development, both historically as well as being forward looking in planning for the future land use of Meridian
- Land use and zoning automatically creates different categories and levels of usage
- Owners of properties zoned rural residential understand there are certain rights, privileges and regulations which are inherent in owning property with that zoning designation
- Entire reason for a boundary line is to guide future development by encouraging in-fill development and walkable communities
- An USB spurs economic development
- Reminder that the entire Tri-County area has over 70 square miles of undeveloped property already served by water and sewer
- Concern with property owners beyond the USB prior to its previous implementation
- Properties beyond the proposed USB are “large” enough to accommodate a new septic field if necessary
- Extension of police and fire service to areas beyond the proposed USB is not self-financing and all Township residents bear a portion of the cost
- Misconceptions contained in the letter from Haslett School Superintendent Mike Duda about how to increase the funding for Haslett Public Schools through additional enrollment
- Reminder that “any property owner in the Township can make application for water and sewer if they are willing to pay for it”
- Meridian Township has never prevented a property owner who would pay their “fair share” from obtaining water and sewer utilities to their property
- Reminder of Township Board denial of water service to the Grand Petro Mart on the southeast corner of Grand River Avenue and Van Atta Road earlier this year
- Original USB was implemented in 1995 as part of the Master Plan
- Recommendation in 1995 was to place the boundary in an ordinance, with guidelines as to when the boundary could be adjusted
- Other guidelines were to establish a procedure for those property owners who wished to connect due to a failed septic system, failed well or needed fire protection
- Board in 1995 did not want to adopt an ordinance, but chose to use the USB as a policy statement
- One of the reasons the Planning Commission removed the USB in 1999 was that it became a “dividing line”
- Tri-County Regional Planning Commission Steering Committee looking at urban cooperation to put “weight” to the USB
- Part of the discussion needs to include development of a process to allow for changes to the line
- Large neighborhoods already developed which use septic systems should be included within the USB to protect the human health of those residents in the event of a failed septic system

- Property line off the diagonal on Green Road would be a natural spot to draw the line across to include properties on the north side of Shoesmith Road
- Need for the boundary line and the supporting text amendment to be considered in tandem
- Other communities belonging to the TCRPC have left space within their USB to expand
- USB almost always is placed where there are existing houses/development
- “Feeling” that several of the denials for water and sewer service were for large scale commercial projects
- General philosophy is that commercial projects are the springboard for more development in the future
- Concern with “boogey-man” arguments about health, safety and welfare
- USB is used to discourage expansion
- Distribution of the map precludes further Board discussion on the location of the boundary line
- Inquiry if the Board should delineate one boundary line for water service and one line for sewer service
- Extending the proposed boundary line to those areas already developed obviates the success of containing urban sprawl through the use of an USB
- Planning Commission in the process of developing rules which enable emergency situations to be addressed in a reasonable fashion
- Township Board changed verbiage during the final version of the previous amendment to the Future Land Use Map
- Need for Board members to submit specific changes to the boundary line prior to the next meeting
- Conversations have been “shady” and more concerned with a boundary in place than the fact it will help steer development towards the served area

**The consensus of the Board was to continue discussion of the urban service boundary at the next Board meeting.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT (None)

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 11:00 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT, CMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary