

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MAY 17, 2005, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie,
Veenstra, Woiwode
ABSENT: Trustee Such
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, Personnel Director/Assistant Manager Paul
Brake, Director of Information Technology Stephen Gebes, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Thomas Valli, Chair, Eastgate Neighborhood Association, 2767 Eastway Drive, Okemos, expressed concern with several provisions of the Okemos Road Widening Project.

John Anderson, 215 W. Newman Road, Okemos, spoke in opposition to the Okemos Road Widening Project as presented and urged citizens to attend the public hearing at the Ingham County Road Commission on May 26, 2005 at 6:00 PM. He also urged the Board to take the Technology Transfer Program Authorization off the consent agenda in order for the Board to discuss this issue.

Sheila Moore, 2128 Woodfield Road, Okemos, spoke in opposition to the Okemos Road Widening Project as presented by the Ingham County Road Commission (ICRC) and requested Board members to attend the May 26th public hearing at the ICRC.

Dorean Koenig, 6365 W. Reynolds Road, Haslett, expressed concern over use of the Technology Transfer Program Authorization unless guidelines for its use are set by the Board.

Mark Rilling, 6365 W. Reynolds Road, Haslett, expressed concern over the Technology Transfer Program Authorization as presented and asked the Board to develop guidelines.

Lynne S. Page, President, Briarwood Home Owners Association, 3912 Raleigh Drive, Okemos, spoke in opposition to the Okemos Road Widening Project as presented and urged the Board to adopt the April 25, 2005 Planning Commission resolution which asked for a contact sensitive design for the road improvement project and attend the May 26th public hearing at the ICRC.

Vance Kincaid, 4530 Nakoma Drive, Okemos, expressed concern over the Technology Transfer Program Authorization and urged Board discussion on this item.

Mary Hanna Miller, 6279 E. Lake Drive, Haslett, expressed concern over the Technology Transfer Program Authorization and urged the Board to have discussion on this item and a policy written for its use.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Board Policy Monitoring Report, Section 3.3

Supervisor McGillicuddy summarized the results of Board comments.

Trustee Veenstra believed the citizens' voice should be heeded regarding Board communication with the Ingham County Road Commission on the Okemos Road Widening Project.

Trustee Woiwode inquired as to the Supervisor's and Township Manager's intent to have the Township interact with the ICRC on the Okemos Road Widening Project.

Manager Richards clarified that Director Severy will be attending the meeting to provide information regarding utilities and the pedestrian bicycle pathway. He indicated the Board has taken official action through approval to pay for landscape medians as part of the project. Unofficially, at the onset of the project, Township officials expressed interest in a median. Subsequent unofficial discussions with the ICRC took place regarding road width, land width and placement of utilities. The ICRC has never asked the Township for any input.

Manager Richards spoke to misinformation being circulated regarding sufficient room in the road right-of-way. He noted there will be a minimum of four (4) feet between the curb right-of-way and the road. The Township has agreed to participate in sharing the cost of planting trees to be placed in the road right-of-way. He added Township officials have been to the legislature to lobby for charter townships to own road right-of-way. The Township has obtained additional easement rights from Okemos Public Schools and Delta Dental in order to move the pathway further than the four (4) foot minimum.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Woiwode moved to approve the agenda amended as follows:

- **Add Agenda Item #10E. Land Purchase**
- **Move Agenda Item #7F to #10F**

Seconded by Trustee Brixie.

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Brixie moved to adopt the Consent Agenda. Seconded by Trustee Woiwode.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Deliberation (BD)

10A-1 Ray Kinzel, M.D., 2364 Sapphire Lane, East Lansing; RE: Support for amendment to Planned Unit Development #04-98014 (Giguere)

10A-2 Mike and Helen Cirrito, 2323 Sapphire Lane, East Lansing; RE: Support for amendment to Planned Unit Development #04-98014 (Giguere)

10A-3 Saroj Kapur, 2356 Sapphire Lane, East Lansing; RE: Support for amendment to Planned Unit Development #04-98014 (Giguere)

10A-4 Ethel and John Anthony, 2343 Sapphire Lane, East Lansing; RE: Support for amendment to Planned Unit Development #04-98014 (Giguere)

10A-5 Robert and Diane Scholle, 2336 Sapphire Lane, East Lansing; RE: Aamendment to Planned Unit Development #04-98014 (Giguere)

(2). Board Information (BI)

- BI-1 Dennis J. Forsberg, President, T. A. Forsberg, Inc., 2422 Jolly Road, Suite 200, Okemos; RE: Rezoning of Parcel No. 33-02-04-252-004 on M-78 and Newton Road
- BI-2 Scott R. Knapp, Dickinson Wright PLLC, 215 S. Washington Square, Suite 200, Lansing; RE:
BL-69 Corridor 2005 Future Land Use Map
- BI-3 Sheila Moore, 2128 Woodfield Road, Okemos; RE: Okemos Road Widening Project
- BI-4 Becky Wildenthal, 4946 Hillcrest Avenue, Okemos; Appreciation for Land Preservation acquisition of the Rysberg property
- BI-5 Sheila Moore, 2128 Woodfield Road, Okemos; RE: Copy of remarks given at the Ingham County Road Commission meeting on the Okemos Road Widening Project
- BI-6 Cyndi Green, 5838 Montebello, Haslett; RE: Information for Haslett High School government class project
- BI-7 Lauri Wohlscheid, 5881 Montebello Avenue, Haslett; RE: Information for Haslett High School government class project
- BI-8 Sara VanMaele, 2037 Lac Du Mont, Haslett; RE: Information for Haslett High School government class project

(3) Regional Linkage (RL)

- RL-1 Deborah L. Bellows, Secretary to the Board of Ingham County Road Commissioners, 301 Bush Street, Mason; RE: 2005 Proposed Construction Notice of Public Hearing to be held on May 26, 2005 at 6:00 P.M in the Board Room of the Ingham County Road Commission's Administration Building

(4). Staff Communication/Referral (SC)

- SC-1 Letter from Director Kieselbach, Director of Community Planning and Development; RE: Commission Review #05063 (Township Board), Rysberg Land Preservation Purchase
- SC-2 Michigan Townships Association Legislative E-Report May 6, 2005 Edition

(5). On File in the Clerk's Office (OF)

Materials received at the May 5, 2005 Meeting

- Michigan Townships Association Legislative E-Report April 29, 2005 Edition
- Ray Severy, Director of Public Works & Engineering; RE: Memorandum to the Board on the 2005 Pedestrian/Bicycle Pathway Construction Program
- Lynne S. Page, President, Briarwood Home Owners Association, PO Box 210, Okemos; RE: Appeal of Special Use Permit #05011 (Eby)

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 Woiwode.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the May 5, 2005 Regular Meeting as submitted. Seconded by Trustee Woiwode.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

Trustee Brixie moved that the Township Assessor be authorized to sign a stipulation with Clinton National Bank on the following property:

YEAR	DOCKET NO.	ADDRESS OF PROPERTY		
2005	0308610	6025 Hagadorn Road		
Assessment	2005	AV/TV	\$319,400/319,400	
Proposed Assessment	2005	AV/TV	\$300,000/300,000	

Seconded by Trustee Woiwode.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- G. 2005 Order to Construct Sidewalks, Resolutions #1 and #2, Set Public Hearing Date (June 21, 2005)

Trustee Brixie moved to approve Order to Construct Sidewalk – Resolutions #1 and #2 for 6080 Carriage Hill Drive, which tentatively approves the improvements, and sets the date for a public hearing on June 21, 2005. Seconded by Trustee Woiwode.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item #10A)

9. HEARINGS

A. Cable Television Franchise

Supervisor McGillicuddy opened the public hearing at 6:40 P.M.
Cable Commissioner Homan, 2176 Hamilton Road, Okemos, gave a brief history of the Cable Commission and the franchise renewal process as outlined in staff memorandum dated May 11, 2005.

Cable TV Coordinator Meikle gave an overview of the franchise agreement, one item being the ability for HOM-TV to broadcast out of the Public Safety Building and the Service Center.

Leslie Brogan, Director of Government Affairs, Comcast, 1070 Trowbridge, East Lansing, believed the franchise recognized the competitive nature of video, telecommunications and internet access. She stated the franchise provides the company with flexibility while providing the Township with security. She noted Comcast has advanced services which will be launched at the beginning of next year.

PUBLIC

Charles Curry, 1946 Danbury West, Okemos, expressed concern that Comcast has services available which it does not provide to Meridian Township residents (i.e. ABC, CBS, and Fox HDTV), and suggested language be included in the agreement which specified a timeline to provide this programming before renewal could occur. He believed Comcast has a virtual monopoly in Meridian Township.

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Treasurer Hunting asked Cable Commissioner Cassin to share with the Board and public the number of meetings which have taken place with regard to this franchise.

Cable Commissioner Cassin added there have been a total of 37 formal negotiations and caucuses over the last two (2) years, not including regular Cable Commission meetings.

Leslie Brogran added Comcast does provide HDTV programming through two (2) broadcasters and seven (7) other programs. She added that broadcasting in HDTV requires a contract and Comcast is currently in negotiations with the other broadcasters to provide this service.

Trustee Veenstra inquired as to the reason that Bennett Woods Elementary, Meridian High School and Edgewood Education Center are not listed among the other Trunk B sites.

Cable Commissioner Cassin answered that the Trunk B line gives the listed school the capability for a two-way interaction for video broadcasting. Exhibit A was a carryover from the original franchise agreement and Bennett Woods Elementary was not yet constructed. Edgewood Elementary was recently closed so that it is not included. There is provision in this agreement that with written notice to Comcast, build out of the Trunk B line to those sites can occur.

Trustee Veenstra questioned why Bennett Woods Elementary should now be included in the list on page 36.

Commissioner Cassin stated the system was put in place fifteen (15) to twenty (20) years ago as part of the original franchise and over the years the schools have not used the system or requested use of the two way video capability. As such, he stated it may not be fully operational at this time and may need to be updated. Since it is a significant investment, any of the schools listed will need to give notice to Comcast who will then make the system available to the school

Supervisor McGillicuddy closed the public hearing at 7:05 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Walt Goff, President, Sapphire Lakes Homeowners Association, 2347 Sapphire Lane, East Lansing, spoke to the compromise reached with the developer and urged the Township to create guidelines, a specific start date and June 15, 2005 completion date for Planned Unit Development #04-98014 (Giguere).

Ed Dudgeon, Spartan Services, PO Box 25125, Lansing, expressed a desire for timeliness and stated ongoing oversight needs to be addressed.

Deborah Roeber, Vice-President, Northport Association, 1717 N. Crystal Cove Drive, Haslett, thanked the Ingham County Drain Commissioner's (ICDC) office for efforts to address Planned Unit Development #04-98024 (Giguere). She spoke to a high degree of soil erosion on four (4) lots and the need expressed by the ICDC for dredging of the pond.

George Denfield, 5170 Sapphire Circle, East Lansing, spoke in support of passage of Planned Unit Development #04-98014 (Giguere).

Jim Giguere, 6282 Merford Court, East Lansing, expressed concern over the timeline of the soil erosion permit.

Supervisor McGillicuddy closed public comment.

A. Planned Unit Development #04-98014 (Giguere), request to amend the approved site plan for the Sapphire Lakes Planned Unit Development to adjust the setbacks from the ponds

Trustee Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the amendment for Planned Unit Development #04-98014, with the following conditions:

1. **Approval is granted in accordance with the site plan dated May 5, 2005.**
2. **The applicant shall remove existing lawn in the revised buffer area.**
3. **Wetland areas from the water's edge to 5 feet inside the buffer area shall be restored using plugs of Swamp Rose Mallow, Pickerel Weed, and Great Blue Lobelia as recommended by Wetland and Coastal Resources in the attachment to the letter dated May 3, 2005.**
4. **Upland slope areas shall be restored using the Option 1 seed list recommended by Wetland and Coastal Resources in the attachment to the letter dated May 3, 2005 or as recommended by the Ingham County Drain Commissioner, and annual rye seeds for soil stabilization.**
5. **All areas shall be properly prepared according to the process recommended by Wetland and Coastal Resources in the letter dated May 3, 2005: extinguish vegetation, till soil, apply three inches of top soil, plant seeds, top the seeds with a mulch blanket after planting and water as required throughout the growing season (for a period of 24 to 30 months).**
6. **The applicant shall install permanent markers and signs at the setback boundary of each pond to provide notice of the boundary's location. The size, text, and placement of the signs shall be subject to the approval of the Director of Community Planning and Development.**
7. **Wetland and Coastal Resources shall monitor the work throughout the growing season (for a period of 24 to 30 months).**
8. **This case shall not be considered precedent setting with regard to future planned unit development amendments.**
9. **Annual flower seed shall be planted so there will be color around the pond in the first year.**
10. **Silt stop shall be used to prevent soil from eroding into the pond.**
11. **All work on the ponds shall be completed by June 15, 2005.**

Seconded by Trustee Veenstra.

Board members discussed the following:

- Time frame of June 15th due to belief the ICDC will act immediately
- Concern over narrow window in order for June 15 date to be met
- Time limit in the resolution could be problematic for completion
- If time limit is included and not met, the Board will need to revisit the PUD amendment to extend the deadline
- Drain Commissioner offer of June 15th as the date certain for completion
- Part of the plantings will be plugs
- Concern with Board motion which allows control of the date by another governmental entity

Trustee Veenstra offered the following amendment:

- **Amend condition #11 to read: All work on the pond shall begin immediately and be completed by August, 2005.**

The amendment was not accepted by the maker.

Trustee Woiwode offered the following amendment:

- **Amend condition #11 to add after June 15, 2005: “or other date specified by the Ingham County Drain Commissioner.”**

The amendment was accepted by the maker and seconder.

Date set by another governmental entity: (Questions for the Attorney (See Agenda Item #8))

- Q. I am not comfortable with our making a motion which leaves the date up to another governmental entity. I think we need to be the ones in control of the date. It is a PUD in Meridian Township and it should be Meridian Township setting the date; not another governmental entity. I don't know what words to use to extend it accordingly. Andria, can you shed some additional light on this?
- A. The only other language I was thinking of is something to the effect that “all work on the ponds to be completed by June 15, 2005, or as can be completed as quickly as possible.” I don't think you should add the Drain Commissioner's name in specifically, just adding language that you want it done as soon as possible after that date. I agree that you don't want to just leave June 15, 2005, because it would require it to come back and there is a good possibility it might not be done by that time.

Clerk Helmbrecht offered the following amendment:

- **Amend condition #11 to delete “Ingham County Drain Commissioner” and insert “Director of Community Planning and Development”**

Amendment accepted by the maker and seconder.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- B. Planned Unit Development #04-98024 (Giguere), request to amend the approved site plan for the Northport Planned Unit Development to adjust the pond setback

Trustee Woiwode moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the amendment for Planned Unit Development #04-98024, with the following conditions:

1. **Approval is granted in accordance with the site plan dated May 5, 2005.**
2. **The applicant shall remove existing materials in the revised buffer area.**
3. **Wetland areas from the water's edge to 5 feet inside the buffer area shall be restored using plugs of Swamp Rose Mallow, Pickerel Weed, and Great Blue Lobelia as recommended by Wetland and Coastal Resources in the attachment to the letter dated May 3, 2005.**
4. **Upland slope areas shall be restored using the Option 1 seed list recommended by Wetland and Coastal Resources in the attachment to the letter dated May 3, 2005, and annual rye seeds for soil stabilization.**
5. **All areas shall be properly prepared according to the process recommended by Wetland and Coastal Resources in the letter dated May 3, 2005: extinguish vegetation, till soil, apply three inches of top soil, plant seeds, top the seeds with a mulch blanket after**

planting, water as required throughout the growing season (24 to 30 months).

- 6. The applicant shall install permanent markers and signs at the setback boundary of each pond to provide notice of the boundary's location. The size, text, and placement of the signs shall be subject to the approval of the Director of Community Planning and Development.**
- 7. Wetland and Coastal Resources shall monitor the work throughout the growing season (24 to 30 months).**
- 8. This case shall not be considered precedent setting with regard to future planned unit development amendments.**
- 9. Annual flower seed shall be planted so there will be color around the pond in the first year.**
- 10. Silt stop shall be used to prevent soil from eroding into the pond.**
- 11. All work on the ponds shall be completed by June 15, 2005 or other date specified by the Director of Community Planning and Development.**

Seconded by Trustee Veenstra.

Board members and staff discussed the following:

- Dredging will be overseen by the ICDC
- Possibility that dredging materials will go back into the area where the erosion first occurred
- If dredging materials are not suitable, the materials would need to be removed from the site
- Need to set the building envelope back from the setback line

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- C. Zoning Amendment #04110 (Planning Commission), an amendment to Section 86-94(5)b.2 to create consistency between the Zoning Ordinance amendment process and the Township Zoning Act **Trustee Brixie moved to refer Zoning Amendment #04110, an amendment to Section 86-94(5) of the zoning ordinance, to the Planning Commission for consideration of amending the text as recommended by the Township attorney. Seconded by Treasurer Hunting.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- D. Zoning Amendment #04120 (Planning Commission), an amendment to the PUD Ordinance **Treasurer Hunting moved to refer Zoning Amendment #04120 to the Planning Commission to consider an amendment to Section 86-439 Planned Unit Development of the zoning ordinance by inserting a public hearing before the Township Board into Subsection (e)(4)c as consistent with the Township Zoning Act. Seconded by Trustee Brixie.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

E. Request to Purchase Property for Land Preservation Program

Mike Thomas, Land Preservation Advisory Board member, summarized the proposed purchase as outlined in staff memorandum dated May 17, 2005.

Trustee Woiwode moved [and read into the record], NOW THEREFORE BE IT RESOLVED that the Township Board of the Charter Township of Meridian, Ingham County, Michigan, does hereby approve and forward to the Planning Commission for Section 9 Review at its first possible meeting opportunity for approval as to its location, character and extent as a public ground or open space effective this date May 17, 2005.

BE IT FURTHER RESOLVED that the Township Board authorizes the Township Supervisor, Township Clerk and Township Manager to ratify an agreement entered into with The Sower Family Partnership and to take all further actions deemed necessary to close such transaction for acceptance of this parcel as defined by the attached legal description.

Seconded by Trustee Brixie.

Board members discussed the following:

- Price per acre reflective of the land already being platted
- Confidence in the Land Preservation Advisory Board process regarding the appropriateness of the purchase price
- Six buildable lots already approved for this property

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

F. Technology Transfer Program Authorization

Police Chief Hall gave a brief overview of how the Thermal-Eye infrared handheld thermal imaging camera works. This technology could be used both day and night. He viewed the use of this technology as a life safety issue for both officers and citizens.

Board members discussed the following:

- Opportunity presented itself through the Office of National Drug Control Policy-Counterdrug Technology Assessment Center for application of the instrument
- Guidelines/procedures on police use to be made available to both the Board and the public
- Sharing the Fire Department's thermal imaging device is logistically problematic
- No plans to use the thermal imaging camera outside of established uses within the police department

Trustee Brixie moved to approve Township application and acceptance of Technology Transfer Program equipment and authorize the Township Manager and staff to process required paperwork and forms.

Seconded by Treasurer Hunting.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

[Supervisor McGillicuddy recessed the meeting at 8:05 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 8:17 P.M.]

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. Cable Television Franchise

The consensus of the Board was to have this item on for action at the June 7, 2005 Board meeting.

B. Township Property adjacent to Cornell School

Steve Lathrup, Director of Operations, Okemos Public Schools, 4406 N. Okemos Road, Okemos, addressed the expansion of the north parking lot of Cornell Elementary School as outlined in staff memorandum dated May 13, 2005. The school is asking for an easement to address traffic backup on Cornell Road and the lack of parking during the summer months while school is not in session.

Board members discussed the following:

- Cornell school currently has only 67 parking spots
- Opportunity in the future to develop an in-kind arrangement with the school district for land preservation purposes
- Granting the school district an easement with the condition that it will revert back to the Township if the school was no longer a public school
- Need to correct encroachments of adjacent property for Board consistency
- Possible precedent set for obtaining an easement by any entity which needs more parking
- Granting of easements would be considered on a case-by-case basis
- Issue of adverse possession
- Possible purchase by the school district
- Staff to determine how much land the school is giving the Township for the pathway easement on Okemos Road
- Maintaining ownership through an easement in the event this site is no longer a public school
- Possible expansion of parking lot on the south side of the school does not address traffic flow
- Expansion of parking lot on the west side of the school not practical due to playground location
- Transplant of three (3) large pines trees onto the north boundary

The consensus of the Board was to prepare language for action at its June 7, 2005 meeting to enter into an easement agreement with the Okemos School District with additional language to explore the option of a trade for environmentally sensitive land.

C. Rezoning #05020 (Sumbal), request to rezone approximately 11.22 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RR (Rural Residential) to C-2 (Commercial) and RD (Multiple Family-Low Density)

Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated May 12, 2005.

Mr. Sumbal presented photographs of surrounding properties to familiarize the Board with the area.

Board members discussed the following:

- Preference for less C-2 land
- Increase in commercial use from the last request
- Best use of the land would be a PUD
- Two acre C-2 parcel with a mixed use overlay fronting BL-69 and a PUD on the back
- Adjacent landscaping business an allowed use by right in RR
- Adjacent commercial landscaping business granted a special use permit
- Ability of the Board to designate the acreage of C-2
- Staff consultation with the Township attorney on the need to return revised zoning district acreage to the Planning Commission
- Staff to provide approximate guidelines based on setbacks for an 8,000 to 10,000 square foot building
- Possible 60% commercial acreage, with a split of PO and RA for the remaining 40% of the parcel
- Master Plan ranges in zoning districts are for the entire BL-69 corridor, not each parcel along BL-69
- Request for staff to provide designation to include 8,000-10,000 square foot building fronting BL-69,

with one option for PO in the middle and RA in the back and a second option with RD in the middle and RA in the back

- C-2 use more appropriate for this site

The consensus of the Board was to have staff work with the developer to prepare a rezoning with a smaller amount of commercial designation and different residential category combinations for this property and apprise the Board when the rezoning is ready for Board action. Staff will consult with the Township attorney regarding a decision on whether the Board has the ability to change the layout and percentages without re-referral to the Planning Commission.

- D. Rezoning #05030 (South Whitehills & Wu), request to rezone approximately 14 acres located at the northwest corner of Lake Lansing and BL-69 from RR (Rural Residential) to RAA (Single Family-Low Density)

Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated May 12, 2005.

Board members discussed the following:

- Removal of the outhouse by lot #164

The consensus of the Board was to place this item on for action at its June 7, 2005 Board meeting.

- E. Rezoning #05040 (Hooker/Haynes), request to rezone an approximately 6.77 acre parcel located north of 3681 Kansas Road from RR (Rural Residential) to RAA (Single Family-Low Density)

Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated May 12, 2005.

Bud Nilson, 3695 Okemos Road, Okemos, believed this rezoning to be an extension of The Sanctuary subdivision. He stated the owners of the property would consider RAAA zoning for a total of 6 lots.

Board members discussed the following:

- Suggestion to have Environmental Commission walk the site
- Access to come from the Sanctuary
- Possibility of a PUD with RRA
- Parcel located between the Sanctuary and Consumer's Energy pathway
- Mr. Haynes granted an easement to Mr. Nilson for the pathway on the western portion of the parcel
- Possible pathway connection from Robin's Way to the north end of Kansas Road
- Opportunity for the applicant to pursue contract zoning

The consensus of the Board was to direct staff to explore options of a six lot configuration and bring those options back to the Board at its June 7, 2005 meeting.

- F. Natural Features Assessments/Guidelines

Michael Thomas, member of the Environmental Commission, summarized the draft Natural Features Assessment Guidelines and checklist as outlined in staff memorandum dated May 13, 2005.

Board members discussed the following:

- Need to look beyond the property line for total effect on the property
- Effectiveness of other communities use of their natural features guidelines
- Impact of inventory on state mandated timelines for platted subdivisions
- Additional cost to a home for adherence to the guidelines
- Possible transfer of cost incurred by current volunteer Environmental Commission to those individuals who will benefit from it
- Tiered level of review for different types of development

- Encouragement for citizens to build in already developed areas with urban services
- Adheres to the Number 1 goal of the Board's policy end statement
- Mechanics of application critical to success
- Environmental Commission subcommittee will take Board comments/suggestions and work with staff and Township attorney to complete
- Inclusion in the Township ordinance will require a public hearing

The consensus of the Board was to have staff discuss the concerns with the Township Attorney.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

Director Severy gave the Board an update on the Greater Lansing Regional Committee on Phase II Nonpoint Source Pollution Prevention program. The next meeting will be held June 3, 2005 at the Hannah Community Center at 7:30 A.M. The objective of the meeting will be to give a summary and review the goals and objectives of the three (3) watersheds which will create the watershed action plan.

13. POSSIBLE CLOSED SESSION

Treasurer Hunting moved to go into closed session to discuss ongoing litigation. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

Supervisor McGillicuddy recessed the meeting at 10:32 P.M.

The Board adjourned to the Upstairs Conference Room for a closed session.

Clerk Helmbrecht moved to return to open session. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 11:07 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary