

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, FEBRUARY 20, 2007, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Treasurer Hunting, Trustees Brixie, Such, Veenstra, Woiwode
ABSENT: Clerk Helmbrecht
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, 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.

Charles Willems, PO Box 84, Haslett, informed the Board that the property his wife co-owns (Lot 24 and the north half of Lot 25 in the Hickory Island Plat) does not have water frontage even though the Assessing Department states the parcel is lake frontage.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy reminded citizens of the bridge replacement at Hagadorn Road, which will be closed for approximately six (6) months beginning in March.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Woiwode moved to approve the agenda as submitted. Seconded by Trustee Brixie.

Trustee Veenstra moved to amend the agenda by moving Agenda Item #10D to Agenda Item #11G. Seconded by Trustee Such.

Noticing requirements of the Outdoor Lighting Ordinance: (Questions for the Attorney (See Agenda Item #8))

Q. Is there a notice issue from a legal standpoint?

A. I don't remember seeing a notice issue when we wrote it; does it say five (5) or fifteen (15)? I don't believe there is. Are you talking about the notice for entering this into our ordinance? I thought Trustee Veenstra was talking about the notice requirements in the ordinance itself.

Board members and staff discussed the following:

- No procedural issues if the Board decides to act on this item tonight
- Full discussion of the outdoor lighting ordinance prior to a vote

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra
NAYS: Trustees Brixie, Woiwode, Supervisor McGillicuddy, Treasurer
Hunting
Motion failed 2-4.

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

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

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

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Commission Linkage (CL)

CL-1 Dan Smith, 6309 Porter Avenue, East Lansing; RE: Resignation from the Planning Commission

(2) Regional Linkage (RL)

RL-1 Ingham County Road Commission, 301 Bush Street, Mason; RE: Notice of Public Hearing for 2007 Proposed Construction

(3). Staff Communication/Referral (SC)

SC-1 Michigan Townships Association Legislative E-Report, February 2, 2007 Edition

SC-2 Michigan Townships Association Legislative E-Report, February 9, 2007 Edition

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

Materials received at the February 6, 2007 Board Meeting

Fred and Julie Hull, 6415 E. Reynolds, Haslett; RE: Form letter in opposition to Rezoning #06040 (Wolenburg/Lawrence)

Barb McKessy and Suzy Wyman, Ultimate Image and Esthetique, 2398 Jolly Road, Okemos; RE: Support for Rezoning #99020 (Forsberg)

Lawrence P. Schneider, Knaggs, Harter, Brake & Schneider, PC, 7521 Westshire Drive, Suite 100, Lansing; RE: Support for Rezoning #99020 (Forsberg)

John Wolenburg, Calculations for units per acre for lots on Lake Lansing relative to Rezoning #06040 (Wolenburg/Lawrence)

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 Such.

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

NAYS: None

Motion carried 6-0.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the February 6, 2007 Regular Meeting as **submitted. Seconded by Trustee Such.**

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

NAYS: None

Motion carried 6-0.

C. Bills

Trustee Brixie moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 133,080.19
Public Works	\$ 152,004.17
Total Checks	\$ 825,084.17
Credit Card Transactions	\$ 13,118.61
Total Purchases	<u>\$ 298,202.97</u>
 ACH Payments	 <u>\$ 427,700.05</u>

Seconded by Trustee Such.

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

[Bill list in Official Minute Book]

D. Assessing Stipulations

Trustee Brixie moved that the Township Assessor be authorized to sign a stipulation with Wendy Ann Mangopoulos on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2005	0318608	3973 Sunwind East, Okemos
2006		
<u>Assessment</u>	2005	<u>AV/TV</u> \$106,800/82,763
	2006	\$108,300/85,494
<u>Proposed Assessment</u>	2005	AV/TV \$104,100/80,063
	2006	\$108,300/82,705

Seconded by Trustee Such.

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

Trustee Brixie moved that the Township Assessor be authorized to sign a stipulation with Target Corporation on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2006	0327684	1982 Grand River, Okemos
<u>Assessment</u>	2006	<u>AV/TV</u> \$2,179,200/2,179,200
<u>Proposed Assessment</u>	2006	<u>AV/TV</u> \$2,100,000/2,100,000

Seconded by Trustee Such.

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

E. **Appointments to Boards and Commissions**

Trustee Brixie moved that Sharon Theroux be appointed to fill the vacant position on the Community Resources Commission for the term to expire December 31, 2008. Seconded by Trustee Such.

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

Trustee Brixie moved that Jeff Carpenter be appointed to fill the vacant position on the Cable Communications Commission for a term to expire on December 31, 2009. Seconded by Trustee Such.

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

F. Sierra Ridge Streetlighting SAD, **Resolution No. 1**, Set Public Hearing Date (March 20, 2007)
Trustee Brixie moved to approve the Sierra Ridge Streetlighting Special Assessment District - Resolution #1, tentatively declaring its intention to install and maintain fourteen (14) streetlights and defray the cost of installation, operation and maintenance by special assessment against the 34 benefiting lots and setting a public hearing for March 20, 2007. Seconded by Trustee Such.

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

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item #6, #10D, #11D)

9. HEARINGS

A. 2007 Order to Maintain Sidewalks

Supervisor McGillicuddy opened the public hearing at 6:11P.M.

Director Severy summarized the 2007 Order to Maintain Sidewalk SAD #9 as outlined in staff memorandum dated February 15, 2007.

Township Manager Richards noted that this is an ongoing annual program which, over a period of time, will go through the entire Township in an effort to maintain the walkability of the Township's sidewalks.

Trustee Veenstra inquired as to when the Township will issue orders for the repair of defective sidewalks.

Director Severy responded that the repairs will most likely commence in April.

Supervisor McGillicuddy closed the public hearing at 6:15 P.M.

B. The Sanctuary Streetlighting SAD

Supervisor McGillicuddy opened the public hearing at 6:15 P.M.

Director Severy summarized The Sanctuary Streetlighting SAD as outlined in staff memorandum dated February 15, 2007.

Scott Fairmont, 4429 Apache Drive, Okemos, stated every sales contract for The Sanctuary contains a special provisions note that there will be a streetlighting special assessment district.

Supervisor McGillicuddy requested the Director check with the owners at 3690 Hulett Road to see if they felt they would be bothered by placement of the light at Hulett and Loon Lane.

Director Severy stated the light on Hulett Road was strategically placed at Hulett and Loon Lane so that people traveling Hulett Road at night will be able to find the intersection.

Trustee Brixie inquired if residents within 300 feet are notified of the public hearing or only within 300 feet if they are part of the special assessment district.

Director Severy responded only residents who are in the special assessment district are notified.

Supervisor McGillicuddy closed the public hearing at 6:20 P.M.

C. Wetland Use Permit #07-01, Champion Woods

Supervisor McGillicuddy opened the public hearing at 6:20 P.M.

Director Kieselbach summarized the proposed wetland use permit as outlined in staff memorandum dated February 15, 2007.

APPLICANT

Scott Fairmont, 4429 Apache Drive, Okemos, met with Wetland and Coastal Resources to satisfy concerns expressed by the Township's wetland consultant. He noted there was apprehension regarding the volume of pre-treated raingarden water which will go into Wetland G during the 100 year storm event. Mr. Fairmont stated the current design allows for six additional inches of water into this degraded wetland and will address this by creating detention in the center island of the first street. He noted lowering this island will reduce the flow into Wetland G in the 100 year storm event to three (3) inches. To reduce the water amount to zero, detention would need to be created along the rear of the homes that back up to Hulett Road. Doing so would require detention basin excavation and may jeopardize trees in that area.

Mr. Fairmont stated the road was designed to stay at grade. In order to place a box culvert, the road would need to be raised, resulting in additional fill on each side of the road, impacting the wetlands to the north and south. He noted the strongest culverts are the 18" rounds, and it is the applicant's intention to place two (2) of them. He also stated the applicant has agreed to provide a wildlife corridor between Wetland M and F, moving the mitigation area to the north to accommodate wildlife connectivity between the two wetlands.

Mr. Fairmont proposed to preserve the southern lobe of Wetland M through engineering trenching of where the raingardens will flow. He noted the sidewalk between Lots 40 and 41 would be in the 40 foot wetland setback buffer and requested direction on this issue from the Township Board.

Jamerson Reis, Kebs, Inc., 2116 Haslett Road, Haslett, stated the southern lobe of Wetland M would hold the bio retention trench, receiving water from the roadway system. He indicated only 1.7% of the actual wetland area inside the southern lobe would receive the three-inch (3") increase. In some areas of Wetland M, there is no impact at all because it is bowl shaped. Mr. Reis indicated an option would be to regrade a few of the lots to divert water to the north or south. All of the water from the bio retention trench can also be sent to Wetland F, which would not result in a substantial change, due to its size in comparison to the amount of water being sent to Wetland M.

PUBLIC

Mike Thomas, 2555 Capeside Drive, Okemos expressed his belief regarding the amount of water, as most of the wetlands on this property are seasonal, but play an important role in the Spring as a

breeding ground for amphibians. He spoke in support of this proposal as the amount of water would be beneficial to various species, as long as the quality of the water directed into these areas has not been degraded.

Trustee Veenstra inquired as to the Environmental Commission's comment regarding placement of the wetlands, including the mitigation wetland, being placed under a conservation easement for permanent protection.

Mr. Fairmont responded that the wetlands and open space will be part of the neighborhood association, as well as agreement with the Ingham County Drain Commission (ICDC) for an easement over 99% of it.

Trustee Brixie inquired if the applicant had plans to plant oaks where there are gaps in the façade.

Mr. Fairmont responded that his plans are to take the back of the lots which back up to Hulett Road and fill the entire area with deciduous and evergreen landscaping, in order to supplement what is already growing there.

Trustee Brixie requested the applicant look into a conservation easement to secure permanent protection of the natural features.

Trustee Woiwode added the question is who would be the recipient of the easement, acting as guardian of the natural feature.

Mr. Fairmont suggested that Champion Woods Homeowner's Association would be the non-profit that would own the easement and language would be written into the master deed that is satisfactory for a conservation easement.

Treasurer Hunting inquired if the new stub street in place near Lot 80 is north of the bus parking area or the bus garage area.

Mr. Fairmont responded the new stub street is north of the bus garage area, west of the soccer fields.

Treasurer Hunting stated that although the Township's wetland consultant said an open bottom box culvert would not work under Sophiea Parkway in this project, the Board continues to promote the use of open bottom box culverts within Township development for reduced disturbance of wetland areas and wildlife transportation.

Trustee Woiwode inquired of Mike Thomas if there was preference on the part of the Environmental Commission as to the net effect of where the water should go in Wetland G.

Mr. Thomas responded it was discussed; however, Wetland G is almost entirely fed by snow melt in the Spring, and there is not sufficient precipitation the rest of the year to remain wet. His recommendation would be to ask Wetland and Coastal Resources what consistent level they would recommend and design for that level.

Supervisor McGillicuddy inquired about the applicant's plan to divert some of the northern water in a major flood event from Wetland G to Wetland F.

Mr. Fairmont answered it all flows into Wetland F and then along the northern property line to a branch of the Herron Creek Drain.

Supervisor McGillicuddy stated she had no objection to placing the sidewalk between Lots 40 and 41 within the forty (40) foot setback. She expressed appreciation for willingness to place permanent "no mowing or dumping" signs to protect wetlands prior to construction.

Mr. Fairmont added that the value in selling property comes in the environment around it and it is his intention to sell the environment, not destroy it.

Supervisor McGillicuddy closed the public hearing at 7:10 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Thomas Valli, 2767 Eastway Drive, Okemos, expressed concern with non-essential commercial lighting after business hours and porch and garage lighting contained in the Outdoor Lighting Ordinance. He also addressed the issue of migratory birds being attracted to the oscillating red lights, reducing the number of flashes per minute to the minimum required by law.

Robert Fishel and Chris Thelen, Consumers Energy, 530 W. Willow Highway, Lansing, noted concern regarding restriction of streetlighting on roadways for the safe operation of motor vehicles. He stated the draft would need to be reviewed by the Michigan Public Service Commission to assure there are no conflicts with state standards. As drafted, some components of the ordinance make it difficult for compliance. He noted the cost to be born for compliance with the Outdoor Lighting Ordinance would be by the owner of the lights or whoever has contracted with Consumers Energy.

Mr. Fishel added there are still some technical issues with the draft ordinance. He stated some parts are technically impractical and potentially impossible to meet (e.g., spray of light on private property and roadway lighting). Mr. Fishel also stated there is a cost for changing any existing lighting which needs to be considered.

Supervisor McGillicuddy closed public comment.

- A. Rezoning #99020 (Forsberg), a request to rezone approximately 4.24 acres from RR (Rural Residential) to PO (Professional and Office) north of Jolly Road and west of Jolly Oak Road, **Final Adoption**
Trustee Such 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. 2007-02 entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #99020 from RR (Rural Residential) to PO (Professional Office).

BE IT FURTHER RESOLVED, that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is finally adopted at least once prior to the next regular meeting of the Township Board. Seconded by Treasurer Hunting.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Supervisor McGillicuddy, Treasurer Hunting
NAYS: Trustees Brixie, Woiwode
Motion carried 4-2.

- B. Final Plat #04012 (DDSG, LLC), Blueberry Hills
Trustee Such moved [and read into the record], NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Final Plat of Blueberry Hills. Seconded by Trustee Brixie.

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

- C. Tentative Preliminary Plat #06022 (Sumbal), a request for preliminary plat approval for Gulburg Estates, a seven lot single family subdivision located at 4534 Okemos Road
Trustee Brixie moved [and read into the record], NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby denies the tentative preliminary plat for a seven lot single family subdivision, commonly known as Gulberg Estates, located east of Okemos Road, south of Ferguson Park and North

of Central Elementary School. Seconded by Trustee Woiwode.

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

NAYS: None

Motion carried 6-0.

D. Outdoor Lighting Ordinance

Treasurer Hunting moved [and read into the record], NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 38, Article VII Outdoor Lighting, By Deleting Sections 38-371 through 38-380 and by Adding Section 38-371 through 38-388.”

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 Supervisor McGillicuddy.

Board members and staff discussed the following:

- Interest in reducing unnecessary lighting and glare in the roadway
- Public Service Commission support for reduced energy use and light pollution reduction
- Consumers Energy location of cost effective cut-off fixtures
- Improvement in energy reduction and increased safety for all Township residents
- Prohibition of mercury vapor lights will address earlier citizen concern
- Page 6 (k) – “encouraged” vs. “required” would require staff time in the evening for enforcement
- Staff to work with Consumers Energy and property owners to define savings to encourage reduction in lighting

“Encouraged” vs. “required” relative to turning off outdoor commercial lighting after business hours: (Questions for the Attorney (See Agenda Item #8)

Q. Andria, do you have a different word other than “encourage” that would be a little stronger than “encouraged” but not “required?”

A. I can suggest words to you, but as you have all just said, if it doesn’t say “shall”, you can’t enforce it. The concept of “encouraged” I am assuming is there because the Board wants everybody out there to know we want you to turn off the lights if you have them on. As Manager Richards said, staff can help with that; the Township staff can say “Look, this is important; we want you to go here.” If you don’t want to make it required, you can put “will” or “may”, but it’s not a whole lot different than “encouraged.” It’s either you have to or you don’t; right now you don’t have to. If the Board wants it to say you have to, then it should say “shall.”

Continued Board, staff and consultant discussion:

- 100,000 lumens/acre as the ceiling for all three categories
- Reinstate grandfathering clause but change to ten (10) years
- Possible requirement for businesses to create a compliance plan
- Clarity of what constitutes replacement of existing luminaries
- Reduction of lumens per acre for first category to 100,000
- Mandatory energy codes address how many watts/acre
- 2004 Energy Code recommendation for lighting power of parking lots and drives of .15 watts/square foot
- LEED (Leadership in Energy and Environmental Design) recommends improvement of 20% which would calculate to approximately 300,000 lumens/acre
- Revisit issue of oscillating lights on towers relative to safety concern for migratory birds

Trustee Brixie moved to reduce the total lumens/per acre for the non-residential in residential C-1, RD, RDD and RN category from 125,000 to 100,000. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra
NAYS: Trustees Such, Woiwode, Supervisor McGillicuddy, Treasurer
Hunting
Motion failed 2-4.

Trustee Veenstra offered the following amendments:

- **Page 3 - Insert “a” before “nonconforming” in Section 38-375 (b)**
- **Page 5 – Delete “a” before “wattage” and insert “equal to or” after “wattage” in Section 38-379 (f)**
- **Page 9 – Insert “conserving energy,” before “minimizing” in Section 38-385 (c)**

The amendments were accepted by the maker and seconder.

ROLL CALL VOTE: YEAS: Trustees Brixie, Woiwode, Supervisor McGillicuddy,
Treasurer Hunting
NAYS: Trustees Such, Veenstra
Motion carried 4-2.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. 2007 Order to Maintain Sidewalks

The consensus of the Board was to place this item on the consent agenda for the March 6, 2007 Board Meeting.

B. The Sanctuary Streetlighting SAD

The consensus of the Board was to place this item on the consent agenda for the March 6, 2007 Board Meeting.

C. Wetland Use Permit #07-01, Champion Woods

The consensus of the Board was to place this item on for action at the March 6, 2007 Board meeting.

D. Rezoning #06050 (Newton Property LLC/Forsberg), request to rezone approximately 26.17 acres, located at 6276 Newton Road and the parcel to the east of it, from RR (Rural Residential) to C-2 (Commercial) conditioned on the sites being developed as a Mixed Use PUD
Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated February 16, 2007.

Pete Preston, Trinity Engineering, 107 N. Clinton Avenue, St. Johns, added the current plan took place due to the context of the surrounding land uses so that it harmonizes with those uses.

Board members and the applicant’s representative discussed the following:

- Area “A” to be limited to C-1 and some C-2 uses

Excepting exclusions: (Questions for the Attorney (See Agenda Item #8))

Q. On Page 2 of Attachment C, it says “All uses permitted by special use permit in C-2, Commercial District, except” and then it says “gasoline, automobile service stations, oil change establishments and car washes are excluded.” So if you are excluding it from the exceptions, I read that as allowing it. The one above it, the bank, kind of does the same thing. The language is confusing to me as to whether you want it or whether you don’t want it.

A. I thought what this was conveying is, like under (b.) Commercial Uses, all the uses permitted except those listed; all the uses permitted except what is listed here. They are excluding those from being allowed.

Q. So when they except, and then they say car washes are excluded, even though it is accepting an

exclusion, it.....

A. It could just say gasoline, automobile service stations, oil change establishments, and car washes.

Q. And strike the words "are excluded"?

A. Yes, if that concerns you. Unless they meant otherwise, but I think that is what that means.

Necessity for referral back to the Planning Commission: (Questions for the Attorney (See Agenda Item #8))

Q. If there's a change in the condition, does it have to go back to the Planning Commission for their approval?

A. Unless Mark feels differently, in general, if it's been contemplated in this whole review process that's taken place, then I wouldn't recommend that it has to go back again. If it was something brand new that hadn't been considered at all, and I believe Mark would have the same view, then it should go back.

Q. Technical amendments are O.K., right?

A. Correct.

Potential additional approval: (Questions for the Attorney (See Agenda Item #8))

Q. Does this language anticipate that those are automatically authorized; do they become "by right" using this language?

A. Do you mean because they would otherwise require some other approval? I would say no. Do conditional permits require additional review, or just special use?

DIRECTOR KIESELBACH RESPONSE: No, they don't require a special use permit. They would require, maybe, site plan review by the staff if warranted. I didn't read the whole statement, but like in those conditional uses, as the term says, there are conditions set with them. Bars and taverns have to be 500 feet from any residential property line and 100 feet from a child care center. So they set standards in the ordinance of what they have to meet.

Continued Board and staff discussion:

- Next step in the process is to apply for the MUPUD
- Area "B" does not comply with the future land use map designation for that area
- Maximum for the entire site at no more than 10 dwelling units per acre
- Possibility of 176 residential units
- Staff memo for final adoption to include allowed uses in each area

The consensus of the Board was to place this item on for action at the March 6, 2007 Board meeting.

E. Conservation Zoning

The consensus of the Board was to direct staff and the Township Attorney to prepare a draft which would strengthen and clarify current language contained in the Township's conservancy district zoning ordinance.

F. Keyhole Definition

Board members discussed the following:

- Staff and the attorney to prepare a draft ordinance modeled with appropriate modifications after the one for Yankee Springs Township
- Proper placement in the existing Township code
- Necessity for Michigan Department of Environmental Quality (MDEQ) permit to place docks in a river
- Carrying capacity of Lake Lansing

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:07 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary