

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, MARCH 4, 2008, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Trustees Brixie, Such, Veenstra, Woiwode  
ABSENT: Treasurer Hunting  
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, Assistant Manager/ Personnel Director 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.

Steven Townsend, 5777 Whisperwood Drive, Haslett, spoke in opposition to Township costs for the Okemos Road Enhancement Project, as he believed there were higher priority items which should be addressed.

Will Tyler White, 2142-½ Hamilton, Okemos, spoke in support of MUPUD #08014 and SUP #08011 (Shaw's Triangle). He also spoke in support of the proposed zoning amendment to allow 2" caliper trees.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Company, 4660 S. Hagadorn, Suite 660, East Lansing, asked the Board to place a development possibility at the NE corner of Cornell Road and Grand River on this evening's agenda as a discussion item.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Presentation on Community Gardens by Anne Rauscher

Anne Rauscher, The Garden Project, a program of the Greater Lansing Food Bank, 5303 Cedar Street, Lansing, gave a Powerpoint presentation on community gardens. She stated the Garden Project operates three (3) main programs: (1) gleaning program; (2) home gardening program and (3) community gardening program. Ms. Rauscher noted the Garden Project facilitates 32 gardens throughout the area; sixteen (16) of which are allotment gardens (open to the public to join) and sixteen (16) affiliated community gardens (a designated group of community users, apartment complex, school, etc.)

Ms. Rauscher noted the size of community gardens in the Lansing area range from 9 to 150 plots. The Garden Project's role in the community gardens is to contract out tilling, spraying, aid in the plot assignment procedure, disseminate garden guidelines, coordinate registration, maintain liability insurance and arrange land agreements as the Garden Project does not own any of the land on which community gardens are planted. All gardens are coordinated by volunteers who have attended a Garden Leaders Training series. A tour of existing community gardens is offered in August.

Ms. Rauscher indicated community gardens are a form of recreation and encouraged Board members to support existing efforts within the Township. She spoke to the possibility of assembling a group or committee of interested residents in an effort to move forward on this issue. Ms. Rauscher stated the Garden Project implemented a Startup Assistance Grant Program which aids in start up costs for community gardens.

Board members discussed the following:

- Possible Township water hook-up for Towar Community Garden through the general fund
- Water fund as an enterprise fund
- Liability for the underlying land owner even though the Food Bank provides liability insurance
- Possible need for ordinance change to allow community gardens on Parks & Recreation land
- Ability for Greater Lansing Food Bank to run a program in Meridian Township to serve low income residents

Supervisor McGillicuddy noted the Board will discuss Adams Outdoor Advertising billboards at its March 18, 2008 meeting.

Manager Richards responded to earlier public comment by stating grant fund monies for the Okemos Road Enhancement Project must be used for its enhancement.

Trustee Brixie addressed the Township’s website e-mail communication process from the public to the Board.

Manager Richards responded that Board members, as well as Department Directors, will be forwarded e-mails as they come in from the public through the Township’s website.

Trustee Such asked for a recap of the Township’s cost relative to the Okemos Road Enhancement Project.

Trustee Veenstra requested a detailed presentation of the Okemos Road Enhancement Project as it currently stands.

6. APPROVAL OF AGENDA — OR CHANGES

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

- **Add Agenda Item #11G: Development Possibility at the NE corner of Cornell Road and Grand River Avenue**

**Seconded by Trustee Such.**

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 Such.**

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

NAYS: None  
Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

BI-1 AJ Skeikh, 2235 Tamarack Drive, Okemos; RE: Ability to pay water bills on line

- BI-2 Emma Malcangi, 1951 E. Columbia, Dansville; RE: Concern with Planning Commission initiation of Rezoning #08040
- BI-3 Nancy Ehret, 4635 Seneca, Okemos; RE: Court ruling on Comcast's attempt to change PEG channels in its lineup
- BI-4 Cheryl Kreger, Superintendent, Okemos Public Schools, 4406 Okemos Road; RE: Township request to provide financial assistance to keep PEG channels from being segregated to the 900 tier in Comcast's lineup
- BI-5 Steven Townsend, 5777 Whisperwood Drive, Haslett; RE: Opposition to Okemos Road Enhancement Project
- BI-6 Jean Smith, 2768 Brentwood, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons)
- BI-7 G. Lawrence Merrill, Executive Director, Michigan Townships Association, 512 Westshire Drive, Lansing; RE: Township request to provide financial assistance in its lawsuit against Comcast to keep PEG channels from being segregated to the 900 tier in its lineup and update on MTA's contribution toward Meridian Township's costs concerning annexation litigation
- BI-8 G. Lawrence Merrill, Executive Director, Michigan Townships Association, 512 Westshire Drive, Lansing; RE: MTA's contribution toward Meridian Township's lawsuit against Comcast to keep PEG channels from being segregated to the 900 tier in its lineup
- BI-9 Janet Roncelli, Township Clerk, Charter Township of Bloomfield, 4200 Telegraph Road, Bloomfield Hills; RE: Bloomfield Township Board action concerning Comcast Channel Line-up Recommendation
- BI-10 Albert H. McGeehan, President, Michigan Association of Mayors, 1675 Green Road, Ann Arbor; RE: Appreciation for and financial contribution toward Meridian Township's lawsuit against Comcast to keep PEG channels from being segregated to the 900 tier in its lineup
- BI-11 Honorable Carl Levin, United States Senate, 269 Russell Senate Office Building, Washington, D.C.; RE: Response from Michael Perko, Chief, Federal Communications Commission, Office of Communications and Industry Information Media Bureau relative to the status of legal proceedings against Comcast's intention to move PEG channels to its digital service tier
- BI-12 Steven Townsend, 5777 Whisperwood Drive, Haslett; RE: Request for improvement of on-line communication service

(2) Regional Linkage (RL)

- RL-1 William Conklin, Managing Director, Ingham County Road Commission, 301 Bush Street, Mason; RE: 2008 Local Road Improvement Program

**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, Clerk Helmbrecht  
NAYS: None  
Motion carried 6-0.

B. Minutes

**Trustee Brixie moved to approve and ratify the minutes of the February 19, 2008 Regular Meeting as submitted. Seconded by Trustee Such.**

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

C. Bills

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

Common Cash	\$ 351,333.68
Public Works	\$ 20,560.19
Total Checks	\$ 371,893.87
Credit Card Transactions	\$ 6,327.34
Total Purchases	<u>\$ 378,221.21</u>
ACH Payments	<u>\$ 535,129.82</u>

**Seconded by Trustee Such.**

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

[Bill list in Official Minute Book]

D. Application for Gaming License – Happendance

**Trustee Brixie moved approval of a request from Happendance Incorporated of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for purposes of obtaining a gaming license or registration and be considered for approval and further, that the Township Clerk be authorized to execute the resolution from the State of Michigan. Seconded by Trustee Such.**

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

E. Budget Amendment, Replacement Fire Truck

**Trustee Brixie moved that the 2008 Motor Pool budget be amended to increase the budgeted amount in account 661-000.000-981.000 by \$32,200 for the purchase of a new custom fire rescue-pumper apparatus. Seconded by Trustee Such.**

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

F. Saginaw Street Sanitary Sewer Special Assessment District #51, **Resolution #5**

**Trustee Brixie moved to approve the Saginaw Street Sanitary Sewer Special Assessment District No. 51 - Resolution No. 5, which approves the special assessment roll; designates the project as “Saginaw Street Sanitary Sewer Special Assessment District No. 51”, the assessment roll as the “Saginaw Street Sanitary Sewer Special Assessment District No. 51”, and the district as the “Saginaw Street Sanitary Sewer Special Assessment District No. 51”; adopts the amount of \$61,373.00 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Such.**

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

- G. 2007 Order to Maintain Sidewalk Special Assessment District #9, **Resolution #5**  
**Trustee Brixie moved to approve the 2007 Order to Maintain Sidewalk Special Assessment District No. 9 - Resolution No. 5, which approves the special assessment roll; designates the project as “2007 Order to Maintain Sidewalk Special Assessment District No. 9”, the assessment roll as the “2007 Order to Maintain Sidewalk Special Assessment District No. 9 Special Assessment Roll”, and the district as the “2007 Order to Maintain Sidewalk Special Assessment District No. 9”; adopts the amount of \$12,022.26 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Such.**

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

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item #9A, #10A)

9. HEARINGS

A. Canoga/Strawberry Amended Streetlighting Special Assessment District

Supervisor McGillicuddy opened the public hearing at 6:42 P.M.

Director Severy summarized the proposed amended streetlighting special assessment district as outlined in staff memorandum dated February 29, 2008.

- Public  
Dan Medrano, 5536 Strawberry Lane, Haslett, spoke in support of the amended streetlighting district as a safety issue.
- Board members  
Clerk Helmbrecht noted she received phone calls from David Turpin at 5535 Strawberry Lane and Joyce VanCoevering at 5530 Strawberry Lane, both in support of the additional streetlight.

Trustee Woiwode noted the Director’s summary pointed out the differences in density of the lights in the two subdivisions. She inquired to the likelihood of placing lights all at the same time throughout the subdivisions which would be the same distance apart.

Director Severy responded in order to do that the residents would need to be surveyed to see if there was interest in Trustee Woiwode’s suggestion. The Board could also initiate her suggestion, and send out notices for a public hearing.

Trustee Woiwode stated the Board’s policy on lighting anticipated there would be a transition period, but the Director’s recommendation was to stay with the traditional streetlight.

Director Severy clarified that the Strawberry Farms #3 lights were put into place in the latter part of 2005 and it would be a long time before they would be transitioned to the dark sky fixture.

Trustee Such stated he believed the Township should ask the neighborhood if they would like the lighting increased. He expressed concern that the Township will be using a light which does not meet the Township’s ordinance.

Supervisor McGillicuddy inquired if a cap could be placed in the dome so that the light would not shine upward.

Director Severy responded that the design of the traditional and dark sky streetlight now look very similar, but the traditional streetlight has the light lower in the fixture. The dark sky fixture has the light bulb in the head of the light and there is no glass on the side to diffuse the light outward.

Supervisor McGillicuddy inquired if the entire neighborhood was aware of tonight's hearing.

Director Severy responded all fifty (50) residents were sent notices.

Supervisor McGillicuddy inquired if she could assume that any resident could have expressed a desire either through a phone call or at this evening's meeting for additional streetlights.

Trustee Veenstra inquired as to the type of streetlights in Strawberry Farms #3.

Director Severy answered they are the non-cutoff streetlights.

Trustee Brixie requested the Director provide photos of similar style non-compliant and compliant streetlights for the next meeting where this item is discussed. She questioned the wisdom of installing non-compliant streetlights when the ordinance was only passed last year. Trustee Brixie felt a survey being sent out regarding installation of more streetlights went against the Township's dark sky premise.

Clerk Helmbrecht stated she was not in favor of the Board initiating a survey regarding an increase in the number of streetlights as she felt it caused conflict among residents of the subdivision.

Trustee Woiwode added the reason she raised her initial question was because the request is for one portion of the payback district which cost would be shared throughout the community.

Supervisor McGillicuddy said she assumed that the cut-off fixture would be more expensive than the traditional style.

Director Severy responded the cut-off fixture would be \$300 and the traditional is \$100, which equated into a higher assessment the first year with the subsequent assessments the same. He added he would take pictures of both types of streetlights during the day and at night.

Possible need for a second public hearing: (See Agenda Item #8 (Questions for the Attorney))

Q. Do we need to have another hearing regarding the cut-off fixture?

A. I don't believe you do, because that's the point of the hearing is to hear information and then you'll approve the costs after that. I'll make sure (tape inaudible). I don't believe you need to adjust the hearing or give another hearing.

Mr. Medrano added he would prefer to keep the traditional style so that it would be the same as the rest of the streetlights. He responded to Trustee Woiwode's comment by stating he has paid an assessment on the existing streetlights for fourteen (14) years without receiving any direct benefit.

Supervisor McGillicuddy closed the public hearing at 6:56 P.M.

B. Keystone Woods Streetlighting Special Assessment District

Supervisor McGillicuddy opened the public hearing at 6:56 P.M.

Director Severy summarized the proposed streetlighting special assessment district as outlined in staff memorandum dated February 29, 2008.

Supervisor McGillicuddy closed the public hearing at 6:58 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

- A. Zoning Amendment #07150 (Township Board), request to amend the zoning ordinance to add Lake Access Ordinance, **Final Adoption**  
**Trustee Brixie 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. 2008-03 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article I by amending Section 86-2, and Chapter 86, Article V, Division 1 by adding Section 86-475.”**

**BE IT FURTHER RESOLVED 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 Trustee Such.**

Board members discussed the following:

- Possible deletion of (b) (1) (d), (e) and (f) so that ordinance is not unconstitutional

Constitutionality of proposed ordinance as written: (See Agenda Item #8 (Questions for the Attorney))

- Q. Attorney Ditschman, is it your belief that our ordinance would be unconstitutional as it is written?
- A. No. Would you like me to go on? This ordinance doesn't prohibit someone from putting a house on property that is adjacent to Lake Lansing. It doesn't prohibit them from doing anything that is allowed in the zoning district or an overlay district that would cover their property. What it prohibits is someone from using that property as a pass through from people that are off of or not adjacent to the lake, pass through and have access to the lake, and, at the same time, also put a house on that property or whatever other type of use that would be allowed in the zoning or underlying zoning district. So, it does not take away all use of property if it meets the other setbacks and other requirements. You can still put a house or anything else on your property, but you can't use it for both types of use.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy,  
Clerk Helmbrecht  
NAYS: Trustee Veenstra  
Motion carried 5-1.

- B. MUPUD #08014 (Shaw's Triangle & Dougilray), request to develop Shaw's Landing, a mixed use PUD on 13.7 acres located north of Saginaw Highway (BR-69) and east of Newton Road  
**Trustee Woiwode moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants mixed use planned unit development approval for Mixed Use Planned Unit Development #08014, subject to the following conditions:**

1. **Approval of the conceptual mixed use planned unit development design is recommended in accordance with the site plans prepared by Nederveld Associates, Inc. dated January 18, 2008, subject to revisions, as required.**
2. **Approval of the conceptual design confers on the applicant approval of the site layout including the location and maximum dimensions and location of the private streets, building footprints, parking areas, town center and open space subject to receiving the necessary special use permit for building size and wetland use permit.**
3. **Approval is subject to the provision of the following four amenities: Town Center as depicted on the conceptual site plan, sidewalks incorporating patterned brick pavers or stamped dye concrete, awnings over commercial windows and balconies with access from residential units, and sidewalk planters.**

4. **Prior to submitting applications for site plan review, the Township Board shall approve the details of each development phase in accordance with the standards of Section 86-440(d) Design standards. Materials for the Township Board's review shall include site plans, building elevations and floor plans drawn to an appropriate scale, samples of building materials and a sign program.**
5. **In reviewing each phase the Township Board may require a public hearing and/or may refer the request to the Planning Commission for comment.**
6. **The applicant shall combine all properties and parcels into a single parcel, prior to issuance of a permit to commence construction of a building, parking lot or other physical improvement on the site.**
7. **The use of porous pavement is conceptually approved subject to review and approval by the Director of Public Works and Engineering. The Director shall require the applicant to submit a report prepared by a registered engineer of the existing site conditions, including but not limited to soil types, water table level, and the potential for success or failure at the site. If site conditions are acceptable to the Director, the applicant shall submit design plans prepared by a registered engineer with experience in the design and construction of porous pavement to the Director of Public Works and Engineering for review and approval. If the design plans are approved by the Director, the applicant shall submit a porous pavement monitoring and maintenance plan for approval by the Director prior to any construction of the porous pavement system. At a minimum, maintenance shall include but not be limited to semi-annual vacuum sweeping.**
8. **Prior to construction of the porous pavement system, the Director of Public Works and Engineering shall be notified in writing of the intent to begin work. The applicant shall provide the Director with a reasonable time schedule to assign a staff person to be on site to observe all work associated with the installation of the porous pavement system. The applicant shall not begin work on the porous pavement system until the Director has confirmed in writing the proposed work time table is acceptable and a Meridian Township staff person is present on the site.**
9. **The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
10. **The applicant shall work with the Department of Public Works and Engineering to provide a mutually acceptable location for the required seven foot wide pedestrian-bicycle pathway on Saginaw Highway and a paved shoulder along Newton Road. The pathway along Saginaw Highway shall extend along the site's southern boundary, for the site's entire frontage along Saginaw Highway. The paved shoulder shall extend from Saginaw Highway to the site's northern property line (along Newton Road). The applicant shall grant an easement to the Township for the location of the pathway along Saginaw Highway.**
11. **The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Transportation (MDOT), Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**

12. **Prior to applying for site plan review, the applicant shall consult with Department of Community Planning and Development staff for information regarding the requirements of the procedure.**
13. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.**

**Seconded by Trustee Such.**

Board members and staff discussed the following:

- Reuse of a contaminated site
- Possible addition of the tunnel under the highway as a condition
- Conceptual plan which shows the tunnel is referenced as part of the approved project
- Condition number 4 provides for Board review of each phase of the project
- Possible requirement of bicycle parking in condition number 3
- Possible requirement for a seven foot pathway and pathway easement along Newton Road where there are no sidewalks provided
- Concern with alleged lack of setbacks
- Concern with alleged destruction of one-half acre of wetland
- Tax deferment goes specifically to clean up of the contaminated site and is not an unrestricted tax break

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

- **Amend the spelling of “Dougilray” to “Dougilray” throughout the document**

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

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy,  
Clerk Helmbrecht  
NAYS: Trustee Veenstra  
Motion carried 5-1.

- C. Special Use Permit #08011 (Shaw’s Triangle & Dougilray), request to construct 18 buildings with a total combined size greater than 25,000 square feet

**Clerk Helmbrecht moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #08041, to construct a group of buildings over 25,000 square feet in gross floor area as part of Mixed use Planned Unit Development #08014, subject to the following conditions:**

1. **Approval of the conceptual site plan is in accordance with the site plan prepared by Nederveld Associates, Inc. and dated January 18, 2008, subject to revisions as required.**
2. **Special Use Permit #08011 is subject to all conditions of Mixed Use Planned Unit Development #08014.**
3. **The total building square feet of all buildings on the site shall not exceed 364,680 square feet unless the applicant applies for and receives an amendment to Special Use Permit #08011.**

**Seconded by Trustee Brixie.**

Board members discussed the following:

- Unique plan with extraordinary environmental features

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy,  
Clerk Helmbrecht  
NAYS: Trustee Veenstra  
Motion carried 5-1.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Ron Rowe, 6247 E. Lake Drive, Haslett, spoke in opposition to Zoning Amendment #07050 as currently written, due in large part to terminology.

Roger May, 1413 Ramblewood Drive, East Lansing, and Plant Center Manager, The Cottage Gardens, spoke in support of the proposed zoning amendment to allow 2” caliper trees, stating that smaller trees transplant better than larger trees.

Joe Sheahan, President, Lake Lansing Property Owners Association (LLPOA), 6150 Columbia, Haslett, read a resolution from the LLPOA and expressed concern with Zoning Amendment #07050 as currently written.

Gil White, 6005 E. Lake Drive, Haslett, expressed concern with certain requirements written in Zoning Amendment #07050, indicating Lake Lansing is a unique area and should be exempted from the proposed ordinance.

Pastor Rick Stacy, 4264 Graystone Drive, Okemos, spoke in support of the proposed zoning amendment to allow 2” caliper trees.

Michael Harvey, 6216 Columbia, Haslett, spoke in opposition to Zoning Amendment #07050 as currently written, as Lake Lansing is unique.

Richard Kerbawy, 1398 Hickory Island Drive, Haslett, spoke in opposition to Zoning Amendment #07050, citing Lake Lansing as a unique area.

Jason Kildea, 1111 Michigan Avenue, Suite 201, Lansing, was contacted by Trilogy Health Services to assist in locating a site in East Lansing or Meridian Township for construction of an assisted living facility. His client indicated the northeast corner of Cornell Road and Grand River Avenue was the only viable site in Meridian Township and thanked the Board for its consideration in possibly allowing Trilogy into the community.

Supervisor McGillicuddy closed public comment.

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

[Supervisor McGillicuddy reconvened the meeting at 8:19 P.M.]

A. Canoga/Strawberry Amended Streetlighting Special Assessment District

Board members discussed the following:

- Legal advice that another public hearing is not necessary for installation of a cut-off fixture
- Concern with lights which do not conform with our current ordinance
- Request for staff to provide examples of both traditional and dark sky lights
- Traditional and dark sky lights are 8500 lumens at street level
- Dark sky lights do not show the actual bulb as it is located in the head
- Street of dark sky lights is adequately lighted but the light bulbs are not seen
- Placement of streetlight at a resident’s request
- Staff decision to choose which style of light at this location

**The consensus of the Board was to place this item on for action at the March 18, 2008 Board meeting.**

## B. Keystone Woods Streetlighting Special Assessment District

**The consensus of the Board was to place this item on the consent agenda at the March 18, 2008 Board meeting.**

## C. Zoning Amendment #07050 (Planning Commission), request to amend Section 86-2 Definitions, Section 96-368(b) (9) Outdoor Storage of trailer or recreational vehicle, and Section 86-503 Outdoor Storage of commercial vehicles and trailers, to facilitate regulation of recreational and utility trailer storage in single-family residential districts

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated February 29, 2008.

Board members discussed the following:

- Covenant restrictions are not regulated or enforced by the Township
- Enforcement issues around the lake are typically on a complaint basis
- Current ordinance only addresses temporary storage
- Permanent storage not currently allowed in the ordinance
- Preference for fine tuning definitions and creating additional categories for a clear policy
- Suggestion for only one recreational vehicle due to their size
- Separation of smaller recreational vehicles
- List of supplied complaints include items which are currently prohibited in Township ordinances
- Challenge is the impact on neighbors and not creating a “storage” yard
- Appropriate size of recreational vehicles
- Treatment of agricultural and commercial vehicles
- Protection for legitimate lake uses
- Distinction between types of small recreational vehicles
- Restriction of side yard storage for fire safety reasons
- “In good repair” should mean operable
- Staff preparation of language for exemption of the Lake Lansing Overlay District
- Concern with prohibition of renters having recreational vehicles in their yard
- Belief that the need for a revised ordinance has not been established
- Belief that rural areas can easily become cluttered
- Potential for groundwater contamination with abandoned vehicles which contain oil and gasoline
- Possible types of allowed screening

**It was the consensus of the Board to allow staff to compile additional requested information and answers to questions raised during discussion and bring back to the Board at a future meeting.**

## D. Proposed Zoning Amendment to Allow 2” Caliper Trees

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated February 29, 2008.

Board members and staff discussed the following:

- Zoning amendment is for interior canopy trees within parking areas
- Support for 2” trees consistently throughout the Township
- No need to increase the number of required trees if 2” trees are allowed in parking areas
- Concern with parking lot aesthetics using 2” trees
- 2” trees are more vigorous than 3” trees and will grow to be as large
- Suggestion for using the savings by planting 2” trees for the addition of shrubs and/or perennials to support aesthetics in parking areas
- Current ordinance places the burden of street tree replacement on the property owner two (2) years after planting

- Possible filing requirement of maintenance plan (watering, support removal, etc.)
- Subdivision regulations are a non-zoning ordinance at the Board level only
- Change of required size in street trees and canopy trees in parking areas are zoning amendments which need to be referred to the Planning Commission

**It was the consensus of the Board to place this item on for action at the March 18, 2008 Board meeting.**

E. Community Farms/Gardens

Board members discussed the following:

- Coordinated effort with other communities Parks and Recreation programs
- How to encourage community farms/gardens within our community through volunteer based organizations
- Use of hoop houses
- Possible amendment(s) to allow community farms on Land Preservation property
- Work within Community Resources Commission (CRC) to provide incentives for people to establish community gardens
- Board liaison to survey interest from CRC members regarding establishment of community gardens
- Creation of community gardens should be driven by residents with use of private money
- Concern with liability issue
- Survey of Township owned land to identify potential parcels for community gardens not currently designated for other specified use
- Question whether current ordinances allow use of open space for community gardens
- Community farming as a non-profit educational opportunity
- Encourage community gardens by disseminating information in the Meridian Monitor
- Possible collaborative effort between the Township and one of the school districts
- Township role of facilitating growth of a volunteer based organization by providing land and liability insurance
- Community gardens as a recreational activity

**It was the consensus of the Board to allow staff to provide additional information for discussion at a future Board meeting and direct Trustee Such to pursue this issue with the Community Resources Commission.**

F. Zoning and Non-Zoning Ordinance Publication Options

Clerk Helmbrecht summarized publication options as outlined in staff memorandum dated February 29, 2008.

Board members discussed the following:

- Post summary in the newspaper and full text on the Township's website
- Use of HOM-TV to announce ordinance publications located on the Township's website
- Summary productions of Township meetings could include synopsis of approved ordinances

**It was the consensus of the Board to place this item on for action at the March 18, 2008 Board meeting.**

G. Development Possibility at the NE corner of Cornell Road and Grand River Avenue

Mark Clouse, Eyde Co., 4660 S. Hagadorn Road, East Lansing stated Trilogy Health Services is interested in acquiring ten acres on the northeast corner of Cornell Road and Grand River Avenue to construct a 100-108 bed facility in the initial phase and independent villas as the need arises.

Mr. Clouse indicated the site is not currently served by Township water and sewer. Trilogy Health Services must receive Township approval in order to use the private force main owned by St. Martha's Church. His request to the Board is to consider additional use of this force main through modification of the existing special use permit with St. Martha's Church. Mr. Clouse indicated Father Wehrle believed the use to be appropriate adjacent to the church and did not object to the requested use of the existing force main for the stated purpose.

Mr. Clouse believed the proposed site will ultimately be served by sanitary water and sewer at some point in the future, possibly during water and sewer extension to the final phase of Georgetown. He requested continued conversation with staff to work out the details.

Board members and staff discussed the following:

- Concern with leapfrogging development
- Current RR zoning on the site
- More appropriate to be placed in an area where there are fewer driving needs
- Proposed site is west of the church
- Assisted living and convalescent care are allowed uses in RR
- Assisted living or nursing homes allowed by special use permit in any residential district
- Possibility of the independent living villas as attached units under a PUD
- Twenty seven (27) residential equivalent units for initial phase of 100 beds
- Project would front on Grand River with an access road adjacent to St. Martha's
- Two health care facilities currently under construction within the Township which will create more EMS calls
- Possible contractual emergency services independent of the Township's EMS can be discussed during the special use permit process
- State requirement for Certificate of Need (C of N) for number of beds

ATTORNEY COMMENT: Supervisor McGillicuddy, if I could just state I think that the conversation with the Board should end at this point. I think it is probably fair for Mr. Clouse to talk with Ray to see if there are options or other ideas or ways to go about this that could be brought back. I think the issue is does the Board want to allow the use of this site, this sewer issue, which has come up in front of the Board before, although it is somewhat different. I think, at this point, it is going to be difficult for the Board to not give further information, to not talk about specifics. I'm sure you need answers, but I would recommend that the Board not go forward with that conversation.

**Board members heard the property owner's representative explain interest by a developer to construct a nursing home and other housing options for senior citizens on the site. The availability of sewer service to the site was mentioned as one of the determining factors as to whether the project would be pursued.**

## 12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

## 13. POSSIBLE CLOSED SESSION

**Trustee Such moved to go into closed session for a strategy session connected with the negotiation of collective bargaining agreements pursuant to MSA 4.1800(18)8c. Seconded by Trustee Brixie.**

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

Supervisor McGillicuddy recessed the meeting at 10:06 P.M.

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

**Trustee Such moved to return to open session. Seconded by Trustee Brixie.**

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

Supervisor McGillicuddy reconvened the meeting at 10:25 P.M.

**Trustee Such moved to go forward as discussed in closed session. Seconded by Trustee Brixie.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy, Clerk  
Helmbrecht

NAYS: Trustee Veenstra

Motion carried 5-1.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:30 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