

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD 2022 **-APPROVED-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Township Hall Room  
TUESDAY, June 21<sup>st</sup>, 2022 **6:00 pm**

PRESENT: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

ABSENT: Trustees Sundland, Wisinski

STAFF: Township Manager Walsh, Chief of Police Plaga, Community Planning and Development Director Schmitt, Director of Economic Development Clark, IT Director Gebes, Clerk's Assistant Zachary Lemaster, Multimedia Staff Samantha Diehl, Attorney Cullen Harkness

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLLCALL

Clerk's Assistant Lemaster called the roll of the Board. Trustee Sundland and Trustee Wisinski were absent. All others present.

4. PRESENTATION-NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:02 pm.

NONE

Supervisor Jackson Closed Public remarks at 6:04 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh thanked Ingham County and the Board of Commissioners for hosting a discussion concerning the Commercial Rehabilitation Act in Haslett. The Local Road Program is moving forward. The Okemos Road Bridge and the Grand River project are both on schedule. Thanked Judge Stokes for speaking at the township's Juneteenth celebration for employees. Tomorrow is a meeting with Director Schmitt and Williamstown Township Supervisor Bloomquist on potentially working together on Code Enforcement. The Township Semi-Annual report should be received by the first of July. Celebrate Meridian kicks off on Saturday following the Farmers Market. The Township Pension fund is closed and funded, Township

Retiree Health Care is funded at 98.5% and the MERS pension is funded at 72%. Two additional Police Candidates will be before the board shortly bringing the total to four potential officers in the academy. The Board of Water and Light is talking about potential blackouts in the future. There is a meeting tomorrow with Consumers on power lines for the Okemos Project. Thanked Fire Chief Mike Hamel for his four year anniversary and also being the outgoing Rotary Club President. He congratulated Treasurer Deschaine for becoming the new Rotary Club President and congratulated Trustee Wilson for being chosen as the annual Rotary Hero.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Attended the CATA board meeting last week, ridership is up, and rates have remained the same
- Attended Zoning Board of Appeals meeting last week
- Tax notices will be mailed out in the next two weeks in a new format and taxes are due September 14<sup>th</sup>

Trustee Wilson

- Attended the Sunday Juneteenth Service at Trinity Church with Reverend Marvin Williams
- Attended Employee Juneteenth event on Monday

8. APPROVAL OF AGENDA

**Treasurer Deschaine moved to approve the agenda as presented. Seconded by Trustee Wilson.**

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda.

**Trustee Hendrickson to approve the Consent Agenda as presented. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

A. Communications

**Trustee Hendrickson moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

B. Approval of Minutes – June 7<sup>th</sup>, 2022 Regular Meeting

**Trustee Hendrickson moved to approve and ratify the minutes of June 7<sup>th</sup>, 2022 Regular Meeting as presented. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

C. Bills

**Trustee Hendrickson moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Hendrickson.**

Common Cash	\$	446,756.08
Public Works	\$	514,426.96
Trust & Agency	\$	<u>0.00</u>
<b>Total Checks</b>	<b>\$</b>	<b>961,183.04</b>
Credit Card Transactions	\$	12,870.24
06/02/22 to 06/15/2022		
<b>Total Purchases</b>	<b>\$</b>	<b><u>974,053.28</u></b>
<b>ACH Payments</b>	<b>\$</b>	<b><u>1,035,235.94</u></b>

ROLL CALL VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS-NONE

12. ACTION ITEMS

A. Ordinance 2022-10 – Decks in Planned Unit Developments-**Introduction**

Director Schmitt outlined Ordinance 2022-10, Decks in Planned Unit Developments for introduction.

Supervisor Jackson asked Director Schmitt for further explanation.

Director Schmitt replied the legal documents establishing these neighborhoods are for general condominiums. Condos generally have an envelope and in the past the envelope only covered the building itself which left out any additional space for decks. Changing the deck would change the open space in the project and this amendment would give these residents additional flexibility in this specific scenario.

**Treasurer Deschaine moved to adopt the resolution approving for introduction Zoning Amendment 2022-10 to amend the Zoning Ordinance of the Charter Township of Meridian at Section 86-439 to amend the standards for enlarging decks in Planned Unit Developments. Seconded by Trustee Wilson.**

Treasurer Deschaine thanked staff for helping the board address issues.

Trustee Wilson spoke in support of this item.

VOICE VOTE: YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson

NAYS: None

Motion carried: 5-0

B. Fire Contract Modifications

Manager Walsh outlined Fire Contract Modifications for discussion.

**Trustee Wilson moved to support the Retention and Recruitment Program as outlined by the Manager in the memo, effective June 18<sup>th</sup>. Seconded by Clerk Guthrie.**

Trustee Wilson noted she views this as a step in the right direction.

Clerk Guthrie noted that our number one job is customer service and having pay that is equitable leads to good customer service.

Trustee Hendrickson echoed previous statements and stated this is the continuation of a series of actions made by the board and Manager Walsh to recruit and retain the best and brightest staff.

Treasurer Deschaine spoke in support of this item as Police and Fire are the highest rated services provided by the township.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Hendrickson, Wilson, Supervisor Jackson

NAYS: None

Motion carried: 5-0

### 13. BOARD DISCUSSION ITEMS

#### A. Mixed Use Planned Unit Development #22014-1621 & 1625 Haslett Road-Haslett Village

Director Schmitt outlined Mixed Use Planned Unit Development #22014-1621 & 1625 Haslett Road-Haslett Village for discussion. He detailed maps and square footage, different buildings and their purposes, the amenities the developers chose and stated there will be 291 residential units. The applicant is requesting waivers for setbacks on Haslett Rd., Marsh Rd., and along the railroad tracks on the southern side of the development. The applicant is also asking for a parking waiver. He noted the developers proposed a trailhead at the Lake Lansing-MSU trail, electric car charging stations, an outdoor seating plaza, and no more than 50% of any one dwelling unit type. Bottom tier amenities include greenspace, low flow plumbing fixtures, wireless access throughout and decorative lighting fixtures throughout.

Applicant Michael Bosgraf, 873 South Shore Dr., Holland, MI introduced the development team members Chad Koster, Mike Corby, Greg Petru who is not present and Dave Van Haaren. He thanked staff for their professionalism throughout the process.

Michael Corby, of Integrated Architecture 840 Ottawa, Grand Rapids, MI spoke about the project. He detailing the specifics such as the amenities, the social aspects and outdoor activities available to residents and floor plans. He stated there are presently plans for 1.7 parking spaces per unit with room to hit 1.8 spaces per unit if needed.

Trustee Hendrickson asked if building B1 and E1 could be moved closer to Marsh Rd.

Mr. Corby replied that Marsh Rd. rises and there is a utility easement blocking building E1 from moving. The utility easement runs along the east side of building B1 as well.

Trustee Hendrickson asked if the installation of amenities could be moved forward from 2024 to 2023 so as to see them quicker.

Mr. Bosgraf stated with the sidewalk and curb in front of the trailhead it would make it difficult to begin the trailhead without developing water, sewer and the road first.

Mr. Corby stated the social hub, street trees, lights and electric car charging will be part of phase one.

Trustee Hendrickson asked if passing this would approve the Special Use Permits for two drive-thrus.

Director Schmitt replied the Mixed Use Planned Unit Development would serve as all Special Use Permits for the project.

Treasurer Deschaine asked for examples previously used on the community space on I.

Mr. Corby stated similar projects use this kind of space for events like food trucks and dining.

Trustee Wilson asked if the developer is pursuing the Commercial Rehabilitation Act.

Chad Koster 940 Floral Ave SE, Grand Rapids, MI replied they do intend to take advantage of the Commercial Rehabilitation Act.

Clerk Guthrie asked if there will be bike parking.

Mr. Corby replied it's in the plan and will be spread out across the development.

Clerk Guthrie asked where the bus stop is located.

Director Schmitt replied that staff is working out the details but speculates around building A1.

Supervisor Jackson asked about the requests for setback 1 and 2.

Director Schmitt replied the applicant is asking for a 36 ft. waiver from the center line of Haslett Rd. to accommodate buildings H and A1, and a 26 ft. waiver from the center line of Marsh Rd to accommodate building H.

Supervisor Jackson asked about the traffic study.

Director Schmitt explained that even though the shopping center on site is not functional, the traffic study must show the highest potential traffic for a fully functional shopping center. This is why the study shows a decrease in traffic when there is currently very little traffic generated on the site.

Treasurer Deschaine asked if there is a size range for the one, two and three bedroom units.

Mr. Corby replied one bedrooms will be different sized based on the building.

Treasurer Deschaine asked if the greenspace requirement is located in the southeast triangle of the site plan.

Director Schmitt replied he can provide more detail at the next meeting, but a lot of the space is in the southeast and open space is included throughout.

## B. Ordinance 2022-11 – Municipal Signage

Director Schmitt outlined Ordinance 2022-11 – Municipal Signage for discussion. He explained this will allow the township to place its own signs outside of the Ordinance. He also noted township property is mostly zoned residential, which currently severely hinders signage.

Treasurer Deschaine asked if the township is exempt from the normal building process when it comes to small buildings.

Director Schmitt replied no.

Treasurer Deschaine asked if there is any other area where the township is exempt.

Director Schmitt replied he couldn't think of any off hand.

Treasurer Deschaine stated that it's not a good look for a public body to pass rules that they themselves are exempt from, but that this is a rare exception.

Trustee Hendrickson stated this is an area where giving themselves an exemption is merited as it allows the township to provide emergency information as needed.

Supervisor Jackson noted when a sign is placed in a new location the board will see it again.

Manager Walsh stated the signs have been vetted several times, but a few locations haven't been decided yet.

#### C. Police Department Ordinance Amendments and Additions

Chief Plaga outlined Police Department Ordinance Amendments and Additions for discussion.

Trustee Wilson stated this will bring us into alignment with State law and will provide a line of revenue.

Treasurer Deschaine asked why we are taking action on this now.

Chief Plaga stated it's due to statutes changing over time, and new statutes being brought forward.

Supervisor Jackson asked if the township would have more control over sentencing, punishment and resolution.

Mr. Harkness replied the barring an unfavorable judgment from a judge we have total control over resolution.

Treasurer Deschaine asked if this covers misdemeanors and felonies.

Mr. Harkness replied this only covers misdemeanors.

#### 14. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 7:55 pm.

NONE

Supervisor Jackson Closed Public Remarks at 7:55 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine noted this Saturday is Celebrate Meridian.

Supervisor Jackson noted there will be fireworks at the end of Celebrate Meridian.

Manager Walsh noted how well the board has worked together in the last few months. He noted the July Township Board Meetings will be held on the 12<sup>th</sup> and the 26<sup>th</sup> and in August they will be held on Thursday the 4<sup>th</sup> and Tuesday the 16<sup>th</sup>.

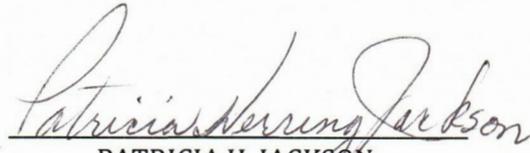
Trustee Hendrickson noted absentee ballots will be sent out next week. He encouraged everyone to carefully read the upcoming ballot initiative as a yes vote is voting to opt out of adult use marijuana and a no vote is to allow adult use marijuana.

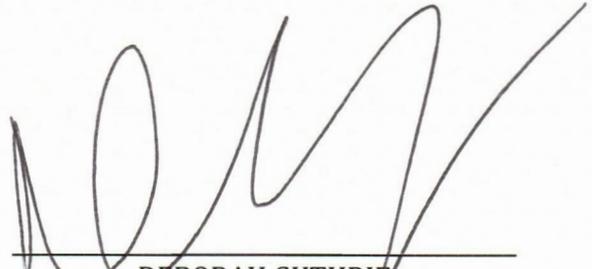
16. ADJOURNMENT

**Trustee Wilson moved to adjourn. Seconded by Trustee Hendrickson.**

VOICE/HAND VOTE: Motion carried 5-0

**Supervisor Jackson adjourned the meeting at 8:01 pm.**

  
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PATRICIA H. JACKSON,  
TOWNSHIP SUPERVISOR

  
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DEBORAH GUTHRIE  
TOWNSHIP CLERK