

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, SEPTEMBER 1, 2009 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Director of
Finance Diana Hasse

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

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke to an \$81.00 legal bill and amendments to the
Pedestrian/Bicycle Pathway Master Plan.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Treasurer's Report

Treasurer Brixie gave an update on delinquent personal property tax collections for 2004-2008,
total collections and distributions, fixed investments and liquid investments as of August 27, 2009.
She reminded residents that taxes are due Monday, September 14, 2009.

Supervisor McGillicuddy requested Board members return the Manager's Evaluation by September
15, 2009.

Trustee Ochberg requested the "for sale" sign on recent Township purchased property be removed.

Township Manager Richards clarified that once the Township takes ownership of the property, the
sign will be removed.

Trustee Veenstra reported he attended the monthly meeting of the Tri County Regional Planning
Commission where a resolution was passed to seek planning assistance to formulate an urban
services boundary.

Township Manager Richards announced the Citizens Recycling Committee has decided not to hold
a fall event due to the inability of finding a market at the current time other than for #1 and #2
plastic. He announced commencement of road work within the Township this week, beginning at
the south end.

6. APPROVAL OF AGENDA — OR CHANGES

Treasurer Brixie moved to approve the agenda amended as follows:

- **Move Agenda Item #10B to #10A**
- **Move Agenda Item #10A to #10B**

Seconded by Trustee Ochberg.

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda amended as follows:

- **Move Agenda Item #7C to #10D**

Seconded by Trustee Ochberg.

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

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follow:

A. Communications

(1) Board Determination (BD)

BD11B-1 E-mail from Trustee Dreyfus; RE: Mixed use project for Students at the University of California

(2) Staff Communications (SC)

SC-1 Cable Coordinator Deborah Guthrie; RE: Letter from Comcast concerning Emergency Services

SC-2 Cable Coordinator Deborah Guthrie; RE: Article from the Detroit Free Press entitled "Cable competition falls short"

Treasurer 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 Ochberg.

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

NAYS: None

Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the August 18, 2009 Regular Meeting as submitted. Seconded by Trustee Ochberg.

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

NAYS: None

Motion carried unanimously.

D. Assessing Stipulations

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Sue Maurer on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0345215	1892 Creek Landing, Haslett, MI 48840
2009		

<u>Assessment</u>	2008	<u>AV/TV</u>	\$109,300/109,300
	2009		\$108,200/108,200

<u>Proposed Assessment</u>	2008	<u>AV/TV</u>	\$102,200/102,200
	2009		\$101,000/101,000

Seconded by Trustee Ochberg.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Vrajesh C. Patel on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0344341	3963 West Sunwind, Okemos, MI 48864
2009		

<u>Assessment</u>	2008	<u>AV/TV</u>	\$132,500/132,500
	2009		\$127,300/127,300

<u>Proposed Assessment</u>	2008	<u>AV/TV</u>	\$126,500/126,500
	2009		\$112,500/112,500

Seconded by Trustee Ochberg.

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

~~8. QUESTIONS FOR THE ATTORNEY~~

9. HEARINGS

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.
 Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to the necessity of maintaining a seven (7) foot pathway throughout the Township.

Supervisor McGillicuddy closed public comment.

A. Sustainable Communities Grant Application

Trustee Ochberg moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, the Township Board hereby declares its support for the Urban/Rural Service District/Boundary Committee and its pursuit of research and grant opportunities related to the successful and equitable development of an

urban service boundary policy, including the 2009 Land Information Access Association (LIAA) Partnerships for Change: Sustainable Communities Grant.

BE IT FURTHER RESOLVED that the Supervisor and Clerk are hereby authorized to sign this resolution and transmit it to all other governments and agencies involved in the URSD/USB Committee and related research and grant activities, as an indication that the Charter Township of Meridian supports and endorses this proposed project for the region.

Seconded by Trustee Veenstra.

Board members and Tri-County staff (Harmony Gmazel) discussed the following:

- Work by the Supervisor over the last five (5) years on this subcommittee
- Not economically feasible to extend infrastructure to all areas of the Township
- Grant application to obtain planning services for this committee and the Tri-County Regional Planning Commission
- Monetary contribution to help defray costs to providing the planning services
- No notation on the value of the grant or the Township's financial responsibilities
- Names of other participating municipalities not listed
- No presentation or report to the Board from Tri-County on this issue
- No Board discussion on this issue
- Application requires, among other things, a purpose statement
- Meridian Township has agreed to be the governmental applicant
- Grant application and accompanying information will be before the Board at its next meeting
- Minutes of this subcommittee are available on its website
- Application by 18 communities with a 50% match for a \$25,000 grant through LIAA
- All 18 communities must pass a resolution of support
- Remaining 50% of the grant must come from a nongovernmental entity
- Purpose of the grant is to bring LIAA on board as an outside planning consultant to work as a mediator to strengthen bonds among the participating communities
- Second portion of the grant is to investigate the legislative tools at hand to achieve an equitable policy in the creation of an urban service boundary
- No regional urban service boundary has been drawn to date
- Request for presentation to the Board on the work of the urban service boundary subcommittee
- Step forward to allow an outside consultant to help examine the issue in greater depth with the assistance of technical experts
- Objection to voting yes on a resolution of support without the benefit of a presentation

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

B. Pedestrian/Bicycle Pathway Master Plan Amendments

Trustee Veenstra moved to add locations number 1, 2, 3 below to the Pedestrian/Bicycle Pathway Master Plan, and to delete locations numbered 4, 5, and 6 below from the Pedestrian/Bicycle pathway Master Plan:

- | | |
|--|---|
| 1. West side of Okemos Road | Existing Inter-Urban Pathway to Raby Road |
| 2. West side of E. Hidden Lake Drive | Burcham Drive to Golden Circle (ex. 7' sidewalk) |
| 3. West side of the Foster Drain | Tihart Road south to the Unruh Drain |
| 4. Along the Herron Creek Drain within the College Fields property (City of Lansing property) | |
| 5. North & west side of Jolly Oak Road | Jolly Road to Okemos Road |
| 6. North side of Burcham Road | JoPass to east of E. Hidden Lake Drive |

Seconded by Trustee Dreyfus.

Board members discussed the following:

- Concern with deletion of #6
- Avoid pathways that dead end
- Pathways are on primary roads, not subdivision streets

The maker offered the following amendment:

- **Add location #4: Nakoma Sidewalk from the bridge over the Red Cedar River to the existing sidewalk and renumber the remaining locations**

Seconded by Trustee Ochberg.

Continued Board member and staff discussion:

- Completion of a loop walked by residents as part of the pathway master plan
- Concern with adding only one segment of Nakoma without picking up the remainder of Nakoma
- Preference to avoid pathways that dead end
- Pathways are on primary roads, not subdivision streets
- Pathways which have not been constructed on primary roads which already exist on the Pathway Master Plan
- Concern with an addition to the Pathway Master Plan that has not been noticed and for which a public hearing has not been held

The seconder withdrew her support for the amendment.

The amendment died for lack of a second.

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

- C. Ordinance Amendment to Remove License Requirement for Massage Therapy, **Final Adoption**
Trustee Dreyfus 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. 2009-08, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 38, by deleting Article VI, Section 38-291 through Section 38-370.”

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 Brixie.

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

- D. Bills

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

Common Cash	\$ 223,021.80
Public Works	\$ 317,070.45
Total Checks	\$ 540,092.25
Credit Card Transactions	\$ 7,389.93
Total Purchases	<u>\$ 547,482.18</u>
 ACH Payments	 <u>\$ 568,647.85</u>

Seconded by Trustee Ochberg.

Trustee Veenstra offered the following amendment:

- **Reduce bill #98 to the Hubbard Law Firm by \$81**

The motion died for lack of a second.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,
 Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustee Veenstra
 Motion carried 6-1.

[Bill list in Official Minute Book]

[The supervisor recessed the meeting at 7:12 P.M.]
 [The supervisor reconvened the meeting at 7:24 P.M.]

By unanimous consent, the Board amended the agenda as follows:

- **Add Agenda Item #10E – Rescission of the Hulett Road Pathway Modification**

E. Rescission of the Hulett Road Pathway Modification

Trustee Ochberg moved to rescind the Hulett Road Pathway Modification motion approved at the August 4, 2009 Board Meeting and to proceed as originally bid at the seven foot width. Seconded by Trustee Veenstra.

Board members and staff discussed the following:

- Contract has been awarded for the Hulett Road Pathway based on a seven foot pathway
- Attitude of the individual who requested the modification
- Belief that certain areas of the Township do not benefit from a seven foot pathway
- Safety feature in reducing the pathway to five (5) feet as there is an electric fence on the property in close proximity to the proposed pathway

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

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to minimal public notice of the proposed 2010 budget and in opposition to closure of the Central Fire Station.

Vance Kincaid, 4530 Nakoma Drive, Okemos, expressed concern with the precedent set with rescission of a motion.

Supervisor McGillicuddy closed public comment.

A. 2010 Proposed Budget

Township Manager Richards offered an overview of the proposed 2010 Budget.

Finance Director Hasse reviewed revenue sources: property taxes, state shared revenue, building permits and interest income.

Board members and staff discussed the following:

- Request for associated cost savings for each item
- Difficulty in making changes to the budget while keeping it balanced and the Township solvent
- Board members to prepare questions for the budget deliberation meeting next week

- B. Amendments to the Mixed Use Planned Unit Development (MUPUD) Ordinance
Supervisor McGillicuddy read proposed language for the purpose and intent section of the mixed use planned unit development as outlined in staff memorandum dated August 27, 2009.

Board members discussed the following:

- Agreement on purpose and intent language
- MUPUD created to allow for more walkable pedestrian oriented developments in the community
- Walkability and pedestrian orientation discussed early in the ordinance and would be redundant if placed in the purpose and intent section

The consensus of the Board was to accept the following language for the purpose and intent section:

- **The purpose of the mixed use planned unit development section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban designs to preserve and enhance community resources.**

Continued Board discussion:

- Begin with the normal setbacks and justify deviations and flexibility where appropriate
- Establishing dimensional standards in this ordinance makes the Board lose its flexibility for the project
- Request for staff to provide a map of railroad tracks and nearby commercial and office zoned parcels
- Parcels near railroad tracks "ripe" for redevelopment
- Director of Community Planning and Development first reviews a proposed development

The consensus of the Board was to accept the following changes:

- **Line 22: (2) Improve the potential for financially attractive and high quality mixed use projects in the township while meeting Township goals of a safe, healthy and sustainable community.**
- **Line 26: b. Allow flexibility in setback and parking requirements.**

Continued Board discussion:

- Redevelopment refers to the concept of existing structures
- Definition of redevelopment currently contained in the MUPUD ordinance on lines 66 through 69
- Increase in square footage of dwelling units is the density bonus only for redevelopment
- Mixed use as the more "natural" way to build a community
- Begin a MUPUD with "normal" setback requirements and allow the developer to present a case for flexibility
- Need for a definition of dwelling unit

The consensus of the Board was to accept the following changes:

- **Line 27: Encourage redevelopment by allowing increases in density in exchange for providing specified community amenities**
- **Delete lines 31-32**

Continued Board discussion:

- Lines 19-21: Incorporate concept of atrium based design
- Atrium concept would be more appropriate in the amenity section
- Many communities require 15% open space which could include a place to sit (courtyard)
- Request for staff to find an appropriate place within the ordinance to insert setback requirements from railroads
- Specific location in the current MUPUD which states that if any portion of a site was redeveloped, the entire site was redevelopment

The consensus of the Board was to continue discussion at the September 15, 2009 Board meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Rudy Gonzales, 186 Newman Road, Okemos, expressed concern with the closing of the Central Fire Station. He spoke to the effect it would have on response time to the citizens of Meridian Township.

Kirk Schalaus, Vice President, Meridian Professional Firefighters Local 1600, 5771 Ambler, Holt, also expressed concern with the closing of the Central Fire Station. He spoke to some of the expenditures made from the General Fund.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Veenstra expressed disappointment there was not more analysis in the proposed 2010 Budget. He requested staff provide an analysis, both pro and con.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:17 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary