

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD SPECIAL JOINT MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
MONDAY, JULY 24, 2017 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Jackson, Opsommer, Sundland

ABSENT: Trustee Deschaine

PRESENT: Planning Commission Chair Ianni, Commissioners Cordill, Lane, Premoe, Richards, Scott-Craig, Tenaglia

ABSENT: Commissioners Baruah, DeGross

STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Senior Planner Menser

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board and Senior Planner Menser called the roll of the Planning Commission.

4. APPROVAL OF THE AGENDA

Treasurer Brixie moved to approve the agenda. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 6-0.

5. BOARD DISCUSSION ITEMS

A. Draft 2017 Master Plan

Director Kieselbach summarized the draft Master Plan as outlined in staff memorandum dated July 20, 2017.

Board and Planning Commission discussion:

- Definition of complete streets
- Sustainability tool kit as a measurement of the development process within the Township
- Existing Land Use Map (Map 10) - Service Center parcel should be designated institutional
- Future Land Use Map (Map 1) - belief the post office and central fire station parcels should be designated institutional, not mixed use core to be consistent with the Existing Land Use Map
- Mixed use core designation does not yet exist so the post office and central fire station would not be shown as such on the Existing Land Use Map (Map 10)
- Belief the concept is the mixed use core will encompass all possible Future Land Use categories
- Originally, the mixed use core did not extend to Central Park Drive between Okemos and Marsh Roads, but was promoted after a meeting with various developers and other stakeholders with land use interest in the community
- Concept of the mixed use core will permit every use within the community
- Existing Land Use Map (Map 10) and the Future Land Use Map (Map 1) should not show previously abandoned Methodist Street as going all the way through

- Idea behind Potential Intensity Change Areas (PICAs) is increased intensity and walkability; all PICAs show future additional road networks and parking along major streets
- The current concept of PICA zones involve greatly increased density in targeted areas around the Township, but without protection of greenspace and natural areas
- Concern with exclusion of the Downtown Okemos PICA zone
- Belief a lack of connection to the greenspace plan continues to exist in the Master Plan
- Continued concern with elimination of a contiguous eastern third of the Township
- Concern with “developer based” vision for future Township population
- Future Land Use Map (Map 1) changes the status of the non-parks parcels at and near the intersection of Lake Lansing and Marsh Roads which should remain commercial
- Current Future Land Use Map shows the parcels at or near the intersection of Lake Lansing and Marsh Roads as residential
- Current commercial uses at or near the intersection of Lake Lansing and Marsh Roads should be changed to commercial use; Watershed, Cone Zone, Quality Dairy, Mayfair, Mayfair parking lot (further east), Blue Gill Grill
- For the eastern portion of Marsh Road going north towards Lake Lansing past Haslett Road, suggestion to change the parcels which currently house older existing apartment complexes to MR (5-14 dwelling units/acre)
- Concern with the size and depth of lots in question (.2 acre)
- Subject area is known as Nemoke Village and has special RN zoning – possibility of extending the mixed core to have flexibility in order to find the best uses along that portion of Marsh Road
- Concern with implementing “ad hoc” planning and zoning at this meeting
- Preference to allow the subject area to move toward the “tiny little” house concept
- R3 designation on the Future Land use Map (Map 1) for the subject area would limit it to single family homes
- Single family homes, duplexes and multi-family are permitted uses in the underlying RN zoning
- PICA zones were established by the Planning Commission to deter urban sprawl, save on infrastructure and preserve green space
- Planning Commission attempted to provide housing options for the “missing middle” (walkable urbanism)
- Adopted Master Plan becomes the “road map” for future development and sets the framework for implementing zoning changes
- Belief the Future Land Use Map (FLUM) has previously been used as a tool “against” the Township
- Adoption of the FLUM does not change the underlying zoning
- Objective A of the previous Master Plan was to emphasize single family owner occupied homes
- Concern the draft Master Plan does not advance the goal of single family home ownership in the Township and encourages apartment complexes to achieve density
- Explanation of the Master Plan process and its intent to create different types of neighborhoods which do not yet exist
- Belief the Master Plan will draw infill development into designated PICA zones
- Belief the mixed use core concept covers three targeted areas which deters urban sprawl and protects green space

5. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Lucy Maillette, Four Corners Alliance (Okemos/Hamilton Corridor), 2418 Indian Hills Drive, Okemos, stated Meridian Township needs to not be so heavily influenced by developers. She believed more residents should be involved in the revitalization process.

Doris Schwartz, 2209 Kent Street, Okemos, noted one Township goal is to preserve and protect existing residential neighborhoods. She addressed the proposed roadway (Methodist Street) which would intersect her home as shown in the Okemos PICA. Ms. Schwartz indicated the consensus of the Board is to abandon Methodist Street and she would like to see it converted to a pathway.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Urban Services Boundary (USB) map show the extent of the Georgetown Sewer payback district.

Trustee Opsommer suggested the Planning Commission discuss and deliberate on the abandonment of Methodist Street.

Supervisor Styka closed Public Remarks.

6. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

Supervisor Styka adjourned the meeting at 7:26 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary