

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JUNE 20, 2006, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Trustees Such, Veenstra, Woiwode
ABSENT: Treasurer Hunting, Trustee Brixie
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, Personnel Director/Assistant Manager Paul
Brake, Director of Parks & Recreation LuAnn Maisner, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:01 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.

Director of Parks and Recreation, LuAnn Maisner, announced that although the 2006 Meridian Fireworks Celebration was cancelled last week, July 4th fireworks will be displayed this year at 10:15 P.M., due to fundraising efforts by Rob Striker, General Manager of Citadel Broadcasting.

Win Stebbins, 3875 Roxbury, Okemos, spoke in favor of free enterprise regarding curbside recycling.

Rob Striker, General Manager, Citadel Broadcasting, 3420 Pine Tree, Lansing, gave an overview of donations from contributors through radio stations WFMK, WITL, WMMQ, the new 97.5, 730 AM and 1240 AM which enabled the Township to display July 4th Fireworks.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Township Manager Richards noted Meridian Township has been and continues to be a strong supporter of regional cooperation in the Tri County area by delineating a list of projects in which the Township participates.

Trustee Such suggested that Manager Richards issue a news release to highlight the Township's involvement in various regional cooperation projects.

Clerk Helmbrecht announced the Township has taken receipt of a new voting device for each precinct, called an AutoMARK, which allows individuals with disabilities to vote a secret ballot at the polls without assistance. The new machines will be used for the first time during the August Primary.

Supervisor McGillicuddy announced an information session on the Okemos Road project will be held on Thursday, June 22, 2006, at 7:00 p.m. in the Meridian Senior Center.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Such moved to approve the agenda amended as follows:

- **Remove Agenda Item #11C**

Seconded by Trustee Woiwode.

VOICE VOTE: Motion carried 5-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Woiwode moved to adopt the Consent Agenda amended as follows:

- **Move Agenda Item #7E to #10 E**

Seconded by Trustee Such.

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

NAYS: None

Motion carried 5-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

- BI-1 Richard McNulty, 5267 E. Hidden Lake Drive, East Lansing; RE: Township service to its residents
- BI-2 John Castle, Chair, Microfilming & Publishing, Ingham County Genealogical Society, PO Box 85, Mason; RE: Preservation of old Meridian Township records and documents on archival quality microfilm
- BI-3 Michael and Karla Hudson, 6009 Skyline Drive, East Lansing; RE: Addition of Skyline Drive to the Meridian Township Pedestrian/Bicycle Pathway Master Plan
- BI-4 Deanna Wynn, 4462 Alderwood Drive, Okemos; RE: Appreciation to the Director of Parks and Recreation for her efforts regarding the Meridian Townships Parks and Recreation Program
- BI-5 Stephen D. Fuller, 1045 W. Woodside Drive, Haslett; RE: Transmittal of Guest Commentary submitted to *The Towne Courier* relative to Reverend Craig Dumont and Okemos Christian Center
- BI-6 Marilyn Aronoff, Vice-President, Cedar Bend Heights Neighborhood Association, 2248 Kent, Okemos; RE: Downzoning of 2162, 2164 and 2176 Hamilton Road properties from commercial to RA (single family residential)

(2) Regional Linkage (RL)

- RL-1 John W. Midgley, P.E., Managing Director, Ingham County Road Commission, 301 Bush Street, Mason; RE: Invitation to a joint meeting between the Road Commission and Township on Thursday, August 3, at 6:00 P.M.

(3). Staff Communication/Referral (SC)

- SC-1 Memorandum from Cindy Cummings, Police Records Supervisor; RE: Current list of licensed vendors and non-licensed persons or nonprofit organizations engaged in soliciting or canvassing dated June 2, 2006
- SC-2 Mark Kieselbach, Director of Community Planning and Development; RE: Commission Review #06083 (Township Board), Ranes Land Preservation Purchase
- SC-3 Paul J. Brake, Executive Director, Meridian Charter Township Downtown Development Authority (DDA); RE: DDA Plan
- SC-4 Michigan Townships Association Legislative E-Report, June 2, 2006 Edition
- SC-5 Michigan Townships Association Legislative E-Report, June 9, 2006 Edition

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

Materials received at the June 6, 2006 Meeting

Roland Harmes, 5120 Cornell Road, Okemos; RE: Concerns with Wetland Use Permit #06-02 (Eyde) – Georgetown.

Leonard Provenchur, 5124 Buena Parkway, Haslett; RE: Internet information on the US Flag

Trustee Woiwode 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 Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
 NAYS: None
 Motion carried 5-0.

B. Minutes

Trustee Woiwode moved to approve and ratify the minutes of the June 6, 2006 Regular Meeting as submitted. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
 NAYS: None
 Motion carried 5-0.

C. Bills

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

Common Cash	\$ 308,461.28
Public Works	\$ 425,897.21
Total Checks	\$ 734,358.49
Credit Card Transactions	\$ 12,025.15
Total Purchases	<u>\$ 746,383.64</u>
ACH Payments	<u>\$ 277,387.29</u>

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
 NAYS: None
 Motion carried 5-0.

[Bill list in Official Minute Book]

D. Amendment to the Township Manager’s Employment Agreement

Trustee Woiwode moved that Section 5.C of the Township Manager’s Employment Agreement be amended as follows:

5.C. Automobile (Replacement language for last sentence in 5.C.)

“The Township Manager may irrevocably choose to receive a monthly car allowance of \$450.00 in lieu of the automobile, and maintenance, gas, oil and insurance expenses as compensation for all business miles driven within a 50 mile radius of the Township Municipal Building.

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

- F. Sierra Ridge Lift Station Benefit Charge and Reimbursement
Trustee Woiwode moved to approve Sierra Ridge Lift Station Benefit Charge & Reimbursement Resolution which determines the service area; the cost of lift station construction; establishes the Sierra Ridge Lift Station Benefit Charge with immediate effect; the time period for the benefit charge; the method for payment of the benefit charge; the method for reimbursement to G.S. Fedewa Builders; and directs the Township Manager to sign an agreement for reimbursement to G.S. Fedewa Builders.

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

- G. Outdoor Assembly Permit, 4th of July Celebration
Trustee Woiwode moved approval of the outdoor assembly license and the permit for firework display by Night Magic, Inc. for the Independence Fireworks Celebration on Tuesday, July 4, 2006, as described in the memorandum dated June 16, 2006. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

- A. Wetland Use Permit #06-04, St. Luke Lutheran Church
Supervisor McGillicuddy opened the public hearing at 6:22 P.M.
Director Kieselbach summarized the wetland use permit application as outlined in staff memorandum dated June 16, 2006.

Supervisor McGillicuddy closed the public hearing at 6:28 P.M

- B. Wetland Use Permit #06-05, Whitehills Point
Supervisor McGillicuddy opened the public hearing at 6:28 P.M.
Director Kieselbach summarized the wetland use permit application as outlined in staff memorandum dated June 16, 2006.

Supervisor McGillicuddy closed the public hearing at 6:32 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.
Mark Clouse, Chief Financial Officer, Eyde Co., 4660 S. Hagadorn, Suite 660, East Lansing, spoke in support of the final preliminary plat for Georgetown.

Supervisor McGillicuddy closed public comment.

- A. Final Preliminary Plat, Georgetown
Trustee Such moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants approval of the final preliminary plat for a single family subdivision of 158 lots,

commonly known as Georgetown, located south of Tihart Road, west of Cornell Road and east of Powell Road with the following conditions:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc. dated February 14, 2006, indicating 158 single family lots, subject to revisions as required. Any revisions to the layout of the plat shall be subject to the Township's approval.
2. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
3. Construction shall not commence until the applicant has obtained a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency for the subject site based on the surveyed floodplain. A copy of the LOMA shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to the leads.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Paved shoulders shall be constructed along the frontage of the plat on Powell Road and Tihart Road. The paved shoulders shall be built in accordance with Township Engineering Design and Construction Standards.
8. A seven foot wide concrete pathway is required along the frontage of the plat on Cornell Road. In lieu of constructing the pathway, the applicant shall provide to the Township a bond in the amount of the construction costs, so the pathway can be built once the design and location have been determined by the Township.
9. A five foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
10. The applicant shall construct an eight foot wide off-road pathway, which meets the requirements of the Americans with Disabilities Act, connecting the two phases of the development between Lots 116 and 117 and Lots 153 and 154. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The pathway shall be built in accordance with Township Engineering Design and Construction Standards.
11. The applicant has agreed to grant the Township a 15 foot wide easement for a pathway to run north of Township Wetland #14-19, in the southwest corner of the site, then west of Lots 82 and 83, connecting to the sidewalk south of Lot 82.

12. **The applicant has agreed to grant the Township a 15 foot wide easement for a pathway running along the Foster Drain. This easement shall be shown on all plans.**
13. **Trees #1 through #7, Tree #9, Trees #17 through #22, and Trees #27 through #42, as shown on the revised Open Space Plan received by the Township on September 8, 2005, shall be preserved. All plans, deed restrictions and the subdivision's covenants, codes and restrictions shall identify these trees and the location of these trees. All trees to be preserved shall be protected during construction using the standards outlined in Section 22-179 of the Code of Ordinances. No construction shall occur until tree protection has been installed and approved by the Director of Community Planning and Development.**
14. **Street trees, where appropriate, shall be required along Tihart Road, Cornell Road and Powell Road. Street trees shall be required throughout the subdivision along all internal roads. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.**
15. **Other than those areas subject to a wetland use permit, no buildings, accessory structures, structural appurtenances, or grading shall be permitted in the regulated wetlands.**
16. **A deed restriction shall be recorded acknowledging the presence of the water feature setback and referencing the appropriate Township regulation on lots which contain a water feature setback.**
17. **The natural vegetation strip shall be clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.**
18. **The preserved open space areas shall be clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.**
19. **The preserved open space areas shall be designated on all plans. The preserved open space areas shall be deeded to the homeowner's association, a land conservancy, the Township or otherwise protected in a manner acceptable to the Township.**
20. **Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the water features setback and at the floodplain elevation. After construction, the fencing shall be removed once the area is stabilized.**
21. **Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.**
22. **A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.**

Seconded by Clerk Helmbrecht.

Board members, staff and the applicant discussed the following:

- Planned residential development (PRD) preserves more than 30% open space and provides greenways for wildlife
- Amendment to assure that paved shoulders will not remove large oak trees along Powell Road
- Preference for pathway placement behind the trees

- Township recently approved purchase of a 22 acre parcel immediately adjacent to this property
- Request that the applicant and the Planning staff keep in mind that Cornell Road is a natural beauty road when deciding placement of pathways
- Paving of Powell and Tihart Roads from the southwest corner to their entrances a requirement of the Ingham County Road Commission
- Concern over paving of the remainder of Powell and Tihart Roads
- Residents would pay for paving through the increased sales price of the lot
- Residents normally assessed the cost of road paving only for the portion which abuts their property
- Situation is not similar to Hulett Road as the request to pave came from the residents who did not live adjacent to Hulett, but in nearby Woods of Herron Creek and Sundance subdivisions
- Georgetown residents will have a number of paved options to exit the subdivision
- Exploration of a Township resolution expressing concerns regarding the trees and paving to the Ingham County Road Commission (ICRC)
- Narrower road width along Tihart and Powell Roads to protect large trees on both sides
- Pathways would allow the greatest flexibility to preserve trees
- Request for establishment of a construction truck route to be included in the resolution to the ICRC
- Enforcement of state law that a truck take the shortest route from the signed truck route to its destination
- Invitation for the Board to meet with the Ingham Country Road Commission on August 3rd
- Quasi-boulevard at the entrance off Tihart Road to protect trees will be entrance for Phase 1
- Promotion of Board goals with this PRD

The maker offered the following amendment:

- **Amend condition #7 by inserting the following language after “Tihart Road”: “and the major trees along these roadways shall be protected. The tree preservation and the actual placement of the pathways and/or paved shoulders shall be subject to the approval of the Director of the Community Planning and Development”**

The amendment was accepted by the seconder.

The maker offered the following amendment:

- **Amend condition #7 by inserting the following language after “Planning and Development.”: “In lieu of constructing the paved shoulders, the applicant shall provide to the Township a bond in the amount of construction costs so that the paved shoulders can be built once the design and location have been determined by the Township.**

The amendment was accepted by the seconder.

Trustee Veenstra offered the following amendment to the maker’s previous amendment:

- **Insert “or separate pathway” after “paved shoulders”**

The amendment was accepted by the maker and seconder.

The maker offered the following amendment:

- **Add condition #23 to read: “A specified route for construction traffic shall be established in cooperation with the applicant and subject to the approval of the Director of Community Planning and Development.”**

The amendment was accepted by the seconder.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
 NAYS: None
 Motion carried 5-0.

B. Land Division Ordinance, **Final Adoption**

Trustee Woiwode 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. 2006-03, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 62 Subdivisions and Other Divisions of Land, By Deleting Article I In General and Article II Land Divisions; and by Adding Article I In General, Article II Plat Procedures, Article III Design Standards, Article IV Division of Land, Article V Division of Platted Land and Article VI Administration and Enforcement; and by Adopting a Fee Schedule.”

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 Trustee Such.

The seconder offered the following amendments:

- **Insert after the word “publish” in the BE IT FURTHER RESOLVED clause: “a summary of”.**
- **Insert at the end of the BE IT FURTHER RESOLVED clause: “ A true copy of the ordinance may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.”**

The amendment was accepted by the maker.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
NAYS: None
 Motion carried 5-0.

C. Purchase of Property

Clerk Helmbrecht summarized the proposed purchase of property recommended by the Land Preservation Advisory Board as outlined in staff memorandum dated June 16, 2006.

Township Manager Richards further summarized the proposed purchases as outlined in staff memorandum dated June 16, 2006.

Trustee Such moved [and read into the record] NOW THEREFORE BE IT RESOLVED that the Township Board of the Charter Township of Meridian, Ingham County, Michigan, does hereby approve and forward to the Planning Commission for Section 9 Review at its first possible meeting opportunity, for approval as to its location, character and extent as a public ground or open space effective this date June 20th, 2006.

BE IT FURTHER RESOLVED that the Township Board authorizes the Township Supervisor, Township Clerk and Township Manager to ratify an agreement entered into with Ronald P. Applegate and to take all further actions deemed necessary to close such transaction for the parcel as defined by the attached legal description.

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- Acquisition preserves wildlife corridor
- Land Preservation purchase of the Applegate property on Towner Road of approximately 15+/- acres at a cost of \$207,645
- Agreed upon signs which will designate property as Land Preservation purchases

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

Trustee Woiwode moved [and read into the record] NOW THEREFORE BE IT RESOLVED that the Township Board of the Charter Township of Meridian, Ingham County, Michigan, does hereby approve and forward to the Planning Commission for Section 9 Review at its first possible meeting opportunity, for approval as to its location, character and extent as a public ground or open space effective this date June 20th, 2006.

BE IT FURTHER RESOLVED that the Township Board authorizes the Township Supervisor, Township Clerk and Township Manager to ratify an agreement entered into with Ronald P. Applegate and to take all further actions deemed necessary to close such transaction for the parcel as defined by the attached legal description.

Seconded by Trustee Such.

Board members discussed the following:

- Parks acquisition of property on Towner Road of approximately 20.6 +/- acres at a cost of \$427,355
- Possible connection to the Sierra Ridge subdivision to the west
- Cooperative effort by the Township staff, Park Commissioners, Land Preservation Advisory Board and property owner
- Acquisition at the north end of the Township
- Staff preparation of a resolution of appreciation to Mr. Applegate

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

- D. Resolution for LWCF Grant Application for Development of Orlando Park
Director Maisner summarized the Orlando Park grant application as outlined in staff memorandum dated June 15, 2006.

Trustee Such moved [and read into the record] NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that the Meridian Township Board supports submission of the Land and Water Conservation Fund (LWCF) application for financial assistance to develop Orlando Park, located at 1275 Orlando Drive, Haslett. Fifty percent (50%) of the total project cost will be committed from the Township’s General Fund in the amount of \$69,750; and the Director of Parks and Recreation is authorized and directed to file the Orlando Park Grant Application with the Michigan Department of Natural Resources, in the amount of \$139,500, prior to the July 1, 2006, deadline. Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht
NAYS: None
Motion carried 5-0.

- E. Budget Amendment – Property Room and Weapons Storage Projects
Clerk Helmbrecht moved to authorize the use of the Meridian Township Police Department’s Zylon class action lawsuit award, Local Law Enforcement Block Grant and non-narcotic forfeiture monies to purchase the mechanical assist system and universal weapons racks not to exceed \$34,500. Seconded by Trustee Such.

Board members and staff discussed the following:

- Mechanical storage shelving systems dramatically increase storage space
- Explanation of non-narcotic forfeiture monies (e.g., fraud)

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht
 NAYS: None
 Motion carried 5-0.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. Wetland Use Permit #06-04, St. Luke Lutheran Church

Board members discussed the following:

- Appreciation for Environmental Commission input
- Necessity for receiving Environmental Commission comments earlier in the process
- Township environmental consultant recommendation for denial because of erosion
- Applicant to provide new design to meet the concerns of the Township's environmental consultant
- Advisory comments from the Environmental Commission as a non-regulatory body
- Environmental Commission recommendations which can be applied to all development forwarded to the Planning Commission for site plan review
- Ordinance amendment(s) to accommodate several Environmental Commission recommendations which can be applied to all development

The consensus of the Board was to place this item on for action at the July 6, 2006 Board meeting.

B. Wetland Use Permit #06-05, Whitehills Point

Board members discussed the following:

- Appreciation for the Township's wetland consultant analysis
- Useful to have knowledge of the Environmental Commission's intent regarding comments on this wetland use permit

The consensus of the Board was to place this item on for action at the July 6, 2006 Board meeting.

D. Rezoning #02060 (Eyde), request to rezone 5.4 acres located at 5155 Marsh Road from RAAA (Single Family-Low Density) to PO (Professional and Office)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated June 16, 2006.

Mark Clouse, Chief Financial Officer, Eyde Co., 4660 S. Hagardorn, Suite 660, East Lansing, offered history on the quest for appropriate development of the site since 2002.

Board members and staff discussed the following:

- Zoning would be conditioned upon a mixed use planned unit development (MUPUD) development with additional stipulations
- Addition of conditions offered by the applicant
- Ideal opportunity to develop a MUPUD under conditional zoning
- Proposal makes a great "back yard" for residential
- Possibility of amending the MUPUD ordinance in the future to change the amenities
- Concern with appropriateness of placing commercial on the west side of Marsh Road
- Walkability as a Township goal
- Five (5) lane road (Marsh Road) as a barrier to walkability
- Merit to building the walkability concept by placing mixed use along the west side of Marsh Road
- Concern with amount of commercialization and empty store fronts in this area of the community

- Proposal not “redevelopment” in the true sense of the word
- Rezoning to commercial may take away from already established commercial areas which need to be sustained
- C-2 as the most “convenient” zoning to develop as a MUPUD
- Possible development would bring the buildings out to the sidewalk and road
- Existing businesses looking to expand to a larger location
- Creation of C-1 as a use for MUPUD
- Smaller sizes for uses in C-1 than in C-2

The consensus of the Board was to bring this item back for discussion at a future Board meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 8:20 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary