

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED**-
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, SEPTEMBER 4, 2007, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such, Veenstra (6:01 P.M.), Woiwode
ABSENT: None
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 of Finance Diana Hasse, 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.

Virginia White, Constitution Week Chair, Lansing Chapter of the Daughters of the American Revolution, 1641 Birchwood Drive, Okemos, announced September 17-23, 2007 as Constitution Week, a celebration of the two hundred and twentieth anniversary of the signing of the U.S. Constitution. She urged passage of the proclamation she handed out to Board members. Ms. White also expressed appreciation for the excellent citizen attendance at the Lake Lansing Band Shell.

Judy Kindel, 2915 Margate Lane, East Lansing, voiced appreciation for the Board's consideration of the U.S. Mayors Climate Protection Agreement and urged the Board to develop a climate action plan.

Ann Alchin, 2227 Hamilton Road, Okemos, expressed support for the Lake Lansing Watershed Management SAD.

John Peckham, President, CB Richard Ellis/Martin Property Development, 1111 Michigan Ave., # 201, East Lansing, voiced support for Zoning Amendment #07040. He also spoke to the Board's reconsideration of his submitted waiver request for a monument sign on the Summit Community Bank project due to a change in the Township's Lighting Ordinance during the project's duration.

Will Tyler White, 2142-1/2 Hamilton Road, Okemos, spoke in support of Zoning Amendments #07030 and #07040.

John Anderson, 215 W. Newman Road, Okemos, voiced his opinion on the sale of property at 2083 Towner Road.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES
Clerk Helmbrecht announced the Land Preservation Advisory Board will hold its first neighborhood meeting in the Towar Gardens area on September 20th at 7:00 P.M. at the Towar Recreation Center. The neighbors near that area's purchased Land Preservation parcels were invited to attend the meeting

in order to familiarize them with the special parcels and provide them an opportunity to become citizen stewards.

Treasurer Hunting reminded citizens that September 14, 2007 is the due date for summer taxes.

Manager Richards announced the Meridian Township Citizens' Recycling Advisory Committee will hold its second recycling event on Saturday, September 29, 2007 from 9:00 A.M. until 3:00 P.M. The collection will take place in the Delta Dental Parking Lot located at 4100 N. Okemos Road. Acceptable items are extruded polystyrene (styrofoam), box board, corrugated cardboard and telephone books.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Such moved to approve the agenda amended as follows:

- **Move Agenda Item #7E to Agenda Item #10G**
- **Move Agenda Item #7F to Agenda Item #10H**
- **Move Agenda Item #7G to Agenda Item #10I**

Seconded by Trustee Brixie.

VOICE VOTE: Motion carried unanimously.

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, Treasurer Hunting

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

- BI-1 G. Lawrence Merrill, Executive Direction, Michigan Townships Association, 512 Westshire Drive, Lansing; RE: Settlement for the Enbridge Energy, Limited Partnership Property Tax Matter
- BI-2 Audrey Sovis, Administrative Assistant, Michigan Townships Association, 512 Westshire Drive, Lansing; RE: Approval of Meridian Township's application for Legal Defense Fund Assistance
- BI-3 Dennis J. Forsberg, President, TA Forsberg, Inc., 2422 Jolly Road, Suite 200, Okemos; RE: Postponement request for Rezoning #07070 (TA Forsberg, Inc.)
- BI-4 Property owners within Heather Circle, Meridian Township; RE: Petition to require AT&T removal of its Telco Cabinet installed on Heather Circle
- BI-5 Carl Harmon, LINC, 1924 Birchwood, Okemos; RE: Support for local road millage if language contained provisions for reduction in the event state funding increased

(2.) Staff Communication/Referral (SC)

- SC-1 Michigan Townships Association Legislative E-Report, August 17, 2007 Edition
- SC-2 Michigan Townships Association Legislative E-Report, August 24, 2007 Edition
- SC-3 Memorandum from Director Kieselbach; RE: Commission Review #07013, 2008-2013 Public Improvements Program (PIP)

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

Materials received at the August 21, 2007 Board Meeting

Mark K. Clouse, CFO/General Counsel, Eye Co., 4660 S. Hagadorn, Suite 600, East Lansing; RE: Sierra Ridge Preliminary Plat Extension Request

Leslie A. Kuhn, 6162 Oak Park Trail, Haslett; RE: Opposition to Lake Lansing Watershed Management SAD

Leslie A. Kuhn, 6162 Oak Park Trail, Haslett; RE: Website for company which studies and provides milfoil weevils which could be used for weed control at Lake Lansing

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, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the August 21, 2007 Regular Meeting as submitted. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

C. Bills

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

Common Cash	\$ 415,116.83
Public Works	\$ 320,772.17
Total Checks	\$ 735,889.00
Credit Card Transactions	\$ 11,046.20
Total Purchases	<u>\$ 746,935.20</u>
 ACH Payments	 <u>\$ 474,609.15</u>

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Assessing Stipulations

Trustee Brixie moved that the Township Assessor be authorized to sign a stipulation with Sower Boulevard Investments on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2006	0321890	2289 Sower Boulevard, Okemos
<u>Assessment</u>	2006	<u>AV/TV</u> \$268,500/249,396

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

- J. Cameron Oaks Streetlighting SAD, **Resolution #1**
Trustee Brixie moved to approve the Cameron Oaks Streetlighting Special Assessment District - Resolution #1, tentatively declaring its intention to install and maintain ten (10) streetlights and defray the cost of installation, operation and maintenance by special assessment against the 8 benefiting lots and setting a public hearing for October 2, 2007. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

- K. Ember Oaks II and III Streetlighting SAD, **Resolution #1**
Trustee Brixie moved to approve the Ember Oaks II & III Streetlighting Special Assessment District - Resolution #1, tentatively declaring its intention to install and maintain nine (9) streetlights and defray the cost of installation, operation and maintenance by special assessment against the 13 benefiting lots and setting a public hearing for October 2, 2007. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

- L. Authorization to Dispose of Four Surplus Vehicles
Trustee Brixie moved to approve the sale of the above listed surplus Township vehicles at public auction or by sealed bid. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

(Vehicles referenced in motion:

<u>Vehicle No.</u>	<u>Year</u>	<u>Model</u>	<u>Mileage</u>	<u>Vehicle Identification Number</u>
166	2003	Ford Crown Vic	126,500	2FAHP71WX3X206075
167	2004	Ford Crown Vic	104,000	2FAFP71W94X161350
271	1994	Ford Dump Truck	52,400	1FDKF37H3RNA08996
238	1989	GMC Tank Truck	16,200	1GDL71B1KV511542)

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item # 10B)

9. HEARINGS (NONE)

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Nicole Brillantes, Membership Director, Court One, 5369 Burcham Drive, East Lansing, spoke in support of modifying the sign currently on Township property located at the northwest corner of Science Parkway and Okemos Road by placing a collective sign for tenants of Red Cedar Research Park,

Robert Hollenshead, President, Lake Lansing Property Owners Association, 6068 Columbia Street, Haslett, spoke in support of a Lake Lansing Overlay District concept and the Lake Access Ordinance.

John Anderson, 215 W. Newman Road, Okemos, spoke in opposition to Zoning Amendment #07040.

Supervisor McGillicuddy closed public comment.

- A. Zoning Amendment #07030 (Planning Commission), request to amend Sections 86-128(c) and 86-158(b) to extend the expiration dates for Special Use Permits and Site Plan Reviews from 12 to 24 months

Trustee Veenstra moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article II, Division 4, Section 86-128 by amending Section 86-128(c) and Article II, Division 5, Section 86-158 by amending Section 86-158(b).”

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 introduced at least once prior to the next regular meeting of the Township Board.

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

- B. Zoning Amendment #07040 (Township Board), request to remove size limitations for all uses in the C-1 and C-2 (Commercial) Zoning Districts

Trustee Such moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article IV, Division 3, Section 86-403 by amending Section 86-403(c), Section 86-403(d) and Section 86-403(e), and Chapter 86, Article IV, Division 3, Section 86-404 by amending Section 86-404(c), Section 86-404(d), and Section 86-404(e).”

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 introduced at least once prior to the next regular meeting of the Township Board.

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- Will promote the reuse of existing commercial property in the Township
- Size limitations too low and arbitrary

The seconder offered the following friendly amendments:

- Amend the 4th, 5th, 6th and 8th whereas clauses to insert the words “for uses” after the word “limitations”
- Amend the 9th whereas clause to insert the words ”for uses” after the word “requirements”

Consistency in language throughout the resolution: (See Agenda Item #8 (Questions for the Attorney))

Q. I don't have a problem with that. I would like to ask the attorney as it seems to me to be more consistent. Is that correct?

A. I think that is consistent with the previous paragraphs, unless Mr. Kieselbach believes it is different.

The amendments were accepted by the maker.

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

NAYS: Trustee Veenstra

Motion carried 6-1.

C. Auto Dealerships in C-2 (Commercial)

Treasurer Hunting moved to initiate a zoning amendment to permit new car dealerships in the C-2 (Commercial) district by special use permit and refer the proposed amendment to the Planning Commission for a public hearing and recommendation. Seconded by Trustee Brixie.

Board members discussed the following:

- Support for existing businesses within the Township

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

NAYS: None

Motion carried unanimously.

D. Lake Lansing Overlay District

Trustee Such moved to initiate a zoning amendment to establish a Lake Lansing Residential Overlay District ordinance and refer the proposed amendment to the Planning Commission for a public hearing and recommendation. Seconded by Trustee Woiwode.

Board members discussed the following:

- Development of the proposed overlay district over many years
- Support from the Zoning Board of Appeals for an overlay district

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

NAYS: None

Motion carried unanimously.

E. Lake Access Ordinance

Trustee Woiwode moved to initiate a zoning amendment to establish a Lake Access Ordinance and refer the proposed amendment to the Planning Commission for a public hearing and recommendation. Seconded by Trustee Such.

Board members discussed the following:

- Critical need to address the potential for keyhole development on Lake Lansing
- Proposed zoning amendment to be sent to the Planning Commission for review
- Need for reasonable limit on lake access

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

NAYS: None

Motion carried unanimously.

F. Science Parkway Signage Request

Trustee Such moved that the Township Manager be authorized to enter into an agreement for the use of an existing signage structure located on Township property at 4321 Okemos Road, by occupants of the Red Cedar Research Park, in a form approved by the Township Attorney. Seconded by Treasurer Hunting.

Board members and staff discussed the following:

- Concern that the sign will be lit
- Size should be minimal
- Application of letter directly to the brick
- Current structure is not lit
- Conditions will be contained in the easement agreement which allows the parties to maintain the sign
- Current sign allowed to be 25 square feet

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

NAYS: None

Motion carried unanimously.

G. Resolution Endorsing the U.S. Mayors Climate Protection Agreement

Trustee Woiwode 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 Township Board hereby endorses the U.S. Mayors Climate Protection Agreement as consistent with the global Board Policy to create a sustainable community for our natural environment and the health and safety of our residents.

BE IT FURTHER RESOLVED, to authorize the Township Supervisor to sign the U.S. Conference of Mayors Climate Protection Agreement Signature Page on behalf of the Charter Township of Meridian.

Seconded by Trustee Brixie.

Board members discussed the following:

- Climate Protection Agreement as an affirmation of existing Board goals
- Current discussion taking place in the Michigan Legislature
- Planning group comprised of citizens and staff
- Need for inventory of current global warming emissions in order to develop an action plan
- Possible vision session on this topic at a future Board meeting
- Need for reduction of our carbon footprint

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

NAYS: Trustee Such

Motion carried 6-1.

H. Public Access Cable Television

Treasurer Hunting moved that the Township Board authorize Supervisor Susan McGillicuddy to sign the Letter of Understanding on Public Access Cable Television with the City of Lansing and the City of East Lansing dated June 26, 2007, which appoints a cable staff member to explore the possibility of providing for a public access facility and eventual recommendation for the Township's level of involvement or lack thereof for a Community Media Center. Seconded by Trustee Veenstra.

Board members discussed the following:

- Concern with loss of autonomy for Meridian Township's HOM-TV

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

I. Sale of 2083 Towner Road Property

Trustee Such moved that the Township Board approve the Buy and Sell Agreement with Patrick Donlon for the sale of property commonly known as 2083 Towner Road at a price of \$120,000 and that the Manager, Clerk and Supervisor be authorized to execute all documents required to complete the sale. Seconded by Supervisor McGillicuddy.

Board members and staff discussed the following:

- House in need of extensive repair
- Two market value studies conducted at the time purchase was considered
- Part of a three parcel purchase from the same seller
- Decline in the selling prices for housing
- Property on the market for six (6) months

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Treasurer Hunting
 NAYS: Clerk Helmbrecht
 Motion carried 6-1.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Thomas Valli, Chair of the Eastgate Neighborhood Association 2767 Eastway Drive, Okemos, spoke in opposition to Rezoning #07060 (DTN Investment Co.)

John Anderson, 215 W. Newman Road, Okemos, questioned certain aspects contained in the Expenditure Summary of the 2008 Proposed Budget.

Robert Hollenshead, President, Lake Lansing Property Owners Association, 6067 Columbia Street, Haslett, spoke in support of the Lake Lansing Watershed Management SAD and expressed disappointment with the Board's reaction to the proposed Tier 3.

Supervisor McGillicuddy closed public comment.

A. 2008 Budget – Introduction

Township Manager Richards introduced the proposed 2008 budget as outlined in staff communication dated August 31, 2007.

Board members and staff discussed the following:

- Special Budget Meeting on Tuesday, September 11, 2007 at 6:00 P.M.
- Public hearing scheduled for the October 2, 2007 Board meeting

[Trustee Such left the room at 7:35 P.M.]

B. Lake Lansing Watershed Management SAD

Director Severy summarized the Lake Lansing Watershed Management Special Assessment District (SAD) for 2008-2007 as outlined in staff memorandum dated August 31, 2007.

Board members and staff discussed the following:

- Discussion with Ingham County regarding an increase in its contribution
- Ingham County Park Commission will make a recommendation on any increase in its contribution to the Lake Lansing Watershed Management SAD
- Sailing Club regattas not launched at the public boat launch

- Possibility of an orphan drain coming from Clinton County
- All alternatives based on a total of \$80,000 in assessments
- Deadline for assessment to be collected for 2008
- Need for an increase in the Township budget for its match
- Rationale for adding Tier 3 assessment
- Newspaper advertisements for sale of properties within the proposed Tier 3 speak to proximity of the lake
- No demonstrated proof of benefit for properties within the proposed Tier 3
- Separate billing of the assessment by the Treasurer's Office
- Estimate of mailing costs for the special assessment

The consensus of the Board was to continue this item on for discussion at the September 18, 2007 Board Meeting.

[Trustee Such reentered the room at 7:55 P.M.]

- C. Rezoning #07060 (DTN Investment Co.), request to rezone 3.13 acres from PO (Professional Office) and RC (Multiple Family-Medium Density) to C-1 (Commercial) located on the southeast corner of Mt. Hope and Hagadorn Roads
Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated August 30, 2007.

Allen Russell, DTN Management Co., 1690 Mack Avenue, Haslett, stated his company has been approached by several businesses (e.g. bank, bicycle repair shop, wine/cheese/coffee shop, dry cleaner, specialty food, law offices, computer shop, etc.) to locate at this property. His firm has proposed language in the past to restrict uses such as convenience store with liquor sales, gas station, drive-through (excluding banks), restaurant or bar.

Board members and staff discussed the following:

- Original language in this section of the ordinance written in the early 1970's
- MUPUD approved in 2006 included commercial uses allowed by SUP in PO
- Uses mentioned by the applicant as potential tenants which are allowed by SUP in PO
- Intent of the current ordinance at the time of approval was the use of the site generating sufficient business v. drive by traffic use on a regular basis
- Ancillary uses to the PO zoning
- Applicant's willingness to offer conditions regarding uses which would not be included in the development
- Possible amendment to the MUPUD ordinance to allow 25% of a MUPUD to be used as commercial in lieu of rezoning a parcel in its entirety to C-1
- Applicant's sole discretion in offering conditions under the state's conditional zoning law
- In PO zoning, 50% can be earmarked for barber shop/beauty salon, drug store, restaurant as long as services are related to the office uses in the development
- Differences in the service industry from the time of the ordinance's writing 30 years ago and the present
- PO used as a transition to single family neighborhoods in many areas within the Township
- Amend PO district to allow for a broader category of uses

The consensus of the Board was to place this item on for action at the September 18, 2007 Board Meeting with a list of types of special use permits for the PO district to send to the Planning Commission.

- D. Hannah Boulevard Future Development (Eyde)
Mark Clouse, Chief Financial Officer and General Counsel, Eyde Company, 4660 S. Hagadorn, Suite 660, East Lansing, spoke to the Hannah Technology and Research Center, 200 acre site which has been approximately 50% developed to date. The Eyde Company retained the services of Atwell-Hicks to create a master plan for future development on this property.

Andrew Baque, Atwell-Hicks Development Consultants, 1245 East Diehl Road, Suite 100, Naperville, Illinois, outlined university village concepts related to redevelopment of this site. He

defined “village” as an integrated mixed use development that has a variety of uses and housing types which caters to a diverse market. Mr. Baque noted this would include retail, office and a variety of residential products which would foster a diverse social environment.

Board members and Eyde Company’s representative discussed the following:

- Initial site diagram determined by the designation of the areas surrounding the property
- Concept nationwide is to create villages near universities which attract the alumni demographic
- Baby boomer demographic looking to remain engaged in society and continue to live in the environments in which they currently reside
- Baby boomer demographic attracted to the cultural offerings and sporting events of the academic institutions
- Sixty (60) alumni villages had been built across the country by 2003 (e.g., University of Michigan, Florida State, University of Florida, Notre Dame)
- Baby boomer demographic wants to stay and age in place adjacent to opportunities for continued learning while participating in the lives of their children and grandchildren
- Proper mix of residents to include some students which will be addressed through the type of residential units built
- Creation of a “town plaza” as a gathering place within the development would attract retail
- Development would cater to cultural and social activities with retail in support
- New direction of the alumni village concept does not currently match the Township’s Master Plan
- Appropriateness of revising the Master Plan to embrace this new direction for the community
- Michigan State University is a major asset to Meridian Township
- Concept presented is the direction the Board needs to move toward
- Proposal is disconnected from the rest of Meridian Township
- Efforts to eliminate potential isolation from the remainder of the Township
- Possible physical connection through extending the Ingham County trail system into the site
- Consideration of public transit into the site through contact with CATA
- Target is to bring back a portion of the 250,000 Michigan State alumni who currently reside in Michigan and have reached the active adult stage
- Designed in scale to attract human activity
- Provide Board members with a booklet of similar projects within the country
- 85 % of active adults prefer to live within 20 minutes of where they currently reside
- Applicant to work with staff to determine what zoning categories best fit areas within the development
- Timetable to begin construction next year
- Possible rezoning request for a portion of the site subsequent to presentation of the entire site in an effort to retain interested parties
- Presentation by the applicant to the Planning Commission

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:16 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary