

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, MAY 15, 2018 **6:00 P.M.**

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

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Economic  
Development Director Chris Buck, Police Chief Dave Hall, Fire Chief Lori Schafer,  
Principal Planner Peter Menser.

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Clerk called the roll of the Board.

4. PRESENTATION

A. Haslett and Okemos Libraries Annual Report

Scott Duimstra, Executive Director for Capital Area District Library, gave an overview of system-wide initiatives, discussed "library of things," Outreach Programs, upcoming renewal millage. Ann Chapman and Betsy Hull, Head Librarians for Haslett and Okemos Libraries, provided an annual report of the activities and services provided by the libraries.

B. ISO Rating Update

Former Fire Chief Fred Cowper discussed evaluating senior fire staff, warning sirens, and Insurance Services Organization (ISO) fire ratings, effect on insurance costs, and township rankings.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:29 P.M.

Andy Such, 1147 Woodwind Trail, Haslett; discussed Flags Over Meridian, a project of the Kiwanis Club of Haslett & Okemos. Flags are delivered and displayed in front of homes, businesses or other locations for 6 holidays a year for \$36/yr.

Neil Bowlby, 6020 Beechwood, Haslett; had question about differences in MTA conference expenses between attendees. He noted the 2014 Board Policy Manual is the latest version and contains written policy requiring sealed bids for any purchase over \$5,000 - need attorney's opinion on this matter. He

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spoke on the Georgetown Sewer Payback District, concerned Eyde Corp. will seek \$600,000 reimbursement, they should receive payment for only Phases 1 & 2, not for installing oversized pipes in Phases 3 & 4.

Jim Giguere, 6253 Fenwick Ct, East Lansing; developer seeking Rezoning #18010 (Robins Way) from RR to RAA, wants the item on agenda tonight moved from Action to Discussion. He clarified his company's role in the Sanctuary development and marketing history. He offered new plan with a conditional rezoning – a 40ft buffer zone and 10 home limit.

Jody Wesley, 2550 Robins Way, Okemos; opposed to Rezoning #18010

George Brookover, 1005 Abbot Rd, East Lansing; attorney representing Robins Way homeowners, opposed to Rezoning #18010. He asserted that denial of rezoning does not inhibit landowner's property rights to develop under current RR zoning.

Cathy Heath, 2607 Robins Way, Okemos; Homeowners Association secretary, opposed to Rezoning #18010

Alina Gorelick, 2577 Robins Way, Okemos; opposed to Rezoning #18010

Thomas Wolff, 2595 Robins Way, Okemos; opposed to Rezoning #18010

Karthic Narayanan, 2607 Elderberry Dr, opposed to Rezoning #18010

Supervisor Styka closed public remarks at 6:56 P.M.

### 6. TOWNSHIP MANAGER REPORT

Reported on Fire Chief selection process, Farmers Market at the Meridian Mall potential, clarified costs for MTA conference may vary due to longer stay at conference and mileage reimbursement.

### 7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported:

- MT Transportation Commission meeting: May 17 at 6pm
- Love Your Parks Day is Saturday, May 19<sup>th</sup>

Treasurer Brixie reported:

- She is a subscriber to Flags Over Meridian (presentation topic earlier), encourages citizens to consider buying service, noted it's a good non-cluttering gift to give to someone

Trustee Jackson reported:

- Had meeting with CATA CEO along with facility tour
- New Kellie's Wooden Skate Grand Opening
- Attended DDA & EDC meetings this month

Clerk Dreyfus reported:

- He will be conducting a Voter Registration Drive, in partnership with the League of Women Voters, at Haslett HS on May 16<sup>th</sup>

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- Clerk Dreyfus will lead the 24<sup>th</sup> Annual Memorial Day Service at Glendale Cemetery, at noon on Memorial Day.
- Had meeting with CATA CEO and was impressed with fleet maintenance technologies and complex transit operation
- Attended Governing Conference May 8<sup>th</sup>, informative session on Embracing Disruption, discussed key trends which affect Michigan and ultimately Meridian Township, including tourism, autonomous vehicles, augmented reality, and blockchain technology.

Supervisor Styka reported:

- Partnership for Academic Excellence (PACE) sent him a letter, Okemos HS Quiz Bowl team is ranked in the top 100 in the world, and is now the State Champion.
- 4 of the best school districts in Ingham County are in our Township: Haslett and Okemos, and part of East Lansing and Williamston
- Meridian Garden Club, Annual Plant Sale, May 18<sup>th</sup> from 9am – 2pm
- Be a Tourist in Your Own Town is June 2nd
- May is Older Americans Month, profile of older Americans is changing, 49 million people over age 65 (1 in 7 Americans), life expectancy is now increased 19.4 years if you live to 65, 28% live alone so we need to consider that data

Trustee Opsommer commented:

- Contract with Brianne Randall-Gay was approved by the Board, referencing earlier comments about purchasing policy, approval is in compliance with policy.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda. Seconded by Trustee Deschaine.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

**Clerk Dreyfus moved to approve the Consent Agenda. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

A. Communications

**Clerk Dreyfus 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 Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

B. Minutes – April 26, 2018 Regular Meeting & May 1, 2018 Regular Meeting

**Clerk Dreyfus moved to approve and ratify the minutes of the Regular Meeting of April 26, 2018 (Intergovernmental & School District Meeting), and the minutes of the Regular Meeting of May 1, 2018 as submitted. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

C. Bills

**Clerk Dreyfus moved to approve that the Township Board approve the Manager’s Bills as follows:**

<b>Common Cash</b>	<b>\$257,600.66</b>
<b>Public Works</b>	<b>\$500,766.69</b>
<b>Trust &amp; Agency</b>	<b>\$15,824.24</b>
<b>Total Checks</b>	<b>\$774,191.59</b>
<b>Credit Card Transactions April 26 to May 9, 2018</b>	<b>\$13,929.89</b>
<b>Total Purchases</b>	<b><u>\$788,121.48</u></b>
<b>ACH Payments</b>	<b><u>\$516,004.62</u></b>

**Seconded by Trustee Jackson.**

Board discussion:

- Clerk Dreyfus commented on credit card purchase ( 4-27-2018, Leo's Lodge, \$417.50) which was used to pay for employee appreciation luncheon.
- Clerk requested opinion from Township attorney and from auditing firm which Manager provided, both support using public funds (Township budget) to pay for employee appreciation luncheon.
- Controversial topic, Michigan Township Association and Michigan Municipal League both disseminate legal opinions that townships cannot use public funds for good causes like employee appreciation luncheons or retirement parties.
- Clerk asserted that to be compliant with legal opinion from Township attorney, we need to have policy considered part of employee benefit package and placed in future collective bargaining agreements. To ensure that it is a lawful expenditure, appreciation luncheons and retirement parties should also be listed in the Township Personnel Manual.
- Supervisor Styka noted that the MTA and the MML have no official status, they are just associations, our legal counsel and auditors give us our advice.
- Treasurer Brixie that the Township used to do employee appreciation differently, such as a picnic. In the past it was difficult to show appreciation to some staff because it was hard to get those employees to not want to serve customers, so the luncheon is a morale booster and an improvement.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

D. Adopt School Tax Collection Requests and Agreements for 2018

**Clerk Dreyfus moved that the Township Board approve the “2018 Summer School Tax Collection Requests and Agreements” for East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

E. Resolutions for Receipt of Electronic Credit Card and ACH Payments

**Clerk Dreyfus moved to adopt a resolution entitled: “Accepting credit cards as method of payment and authorizing the Treasurer to determine the types of devices to be used.”**

**Clerk Dreyfus moved to adopt a resolution entitled: “Resolution to authorize electronic transactions under Public Act 738 of 2002.”**

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ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

10. QUESTIONS FOR THE ATTORNEY (NONE)

11. HEARINGS (NONE)

12. ACTION ITEMS

A. Zoning Amendment #18020 – Final Adoption

**Trustee Opsommer moved to approve the resolution for final adoption of Ordinance No. 2018-06 pursuant to Zoning Amendment #18020. Seconded by Trustee Deschaine.**

**Zoning Amendment #18020, initiated by the Township Board, amends Section 86-440 of the Code of Ordinances to establish new standards for residential density and building height in Mixed Use Planned Unit Development (MUPUD) projects.**

Board discussion:

- Pros and cons of allowing increased height and density in core areas.

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: Clerk Dreyfus

Motion carried 6 – 1

B. Zoning Amendment #18030 (Haslett Holding LLC) – Final Adoption

**Trustee Deschaine moved to adopt the resolution for final adoption of Ordinance No. 2018-07 pursuant to Rezoning Petition #18030, approving the rezoning of approximately 5.02 acres from RR to RA located at 580 Haslett. Seconded by Trustee Jackson.**

Board Discussion:

- Pros and cons of rezoning the property.

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: Clerk Dreyfus

Motion carried 6 – 1

C. Rezoning #18010 (Guigere Homes) – Introduction

**Treasurer Brixie moved to deny Rezoning Petition #18010, a request to rezone approximately 7.36 acres from RR (Rural Residential) to RAA (Single Family-Low Density) at 3760 Hulett Road. Seconded by Clerk Dreyfus.**

Board Discussion:

- Safety issues, number of houses proposed, greenspace plan, Future Land Use Map compatibility, environmental sensitivity, connectivity, quality of life, density
- Changes to current rezoning proposal, ability of applicant to submit new zoning application
- One year period to resubmit rezoning request requires substantive changes
- Quality home builder, potential meeting to discuss changes to proposal, stub street, connecting subdivisions, resident opposition to additional homes above current zoning
- Alternative plan includes preservation space, inevitability of property development – 7 vs. 10 homes, similarities between approving modified rezoning vs denying rezoning in previous Board action

**Trustee Sundland moved to take this off as an Action Item and give the developer a chance to look at this in a different way. Motion died for lack of support.**

- Problem of voting on alternate proposal, tabling the issue puts it in limbo and stress on residents, value of preserving land in a natural state and conservation easements
- Changing a rezoning application, conditional rezoning, number of homes under current zoning, new proposal to come back to the Board, community values expressed through Board dialogue, communicating preferences to encourage developer-initiated conditions

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer

NAYS: Trustee Sundland

Motion carried 6 – 1

D. Extension of Special Use Permit #16051 (New Hope Church) 2170 Saginaw

**Trustee Deschaine moved to approve the extension of Special Use Permit #16051 for a period of one year from June 7, 2018 to June 7, 2019 and all previous conditions shall remain in effect. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

F. Outdoor Assembly License – New Hope Church [Agenda Item 12. F preceded Item 12. E]

**Treasurer Brixie moved to approve the Outdoor Assembly License for the New Hope Church celebration being held on Sunday, May 20, 2018 from 11:00AM – 1:00PM and waive the \$300 license fee conditioned on placing two fire extinguishers on site and verifying with MDOT there are no concerns with vehicles entering and exiting onto Saginaw Highway. Seconded by Trustee Opsommer.**

Board discussion:

- MDOT concerns, traffic entering and leaving via alternatives (Newton Rd)
- Question as to why the Board would be willing to waive the license fee
- First outdoor assembly license Township has received, Church requested waiver
- Approval of outdoor assembly license with conditions, and do not waive fee

**Clerk Dreyfus moved to approve the Outdoor Assembly License for the New Hope Church celebration being held on Sunday, May 20, 2018 from 11:00AM – 1:00PM conditioned on placing two fire extinguishers on site and verifying with MDOT there are no concerns with vehicles entering and exiting onto Saginaw Highway. Motion died for lack of support.**

- Treasurer noted she suggested to New Hope Church that they request fee waiver
- Church is a good community member, look forward to construction of new building
- Set bad precedent by waiving fee the first time, no rationale given that justifies waiving fee, Church will spend millions on construction and can afford fee, future problems justifying license fee to others
- Support waiver of fees for other groups that do community good like New Hope Church
- Criteria in place to offer no fee – is applicant part of larger community, do they provide for the common good, are they an asset

VOICE VOTE: Motion passes 6 – 1 (Clerk Dreyfus)

E. 1<sup>st</sup> Quarter Budget Amendments

**Treasurer Brixie moved to approve the beginning-of-year 2018 Budget Amendments with a decrease in budgeted fund balance for the General Fund in the amount of \$66,725 which projects a use of Fund Balance of \$1,177,312. Based on preliminary 2017 results, the projected Fund Balance at December 31, 2018 will be \$5,761,554. Seconded by Trustee Opsommer.**

Board Discussion:

- One-time costs in 2017 and 2018 have resulted in expenditures exceeding revenues
- Fund Balance is larger now than 5 years ago, including one-time pension payments, road expenditures and other projects

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7 – 0

13. DISCUSSION ITEMS

A. Winslow Mobile Home Park – Private Water System

Director of Public Works & Engineering Perry stated the mobile home park was recently sold. MDEQ requires new owners to request that Meridian Township accept ownership and responsibility for the water supply. Residents receive water from an onsite privately-owned system maintained by the mobile home park. Recommendation from staff to deny transfer of ownership.

Board Discussion:

- The Grand River Water Main Extension will permit Winslow to connect to public water
- Water testing occurs at property sale, just like septic system is tested
- Don't want Township to assume liability from existing water system
- Winslow keeps responsibility for onsite water distribution system, regardless of connecting with Township water via water main extension
- Sanitary sewer costs exceed \$6 million, special assessment district for water main extension, no requirement to hookup to water main (except if well goes bad), connection fees

**Trustee Opsommer moved to suspend the rules and act on this (Item 13.A) tonight. Seconded by Treasurer Brixie.**

VOICE VOTE: Motion passes 7 – 0

**Trustee Opsommer moved to authorize the Meridian Township Director of Public Works & Engineering to deny the request from Mr. Mike Duffy of D Ventures LLC to have the Meridian Township Department of Public Works own, operate or maintain the existing privately owned water system at the Winslow Mobile Home Park located at 734 W. Grand River Avenue, Okemos, MI 48864. Seconded by Trustee Deschaine.**

VOICE VOTE: Motion passes 7 – 0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks.

Charles Ryburn, Winslow Mobile Home Park representative; mentioned onsite improved wastewater system and direct connection with potable water is always a good thing.

Supervisor Styka Closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Deschaine commented:

- Based on discussion at last meeting, he wants Director Perry to inquire if the solar contractor pays prevailing wages to employees

16. ADJOURNMENT

**Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.**

VOICE VOTE: Motion passed 7 – 0.

Supervisor Styka adjourned the meeting at 8:47 P.M.

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RONALD J. STYKA  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK