

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD JOINT MEETING - **APPROVED** -  
PARK COMMISSION  
PLANNING COMMISSION  
ECONOMIC DEVELOPMENT CORPORATION  
ZONING BOARD OF APPEALS  
ENVIRONMENTAL COMMISSION  
LAND PRESERVATION ADVISORY BOARD  
5151 Marsh Road, Okemos, MI 48864-1198  
349-1200, Town Hall Room  
TUESDAY, JANUARY 6, 2004, **6:00 P.M.**

**TOWNSHIP BOARD**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Stier,  
Such, Woiwode  
ABSENT: None

**PARK COMMISSION**

PRESENT: Chair Van Sumeren, Commissioners Black, Bohr, Dersch  
ABSENT: Vice Chair Baugh

**PLANNING COMMISSION**

PRESENT: Commissioners Clark, Deits, Dreyfus, Jackson, Krupiarz, Ochberg, Wolfe  
ABSENT: Commissioners Reddy, Wilcox

**ECONOMIC DEVELOPMENT CORP**

PRESENT: Members Richards, Stier, Vine, Westgate, White  
ABSENT: Members Keith, Thiel, Tons

**ZONING BOARD OF APPEALS**

PRESENT: Members Guy, Shoup, Stier, Wolfe  
ABSENT: Member Hershiser

**ENVIRONMENTAL COMMISSION**

PRESENT: Commissioners Black, Thomas, Youth Member Voice  
ABSENT: Commissioners Clos, Eberhardt, Gregory, Harding, Kielbaso, Thomas  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Director of  
Parks & Recreation LuAnn Maisner, Senior Planner Gail Oranchak

**LAND PRESERVATION ADVISORY BOARD**

PRESENT: Members Caszatt, Dersch, Helmbrecht, Kindel, Thomas, Woiwode  
ABSENT: Members Haines, Rosenman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the Township Board meeting to order at 6:05 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.

CHARTER TOWNSHIP OF MERIDIAN, JOINT MEETING, JANUARY 6, 2004 \*APPROVED\*

Don Hodney, 3621 Breezy Point Drive, Okemos, spoke concerning three (3) acres of land zoned RA which he owns on Okemos Road across from Knob Hill Apartments. He expressed desire for Board consideration to allow a two-doctor clinic to be built on the land.

John Anderson, 215 W. Newman, Okemos, spoke concerning the Tri-County Regional Planning Commission's report on Regional Growth.

Richard Harrington, 820 Piper Road, Haslett, spoke concerning the destruction of a sculpture entitled "This Equals That", located on the west Capitol Plaza, and explored potential methods to accomplish restoration of this sculpture.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy responded to specific remarks made by explaining that the Tri-County Regional Planning Commission's meeting held here at the Township was a stakeholders committee meeting. She further explained that school systems are precluded from coming before Township Boards to obtain approval for various issues; i.e., where school systems place their schools, enrollment decisions, facility expansion, etc.

Trustee Woiwode voiced appreciation for the attendance of members of the various boards and commissions. She also noted that Governor Granholm recently signed into law a permissive Joint Planning Commission Statute.

Trustee Brixie expressed gratitude to Mr. Hodney for pursuit of his project allowed under current zoning, as that zoning district is called for in the Master Plan. She also stated she is looking forward to the proposal he would bring before the Township.

6. APPROVAL OF AGENDA - OR CHANGES

**Trustee Woiwode moved to approve the agenda as submitted. Seconded by Trustee Brixie.**

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA (GREEN)

Supervisor McGillicuddy reviewed the consent agenda.

**Clerk Helmbrecht moved to adopt the Consent Agenda. Seconded by Trustee Brixie.**

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Such, 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 Melissa K. Goodnoe, 4714 Powell Road, Okemos; RE: E-mail in opposition to Rezoning #02080 (Eyde)

BI-2 Ronn E. Reed, R.E. Reed & Co., Inc., 2444 M-78, East Lansing; RE: Opposition to Rezoning #03060 (Fedewa)

BI-3 Maureen A. Sullivan, 6348 Lake Drive, Haslett; RE: Principle Homestead Exemption for 6348 Lake Drive

BI-4 Eleanor V. Luecke, President, LINC, PO Box 40, Okemos; RE: Proposed Mixed Use Ordinance

(2). Staff Communication/Referral (SC)

- SC-1 Michigan Townships Association Legislative Fax December 12, 2003 Edition
- SC-2 Michigan Townships Association Legislative Fax December 19, 2003 Edition
- SC-3 Memorandum from Director of Public Works & Engineering Ray Severy; RE: Transmittal of East Lansing-Meridian Water and Sewer Authority Long Term Planning Study

**Clerk Helmbrecht 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 Brixie.**

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

B. Minutes - December 16, 2003 Regular Meeting

**Clerk Helmbrecht moved to approve and ratify the minutes of the December 16, 2003 Regular Meeting as submitted. Seconded by Trustee Brixie.**

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

C. Acceptance of resignation from Economic Development Corporation

**Clerk Helmbrecht moved that the Township Board accept the resignation of Kelly Cole Miller as stated in a letter dated December 18, 2003. Seconded by Trustee Brixie.**

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

D. Bills

**Clerk Helmbrecht moved that the Township Board approve the Manager's Bills as follows:**

Common Cash	\$ 278,295.76
Public Works	\$ 391,851.05
Total Checks	\$ 670,146.81
Credit Card Transactions	\$ 25,577.79
Total Purchases	<u>\$ 695,724.60</u>
ACH Payments	<u>\$ 384,558.13</u>

**Seconded by Trustee Brixie.**

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

[Bill list in Official Minute Book]

E. Ratify Fire Department Promotion

**Clerk Helmbrecht moved to ratify the promotion of Lieutenant Robert McAlvey to the position of Captain. Seconded by Trustee Brixie.**

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

- F. Modified 2003 Order to Maintain Sidewalk Special Assessment District #5, **Resolution #4** [Set Public Hearing (February 3, 2004)]  
**Clerk Helmbrecht moved to approve the 2003 Order to Maintain Sidewalk Special Assessment District #5 – Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on February 3, 2004.**

**Seconded by Trustee Brixie.**

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

[Signed and Sealed Resolution in Official Minute Book]

- G. Burcham Drive Sanitary Sewer Special Assessment District #147, **Resolution #4** [Set Public Hearing (February 3, 2004)]  
**Clerk Helmbrecht moved to approve Burcham Drive Sanitary Sewer Special Assessment District #47, Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on February 3, 2004.**

**Seconded by Trustee Brixie.**

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

[Signed and Sealed Resolution in Official Minute Book]

8. QUESTIONS FOR THE ATTORNEY
9. HEARINGS (CANARY)
10. ACTION ITEMS/ENDS (PINK)
11. DISCUSSION ITEMS/ ENDS (ORCHID)
12. VISION SESSION/ENDS: Joint Meeting with Township Boards and Commissions
  - Joint Meeting

Supervisor McGillicuddy explained the purpose of the joint meeting was to discuss future goals and accomplishments of each body. She requested the Boards' and Commissions' input in areas of frustration, improvement and communication and its insight on Board communication, goals and implementation.

Supervisor McGillicuddy requested all members introduce themselves.

Clerk Helmbrecht swore in new and returning members of the various boards and commissions.

Supervisor McGillicuddy summarized the following Board accomplishments:

- Formal adoption of the Greenspace Plan
- Mixed Use Zoning Ordinance
- Current and future work on the Lake Lansing Zoning District

Supervisor McGillicuddy asked participants to discuss current projects and goals of their respective bodies.

Meeting participants discussed the following:

Planning Commission:

- Near completion of the Master Plan
- Multiple land use decisions
- Extensive Future Land Use Map discussion
- Subcommittee currently looking at Mixed Use Ordinance
- Neighboring jurisdictional concerns
- Potential for a preliminary review process to ascertain feasibility of developer and citizen request
- Appreciation of Board input into the Master Plan
- Ensure incorporation of township goals into the mixed use ordinance
- More frequent communication between the Board and the Planning Commission
- Request for in-depth information on the Greenspace Plan
- Invitation to neighboring communities to attend Planning Commission Master Plan public hearing
- Role of the governmental entity relative to maintenance of public art within its community

Trustee Such indicated that attendance at the Policy Governance Meeting on Saturday, January 24<sup>th</sup> would enlighten attendees as to where the Board's end statements originate and how they are developed. At that meeting, the Township Board encourages dialogue from the audience. He was also supportive of some type of preliminary review process at the Planning Commission level.

Trustee Such encouraged the concept of a joint Planning Commission and Board member informal presentation to neighboring Planning Commissions on the Master Plan and Greenspace Plan in an effort to heighten surrounding community awareness of these issues.

Zoning Board of Appeals:

- Synopsis of 2003 accomplishments
- Communication between the ZBA and the Board
- Bring balance to the community regarding decisions
- Dependable and qualified staff
- Lake Lansing challenge
- Better communication regarding all facets of an issue within the Township
- Goal to focus on use of criteria permitted by law in granting variances
- ZBA member access to Township Attorney opinions
- ZBA member training focus on Court decisions in zoning law
- Representative attendance and participation at Township Board meetings
- Specific ways to increase communication with the Board

Economic Development Corporation:

- Meridian Area Business Association Expo as a community pride event
- Possible implementation of an Okemos Downtown Development Authority (DDA)
- Improve Haslett Old Downtown through a special assessment district (SAD) or principle shopping district (PSD)
- Application with MSU Urban Planning Department for practicum project
- Concern over number of vacant businesses within the Township
- Three (3) cores of economic urban activity within the Township
- Support of mixed use ordinance
- Potential for an Arts and Culture Commission

Park Commission:

- Development and near completion of construction of Hartrick Park
- Installation of 27 bike loops within Township
- Support of Sunsets with Shakespeare productions held in Nancy Moore Park
- Supervised Eagle Scout work on trail, bridge and parking lot improvements
- Okemos Kiwanis Club Red Cedar River Cleanup Project
- Upcoming park millage renewal this year

- Appreciation of work of Parks & Recreation Director Maisner
- Parks as a definition of the character of a community
- Well managed park system as an addition to the economic status of the community
- Exploration of a more efficient way for communication with the Board
- Possible development of Township owned open space for recreational activities

Environmental Commission:

- Role as support for other Boards and Commissions
- Commissioners expertise and experience with impact assessment
- Presentation at meetings by experts on plantings with native plants in easements
- Natural Areas & Open Space Subcommittee formed study groups to report on the evaluation of properties under consideration by the Land Preservation Advisory Board
- Water and Wetlands Subcommittee responsibility for special use permit and wetland permits review
- Better coordination and early evaluation for feasibility of a project in order to provide information to the decision makers
- Heritage Tree Program as a testament to the history of the Township

Land Preservation Advisory Board

- Membership comprised of representatives from other commissions to assure integrity of the process
- Ninety (90) acres of land through four (4) transactions; three of which were gifts
- Existence of the Land Preservation Advisory Board as the impetus for land donations
- Currently in active negotiations for 167 acres of additional land
- Board has tendered offers on another 100 acres
- Each parcel of land visited by a minimum of two (2) and as many as six (6) members sitting on various Boards/commissions
- Extraordinary community interest
- Development of Land Preservation Advisory Board's management protocol by Mike Thomas and Eckhart Dersch
- Board and Park Commission interest in finalization and approval of management protocol to develop management plans for each land acquisition
- Annual review of criteria for property evaluation
- Requests to provide information on the Township's Land Preservation Program from Washtenaw County and the West Michigan Initiative

Land Preservation Chair Woiwode added that there is a multi-jurisdictional greenways collaborative plan among entities within southeastern Michigan which resulted in serving as a springboard for a multitude of funding sources; private, local, state and federal. An additional advantage was discussion on other joint interests, both social and cultural. He encouraged Meridian Township's boards and commissions to follow suit and share activities with neighboring communities

Supervisor McGillicuddy thanked the participants for their attendance.

13. PUBLIC REMARKS\*

Supervisor McGillicuddy opened Public Remarks.

Al Champagne, 6038 Hart Street, East Lansing, expressed concern over new residential construction in his neighborhood that has changed the grade of the property and the resulting water which now runs off onto nearby properties.

Pamela George, 6242 Porter, East Lansing, is a neighbor of Mr. Champagne's and expressed the same concern relative to her property.

Supervisor McGillicuddy responded that the Township is working with the Ingham County Drain Commission to install storm drains in the referenced community.

Park Commissioner Dersch stated there is a state statute which provides that no property owner may

release onto an adjacent property more water than would naturally flow from the property.

Supervisor McGillicuddy closed Public Remarks.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 8:05 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT  
TOWNSHIP CLERK

Sandra K. Otto, Secretary