

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MARCH 20, 2018 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland
ABSENT: None
STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Finance Director Mariam Mattison, Director of Community Planning Mark Kieselbach, Economic Development Director Chris Buck, Parks and Recreation Director LuAnn Maisner, 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 6:02 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Secretary called the roll of the Board.

4. PRESENTATION

A. Introduction of New Police Officers

Chief Hall presented two new Police Officers Austin Dietz, and Blaine Anderson, and shared their background with the Board.

B. Commitment to Excellence Award – Presented by Brett Kaschinski, MParks President

Brett Kaschinski presented LuAnn Maisner with the Commitment to Excellence Award from MParks, which was given to her at the Annual Conference in February in Detroit. The award is given to an individual that has demonstrated excellence and a commitment to their profession in park systems and to the MParks Association.

C. Road Funding – Bill Conklin, Manager, Ingham County Road Department

Bill Conklin discussed road issues, flooding, repairs, and funding.

Director Conklin discussion:

- Severe road damage from the weather and flooding, cold winter and precipitation this winter, a lot of moisture this spring, which makes for a rough spring thaw
- Worst pothole season in 30 years, flooding worsened road conditions, crews working weekends and overtime, weather causes patching problems

Board Discussion:

- Road funding sources, Federal Gas Tax, CMAQ funds, road life, progressive timing of traffic lights, comparison of road projects, road millage

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:54 P.M.

Mike McDonald, 5616 Wood Valley, Haslett; Meridian Township Parks Commissioner congratulated LuAnn Maisner for receiving MParks Award, and her accomplishments.

Leonard Provencher, 5824 Beuna Parkway, Haslett; spoke in favor of Redi-Ride Expansion, concerned about doubling of the fee for people with disabilities, Medicare recipients, and seniors. Preferred permanent funding vs temporary grants, supports Newton Parkway Crossing. Opposed to rezoning, get Environmental Commission study to preserve trees in the area.

Michael Unsworth, 5948 Village Dr., Haslett; on behalf of the Tri-County Bicycle Association (TCBA), support for the inclusion of non-motorized crossing at Newton Road.

Dan Stockwell, 16763 Printemp Dr. East Lansing; Bath Township Trustee, urged the Township to approve the Pathway Crossing on Saginaw.

Steve Vagnozzi, 2144 Woodfield Rd, Okemos; member of the Transportation Commission, supports the Redi-Ride Service Hours expansion, maintaining some senior and disabled discounts, full fare for regular passengers will become equivalent to Spec-Tran fare. Transportation Commission met with CATA last week. Millage to support the expanded service.

Neil Bowlby, 6020 Beachwood, Okemos; discussed the redevelopment of Haslett and Okemos, Haslett needs more businesses brought in. MUPUD-The Grand Reserve of Okemos is proposed by a developer who builds student housing, not single family developments.

Karla Hudson, 6009 Skyline Drive, East Lansing; asked the Board to postpone the Redi-Ride decisions until Brad Funkhouser (CATA CEO) can meet with the public and the Board to answer questions. Hourly bus operating rate is very expensive, wants a thoughtful conversation on the topic.

Ody Norkin, 3803 Sandlewood, Okemos; should not double the cost for those who cannot afford to pay it. Costs between different bus systems are not comparable, the average ride in MT is 1.5 miles, cannot compare to a ride to the Lansing Mall. Balancing riders back to Spec-Tran.

Fred Wurtzel, 1212 N Foster Ave, Lansing; National Federation of the Blind of Michigan, does not support the Redi-Ride motion. Discussed balancing riders, opposed to rate increases.

Jody Wesley, 2550 Robins Way, Okemos; Opposition to Rezoning #18010, summarized why residents are opposed, subdivision was originally 2 phases, not 3, do not want to go back into a construction zone, danger to residents and children. Giguere won't communicate with the residents. Drainage and wetlands are a priority, recent flooding should be looked at as a warning for over-development. Preserve the natural environment and wetlands.

Jeff Wesley, 2550 Robins Way, Okemos; Opposes Rezoning #18010, shoving a bunch of houses in a space that was originally zoned for 7 homes.

Cathleen Heath 2607 Robins Way, Okemos; spoke on behalf of the Neighborhood Association. Giguere charged premium prices for the wooded lots. Property values will go down, directly contradicts the Master Plan to preserve and strengthen natural areas, neighborhoods should be safe havens for children. Asked the Board to consider the Sanctuary a completed subdivision in support of green spaces.

Timothy Mansfield, 2630 Loon Lane, Okemos; opposition to Rezoning #18010, was told that a walking a bike path would connect Robbins way and the Okemos preserve. Goes against what the neighborhood residents were promised.

Hayong Yun, 2648 Loon Lane; opposes the Rezoning #18010, status quo is the current zoning, burden of proof on the applicant for rezoning, what has changed that upzoning should happen?

Alina Gorelik, 2577 Robins Way, stated the negative impact on the neighborhood if upzoning is approved. The developer is unable to provide construction entrances and exits. Concerned about emergency vehicles accessibility.

Brent Felton, 2470 Robins Way; opposed to Rezoning #18010, have a 2-acre lot, premium price paid, drainage issues, turtle creek affected by flooding. Wide-spectrum of housing developments within 3 miles of the Sanctuary.

Margaret Wade, 2562 Robins Way, Okemos; Opposes the rezoning on the same grounds as her neighbors have spoken on.

Vaishali Nukala, 2712 Loon Lane, Okemos; Opposed to rezoning. Used to work for the City of Denver, is an Architect and Urban Planner. There are safety concerns, construction traffic, road damage, damage to outdoor spaces, wildlife displacement.

Jay Heath 2607 Robins way, Okemos; opposition to the rezoning, changing the game after the development is done and residents invested in this neighborhood is unfair.

Christine Sermack, 2571 Robins Way, Okemos; opposed to rezoning, commit to excellence and the preservation of natural areas.

Christen Yoo 2657 Loon Lane, Okemos; living there since 2007, Giguere is a respectable builder, 12 homes not feasible to keep the same flow of the neighborhood and the houses. Wants Mr. Giguere to reconsider his plans.

Kathy Wolff, 2595 Robins Way, Okemos; Opposed to rezoning, mentioned a yearly visitor – a grey heron – that comes to the Sanctuary.

Ruby Chahal, 2549 Robins Way, Okemos; lives directly across from green space, putting 12 homes on a 7-acre lot is not feasible, less than a half-acre.

Scott Golde, 2556 Robins Way, Okemos; opposed to rezoning. Wanted to share the perspective of a recent transplant from St. Louis, moved from a beautiful, but overdeveloped, community.

Encouraged the Board to remain brilliant and preserve balance. How would you stick 12 homes on this lot and keep balance with wires, water, and drains?

Tom Wolff, 2595 Robins Way, Okemos; talked about the entrance to the property, and no property bumps into the other residents.

Karthikeyan Narayanan, 2607 Elderberry Dr., Okemos; opposed to rezoning, if built he will look into the new resident's homes from the rear of his home.

Brian Lick, 2613 Elderberry Drive, Okemos; opposed to rezoning, will affect the community as a whole, would increase the need for the corridor trees to be cut down, lots are overdeveloped.

Milton Scales, 1534 Downing, Haslett; opposed to Redi-Ride motion, not against expanded hours, anticipating more school children going in a different direction. Grant is 2-3 years, residents don't want to see a large fare increase, proposed a gradual increase in fare over the next 3 years, believes motion should be tabled and have public discussion with CATA CEO.

6. TOWNSHIP MANAGER REPORT

- Manager Walsh lives directly behind the Sanctuary subdivision and will not speak with the Board about this issue.
- Addressed questions that arose at the last Board meeting; Former Fire Chief Cowper does not receive a defined benefit pension.
- Current Fire Chief is part-time, paid \$1000/week for 29 weeks. Former Fire Chief Cowper is receiving \$9,100/month for 6 months.
- Summarized compensation numbers, including part-year pay for new Chief when brought on, and stated that the Township would be paying more under the former arrangement than what is currently paid to both the current part-time Fire Chief and the Former Fire Chief.
- He asked Former Chief Cowper to stay and see through the ISO insurance rating currently at a 4 and trying to get it to a 3.
- On a second issue, Manager Walsh stated that Board members in 2012 directed the staff to be more involved with the Chinese New Year Celebration.
- He met with Township Law firm, which provided opinion on the issue: Township can continue to make charitable donations to the Chinese New Year Celebration as long as there is a "public purpose" and a written agreement when the Township offers those funds for the public purpose.
- Township Clerk stated the main concern (in the first issue) was the \$9,100 dollar invoices listed the title of programs that Fire Chief was involved in while he was a full-time Fire Chief, but providing no details of work performed currently, nor billable hours.
- Clerk discussed better descriptions of services on invoices so the Board is aware of what work is being done by the Former Fire Chief. If follow-up on previous projects is minimal, money is not being saved as Fire Dept consulting contract may not be necessary.
- Manager Walsh responded that this matter could be resolved by private meeting and not consuming Board meeting time with this, it should be discussed outside of a public setting. Referred to the fire and police millage, specified warning sirens are important. Lowering insurance rates for residents is a focus. Stated that both people are working for a total lower cost, these together will save the Township money.
- Clerk agreed with the importance of the ISO rating, but an invoice providing work details is what is being requested.

- On second issue, Clerk questioned the legality of \$2,000 in Township donations paid to the Meridian Mall, a private business, to support the Chinese New Year event at the mall.
- Also questioned whether it was legal to donate to a Chinese Student Association.
- What is the purpose of the donation, and what did the Township receive for it – the law firm gave validation to Clerk’s concerns originally voiced at 3-6-18 Board meeting, a written agreement is needed and there has to be a public purpose.
- Clerk read state statutes and Michigan Township Association (MTA) guidance regarding unlawful expenditures, indicated concerns he had were red flags that need to be addressed publicly and openly.
- Clerk view that good things the Township may want to do may not be lawful expenditures. Sending a staff member to attend an event and covering it on HOM-TV are great ways to get the Township involved, but dispersing public funds to these events may not be lawful.
- Clerk stated that the Board should rescind the checks paid to Meridian Mall, and bring in the MTA for an in-service to the Board on lawful vs unlawful expenditures.

Clerk Dreyfus moved to rescind the two \$1,000.00 checks made payable to the Meridian Mall for the purpose of the Chinese New Year that were paid in 2018. Motion died for lack of support.

- Supervisor stated it would have been good practice to notify the Supervisor or the Manager that legal counsel was needed at the meeting, no notification was made and this should not be discussed until the legal team is present.

Supervisor Styka stated that the motion was out of order at the time of the meeting.

Supervisor Styka moved the agenda forward.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Board members agreed to hold their comments and reports to Item 15 for the end of the meeting.

8. APPROVAL OF AGENDA

Treasure Brixie moved to approve the agenda. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 7-0

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Trustee Opsommer moved to adopt the Consent Agenda. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 7-0

A. Communications

Trustee Opsommer 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: None

Motion carried 7-0

B. Minutes-March 6, 2018 Regular Meeting

Trustee Opsommer moved to approve and ratify that the minutes of the Regular Meeting as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 7-0

C. Bills

- Board member question on Item 41: Legal fees – \$30,627.50
- Concern about lack of invoices, which was usually included in Board Packets

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

Common Cash	\$293,860.79
Public Works	\$483,583.48
Trust & Agency	\$250,684.63
Total Checks	\$1,028,128.90

Credit Card Transactions **\$8,763.75**
March 1 to March 14, 2018

Total Purchases **\$1,036,892.65**

ACH Payments **\$655,919.52**

Seconded by Trustee Jackson.

Board and Staff Discussion:

- Board member inquiry about invoices from Township Law Firm (Fahey, Shultz) totaling \$30,627.50 for February, no invoices included in Board packet for these fees
- Concern about lack of invoices, which was usually included in Board Packets, Clerk wants to see the 15 invoices that the Township received for February bill
- Manager Walsh responded that the law firm monthly retainer was \$5,000 – Feb invoices were \$25,627.50 above retainer
- Township Manager provided details to some of the legal bills: Kroger appeal, Walgreens tax appeal, Land Preservation land purchase, Brianne Randall-Gay contract, Summer Park Realty mediation
- Clerk requested detailed invoices for legal bills in the future, Manager agreed

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

NAYS: None

Motion carried 7-0

D. 2017 Order to Maintain Sidewalk SAD #17

Trustee Opsommer moved to approve the 2017 Order to Maintain Sidewalk Special Assessment District No. 17 - Resolution No. 5, which approves the special assessment roll; designates the project as “2017 Order to Maintain Sidewalk Special Assessment District No. 17”, the assessment roll as the “2017 Order to Maintain Sidewalk Special Assessment District No. 17 Special Assessment Roll”, and the district as the “2017 Order to Maintain Sidewalk Special Assessment District No. 17”; adopts the amount of \$12,011.08 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 7-0

- E. MNRTF Grant Application Submitted- Towner Road Park Inclusive Play and Nature Observation Space

Trustee Opsommer moved to support submission of a grant application to the Michigan Natural Resources Trust Fund for construction of an inclusive play and nature observation space that will feature play elements and wetland enhancements in Towner Road Park, with a total project cost of \$287,000. A thirty percent (30%) local match of \$86,100 will be funded by the Park millage with the remaining seventy percent (70%) \$200,900 funded by the MNRTF grant.

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

NAYS: None

Motion carried 7-0

- F. Michigan Recreation Passport Grant Submittal- Ottawa Hills Park Neighborhood Plat Space and Fitness Zone

Trustee Opsommer moved to support submission of a grant application to the Michigan Recreation passport grant program for construction of an inclusive play space and fitness zone which will better serve the community, with a total project cost of \$100,000. A twenty-five percent (25%) local match of \$25,000 will be funded by the park millage with the remaining seventy-five percent (75%) \$75,000 funded by the Michigan Recreation Passport grant. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY (NONE)

11. HEARINGS (NONE)

12. ACTION ITEMS

- A. Redi-Ride Service Hours Expansion

Trustee Deschaine moved to remove the motion from the last meeting from the table and open it up for discussion. Seconded by Trustee Sundland

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

NAYS: None

Motion carried unanimously 7-0.

Revised Motion:

Based on the recommendation provided by the Transportation Commission, the Meridian Township Board recommends the Township enter into an agreement with CATA to expand Redi-Ride hours from 7:30 am to 6:30 pm, Monday through Friday. To pay for the additional service hours, we recommend using the Job Access and Reverse Commute (JARC) and New Freedom Funds (NFF) grants, and to institute a \$1.25 discounted fare for Medicare cardholders, seniors age 62 and older, and persons with disabilities and a \$2.50 fare for regular passengers and students. Free rides would remain unchanged. We also request CATA give us feedback once the new schedule is operational and advise the Township of any beneficial adjustments to scheduled hours. We also request CATA give us quarterly updates on the percentage of rides that are grant funded and the estimated new fare-box revenue generated. We encourage CATA to consider subcontracting a portion of the service if it is necessary to avoid additional cost to the Township for the expanded service during the grant period. We recommend that any subcontractors used by CATA use ADA-compliant vehicles and the same procedures that CATA uses for subcontracting Spec-Tran service. The agreement language should include a standard contract cancelation allowance.

Board Discussion:

- Transportation Commission met with CATA CEO Brad Funkhouser, discussed Redi-Ride, no-shows, expansion, mobile technology, and potential new Redi-Ride technologies
- Question if persons 62 and older, and those with disabilities, maybe not wanting the expansion of hours, and wondering if there is a large group opposed to this
- Long-term vs current needs, scheduling, dealing with no-shows, technology for scheduling, capacity, territorial limits, hours of operation, expansion of hours,
- Paying for expansion of hours, grants, short-term vs long-term funding, millage expiration in 2019, cost of student riders, discounts on fares and effect on revenue, raising fares and impact, comparison with other paratransit systems, fairness and equity of fares, CATA existing subsidies to Redi-Ride, student rider impact, Spec-Tran comparison
- Merits of meeting with CATA CEO to discuss alternatives, get their input on Redi-Ride issues, give public and discount fare riders the ability to interact with CATA

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

NAYS: Clerk Dreyfus

Motion carried 6-1.

B. Consulting Agreement

Treasurer Brixie moved to authorize Township Manager Frank L. Walsh to sign the attached consulting agreement with Brianne Randall-Gay in the amount of \$30,000 to develop a Community-Wide Sexual Assault Prevention Program. Seconded by Trustee Deschaine.

Board Discussion:

- Township Board amended their goals due to severity of events, serious about changing the culture, contract develops a Community-Wide Sexual Assault Prevention Program, consistent with Board goals
- Board member view that contract helps Township rehabilitate, reach out to police, residents and students so that it doesn't happen again, program goal is to raise awareness of criminal sexual assault and developing a program that will identify it, prevent it from happening, and have proper ramifications if it does happen
- Board member stated research in state law indicates concerns about potential unlawful expenditures regarding contract
- Brianne had a horrible experience, the Township acknowledged the mistakes that were made and began taking immediate action, reviewing past sexual assault cases, reviewing police reporting procedures, both of which have been done and continue to be done
- Board member view that the Township is fully committed to developing Sexual Assault Awareness Programs, but does not mean fiscally responsible spending policies should be abandoned and the way business is normally conducted in the Township – even if the intentions are good, the contract and expenditures may not be legal or fiscally responsible
- Board member pointed out that the first problem is the contract was sole-source, other groups in Michigan provide these services with specialists, counselors, presenters with academic and professional credentials in the highly sensitive topic, they have experience in delivering this specialized training
- Firecracker Foundation and The Michigan Coalition to End Domestic and Sexual Violence are qualified consultants that can perform these trainings, the Firecracker Foundation had just conducted a community-wide sexual assault program in EL, contract should have gone out to bid so these organizations could submit RFP
- Second concern that there is no written proposal or request from Brianne offering consultant services, nor anything describing her professional background, no resume, no examples of previous consulting work or experience developing sexual assault training prevention programs
- Board member clarifying that questioning the contract process is not attacking Brianne, still recognize the horrible experience she had, but she has not submitted anything in writing regarding this proposed contract
- Third area of concern is unlawful expenditures, referenced Michigan Compiled Laws, MCL 41.110 (c), listed the areas that may affect Township expenditures
- Board member noted that consulting contract is made out to a private individual, not a business, consulting organization or non-profit, which may not be legal
- Propose resolution of issue by issuing a Request For Proposal (RFP), Township could compare submissions of consultants experienced in sexual assault prevention training, and select the most qualified consulting firm, and Township can encourage Brianne Randall-Gay to respond to the RFP
- Board member belief the Township should select the most experienced and skilled contractor, at the best taxpayer value, to provide the services. If Brianne is not selected, she can still serve a key role in the training through interviews and a case study
- Board member stated this matter could be worse than where the Township is at, Brianne will be away from her infant and has endured much, this contract and its purpose is to educate youth from the perspective of a victim and the law enforcement department, stated appreciation for Brianne taking the time to come back to her community to do good
- Board member view that vast majority of people would not do what she has proposed to do, and that she has a compelling interest to return to this community and do good
- Township legal counsel drafted this consulting agreement

- Manager Walsh mentioned that he would like to engage the Firecracker Foundation and other organizations, the reason he did not put this out to bid because he personally wanted Brianne Randall-Gay to lead and develop this program, she suffered at the hands of the Township, and she offered to do it
- Manager belief that due to Brianne being a Physician’s Assistant, and her coming here three times, she’ll lose money on the contract being offered her
- Board member stated understanding of the RFP process, and this is a unique situation with Brianne, therefore appropriate to use unique sole source contract, and that the Township will hire or use other organizations in the program

Treasurer Brixie “Called the Question.” Seconded by Trustee Deschaine.

Vote on Calling the Question (ending discussion on the motion):

VOICE VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland,
Treasurer Brixie

NAYS: Clerk Dreyfus, Supervisor Styka

Motion carried 5-2.

Vote on the main motion:

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

NAYS: Clerk Dreyfus

Motion carried 6-1.

C. Resolution for Newton Road Pathway Crossing on Saginaw

Trustee Deschaine moved to adopt the Resolution of Support for the inclusion and construction of a pedestrian/Bicycle Pathway Crossing at the I-69BL/M-78/Saginaw Highway and Newton Road intersection by the Michigan Department of Transportation (MDOT) as part of their 2019 corridor improvement project. Seconded by Treasurer Brixie.

Trustee Deschaine moved to amend the motion to add and Towner Road after Newton Road and change intersection to intersections. Seconded By Treasurer Brixie.

Trustee Deschaine moved to amend the language in the title, 3rd, and 4th paragraph of the resolution to include the changes made above to add and Towner Road. Seconded by Treasurer Brixie.

Board Member Discussion:

- Community members communicated the importance that as the Township goes through major road changes that it incorporates non-motorized pedestrian and non-motorized vehicular traffic
- Importance in this area because of traffic speeds, reference to complete streets ordinance, changes made will improve both vehicular and bicycle safety in the area, road needs

improvements, there have fatalities on this stretch of road, looking forward to MDOT making this road safer

- Board member perplexed that MDOT incentivized the Township to do 10' wide pathways on Saginaw Hwy, and yet MDOT does not prioritize connecting between the North and South side of the street

Vote on Amendment I:

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

NAYS: None

Motion carried unanimously 7-0.

Vote on Amendment II:

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

NAYS: None

Motion carried unanimously 7-0.

Vote on Original Motion:

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

NAYS: None

Motion carried unanimously 7-0.

13. DISCUSSION ITEMS

Supervisor Styka moved Item B to the top of the discussion Items.

B. Rezoning #18010 (Giguere Homes)

Rezone approximately 7.36 acres located at 3760 Hullett Rd from RR (Rural Residential) to RAA (Single-Family-Low Density).

Director Kieselbach offered an explanation of the property and the zoning classifications associated with it. Director Kieselbach discussed the Planning Commission and Staffs analysis of the Rezoning request. Director Kieselbach discussed area rezonings that have occurred near the parcel.

Staff and Board Member Discussion:

- Minimum lot dimensions between RR and RAA, what road additions will be needed to meet the requirements
- Rezoning request is lacking criteria the Board contemplates when making these decisions
- Adverse impacts, especially due to area being a priority conservation area

- Potential increase for Okemos students, increased tax revenue, decisions not based on tax revenue, negative impact could be much greater than additional revenues
- Concern about accessibility to emergency vehicles and safety with only one road in and out
- Home layouts on site, could homes fit right along the road frontage, avoid a jig-saw puzzle of homes and avoid invading the wetland
- Board member discussed the green space plan, preserving the priority corridors on the plat
- Question if wetland study has been conducted
- Lack of a logical and orderly development based on the pre-existing structure of the plats, fails to see how even 7 homes would work, current zoning is consistent with future land use
- Balanced community is important, this proposal is out of balance, residents spoke on disruptions, lack of communication /promises from developer, split vote from the Planning Commission
- Belief that density is the issue, it is the number one driving force, it swings the pendulum in Meridian Township
- Board member view that smart growth is thought to be increasing density and preventing urban sprawl, but not the case if you have density without protecting greenspace that offsets increased density
- Profit is lost in protected land, how much profit is acceptable, higher density means higher profit
- Board member discussed previous development proposals that the board approved, even though the same concerns were stated as in this rezoning, gave examples of past up-zonings, density creep happens everywhere when the Board abdicates its responsibility
- Urban Services Management Area was discussed, keep density low, limiting the delivery of infrastructure, new Master Plan guts part of protected area and allows it to be up-zoned, MUPUD density increases approved in all areas of township
- Approximately 80 citizens signed a petition against the rezoning, including both the Meridian Director of Economic Development and the Okemos High School Principal
- Board member belief that all development decisions should be considered in the same way this proposal has been deliberated

Trustee Opsommer moved to continue the meeting past 10:00 P.M. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried unanimously 7-0.

- A. Mixed Use Planned Unit Development (MUPUD) Concept Plan-The Grand Reserve of Okemos

Director Kieselbach presented a MUPUD proposal submitted by DTN Management, the applicant seeks a rezoning. 32.68-acre property located on the east side of Central Park Drive, north of Grand River Avenue and west of Powell Road, and consists of 3 parcels.

Staff and Board Member Discussion:

- DTN goals are long term and they are trying to replicate communities that they have created in Delhi and DeWitt Townships
- Raji Uppal, of DTN, discussed 1, 2, and 3 bedroom units, renters by choice, empty nesters, young professionals
- Chuck Holman, of DTN, stated developer is seeking the Board and the Planning Commission input on this project
- Question on R3 classification of these parcels
- Board members stated that this site should be single-family homes, better for environment and the area
- Question about types of retail the developer are seeking in this development
- Uppal discussed retail space, average renters, the current rental environment
- Uppal stated that older residents, baby boomers, empty nesters are prominent in these rental communities
- Board member excitement about the DTN-based Newton development
- Discussion on less density and more single-family housing, lack of retail when compared to high-density housing, phasing to commercial, duplexes and fourplexes, fantastic opportunity for mixed village type with significantly lower density
- Shared wall condominiums, appealing to baby boomers, owner-occupied, fits residential mode, would be a middle ground and should be looked at, but may limit demographics
- DTN stated they would take the comments and work on the development further

C. Amendment to the Rental Registration Ordinance

Staff and Board Member Discussion:

- Director Kieselbach stated this was required by the amended State of Michigan Housing Act, and Meridian Township has to be in compliance
- Proper authorization to enter the premises prior to the inspection has to be given
- Tenant can grant the permission, most leases comply with this, have this condition within the lease
- Worked with Township attorney to be in compliance with new requirements

Consensus of the board to place this on the agenda for action at the next Board meeting.

D. C-2 Commercial Zoning Amendment-Outdoor Entertainment

Director Buck presented a zoning district proposal from City Limits Bowling Center and Sports Grill, located at 2120 E. Saginaw, East Lansing, MI 48823. They are proposing to add outdoor sand volleyball courts and batting cages to their property. It is not currently allowed in the C2 zoning district, this could balance the seasonality of bowling that dries up in the summer.

Trustee Jackson moved to suspend the rules. Seconded by Trustee Opsommer.

Trustee Jackson moved to initiate a zoning amendment to allow for outdoor recreational uses in C2 commercial zoning district by special use permit. Seconded by Trustee Opsommer

Staff and Board Member Discussion:

- Inquiry if EDC looked at another zoning that may be appropriate for this area
- Patio timeframe specifying operating hours, Meridian is a sleepy community
- Director Kieselbach stated patios are allowed by right

Vote on Suspending the Rules:

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

NAYS: None

Motion carried unanimously 7-0.

Vote on motion:

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

NAYS: None

Motion carried unanimously 7-0.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks.

Fred Wurtzel, 1212 N Foster Ave, Lansing; pleased to see the expansion of hours, more rides the better off everyone is, disappointed in the fares going up. Mentioned other communities and compared values, Board action is trying to get money from the poorest members of the community.

Ody Norkin, 3803 Sandlewood, Okemos; mentioned CATA CEO Brad Funkhouser, who he termed “brilliant and overqualified,” comparisons with other bus systems are not comparing apples to apples. There should not be a rush to judgment, Mr. Funkhouser should come to Township and present information. Board members voted on this issue with misinformation and a lack of information.

Leonard Provencher, 5824 Beuna Parkway, Haslett; Redi-Ride grants vs standard fare box comparison not fair. Consulting agreement compensation and airfare expenditures are separate issues. Thanked the Board for the Newton Road Pathway. Parking in MUPUDs needs further definition. Supports single-family homes in MUPUD proposal for Grand Reserve in Okemos.

Supervisor Styka Closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Brixie Reported:

- Attended the Tri-County Regional Planning Commission (TCRPC) Finance Committee meeting, Interim Director in place, search firm funding approved for selection of new Director
- TCRPC continuing to work on bylaws, still discussing request from Clinton County for additional seats at TCRPC

Trustee Opsommer Reported:

- Brad Funkhouser not at meeting due to him being out of town, grant information has been extensively discussed between him and Brad
- State and Federal grants require paratransit service that is ADA-compliant, alternatives would require cutaway buses with wheelchair lifts that cost six-figures, not feasible
- Discussed Redi-Ride revenue amounts, we're paying \$23.29/ride, paratransit averages nationwide \$32.74/ride (figure is from several years ago)
- Board members can meet with Mr. Funkhouser, Trustee Opsommer offered his assistance if desired to facilitate a meeting
- Redi-Ride has been discussed at 6 meetings of Transportation Commission and the Township Board, misinformation has been perpetuated by residents attending these meetings, only get robust discussion on concerns when issue is on for action, need to compare apples to apples when discussing various paratransit systems

Clerk Dreyfus reported:

- Wanted detailed invoices from the Former Fire Chief to review the \$9,100 monthly billing
- Public matters should be discussed publicly, not in someone's office, need to discuss at Board meetings potentially unlawful donations, contracts, and expenditures
- Board cut off debate, Clerk needed to inform Board/community that sexual assault victim can still sue Township, so approving consulting contract does not prevent future lawsuit
- Township Manager and Township Law firm met, without Clerk, and had legal opinion provided on Meridian Mall donation. Clerk should have met with law firm or be provided legal opinion before the Board meeting tonight since he had initiated the concerns.
- Clerk addressed concerns about meeting decorum and about Board members making negative personal comments directed at the Clerk because they disagree with his viewpoints on issues
- Concern that the Treasurer has a history of reframing other Board member comments in a disparaging and disrespectful manner, then apologizing to developers on behalf of the Board. This is not collegial behavior and encourages divisiveness and disrespect among Board members towards the Board member she is "apologizing for." Called on the Board to stop these kinds of negative public meeting behaviors.
- The Clerk called out several Board members laughing out loud while he is discussing Board decorum, and restated his concerns about these kinds of negative behaviors, asked the Board to "not kill the messenger" when he brings unpopular issues to the Board.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried unanimously 7-0.

Supervisor Styka adjourned the meeting at 11:17 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK

Maggie Rodgers-Sanders, Secretary