

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, December 18, 2007, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such (6:08 P.M.), Veenstra, 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, Fire Chief Fred Cowper, Assistant Manager/ Personnel Director Paul Brake, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:02 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.

Louis Shelburg, 2825 Roseland Avenue, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

Michael Karagoulis, 2177 Heritage Avenue, Okemos, read from a prepared statement in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

[Prepared statement in Official Minute Book]

John Anderson, 215 W. Newman Road, Okemos, spoke in opposition to Zoning Amendment #07050.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy announced that Parks and Recreation Director LuAnn Maisner received a Certificate of Appreciation from the Capital Area Health Alliance. She also announced the regular Board meetings in January will be held on Thursday, January 3rd and Thursday, January 17th.

Supervisor McGillicuddy apprised citizens that the Township successfully defended itself in a lawsuit before the U.S. Court of Appeals filed by the Okemos Christian Center

Clerk Helmbrecht announced late communications regarding Rezoning #06090 (Meridian Four Seasons LDHA LP), Zoning Amendment #07050 (amendment for outdoor storage of a trailer or recreation vehicle) and Comcast. She also announced approximately 1,500 absentee ballots were mailed out today, and absentee ballots will be mailed out daily upon receipt of applications until Saturday, January 12, 2008.

Trustee Veenstra added that the Township Board Policy Governance Meeting will be held Saturday, January 5, 2008 at 9:00 A.M.

Treasurer Hunting apprised residents that Township offices will be open on Monday, December 24th and 31st, but will be closed December 25th, 26th, January 1st and January 2nd.

Manager Richards announced the Township received for the 7th or 8th consecutive year the Certificate of Achievement for Excellence in Financial Reporting. He added that Meridian Township was one of eight out of 1,242 Townships in Michigan to receive this award.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Brixie moved to approve the agenda amended as follows:

- **Add closed session as Agenda Item #13 and renumber the remaining agenda item**

Seconded by Trustee Such.

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

- **Remove Agenda Item #7B: Minutes-December 4, 2007 Meeting**

Seconded by Trustee Such.

Trustee Brixie called the question.

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

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Determination (BD)

- BD 10A-1 Jean Smith, 2768 Brentwood, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons, LDHA LP)
- BD 10A-2 Margo Stork, 2702 Cahill Drive, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons, LDHA LP)
- BD 10A-3 Molly Wingrove, 2649 Melville Drive, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons, LDHA LP)
- BD 10A-4 Skeeter and Bob Rentschler, 2687 Teri Terrace, East Lansing and Christiane D. Bushell, 5272 Timberlane Street, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)
- BD 10A-5 Christine G. Beavers, 5125 E. Brookfield, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)
- BD 10A-6 Jeanne Anderson, 2692 Greencliff Drive, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)
- BD 10B-1 Tom Valli, Eastgate Neighborhood Association, 2767 Eastway Drive, Okemos; RE: Opposition to Rezoning #07060 (DTN Investment Co.)
- BD 11D-1 Jean Smith, 2768 Brentwood, East Lansing; RE: Zoning Amendment #07050
- BD 11D-2 Susan Birdsall, 2776 Brentwood, East Lansing; RE: Opposition to Zoning Amendment #07050

(2). Board Information (BI)

- BI-1 John P. Gardner, Government Affairs Manager, Comcast, Michigan Region, 1070 Trowbridge Road, Lansing; RE: Response to Supervisor McGillicuddy regarding Comcast's Public Education and Government (PEG) channel migration

BI-2 John P. Gardner, Government Affairs Manager, Comcast, Michigan Region,
1070 Trowbridge Road, Lansing; RE: PEG channel location changes

(3). Staff Communication/Referral (SC)

SC-1 Michigan Townships Association Legislative E-Report, November 30, 2007 Edition
SC-2 Michigan Townships Association Legislative E-Report, December 7, 2007 Edition

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

Material received at the December 4, 2007 Board Meeting

Article distributed by Ingham County Drain Commissioner Pat Lindemann entitled,
"Stormwater Management: Confronting a Growing Problem through Environmentally
Friendly Methods", *Sites Magazine*, published by Michigan Chapter of the American Society
of Landscape Architects

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, Woiwode, Supervisor McGillicuddy, Clerk
Helmbrecht, Treasurer Hunting
NAYS: Trustee Veenstra
Motion carried 6-1.

C. Bills

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

Common Cash	\$ 309,937.00
Public Works	\$ 275,954.98
Total Checks	\$ 585,891.98
Credit Card Transactions	\$ 19,992.99
Total Purchases	<u>\$ 605,884.97</u>
ACH Payments	<u>\$ 333,673.11</u>

Seconded by Trustee Such.

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

[Bill list in Official Minute Book]

D. Appointments to Boards and Commissions

Trustee Brixie moved that the Township Board approve the list of appointees to various Board/Commission as stated in a memo to the Board from Supervisor McGillicuddy dated December 14, 2007 as follows:

Public Body	Position	Last Name	First Name	MI	Expires
Community Resource Commission (2 yr term)	Member	Brouse	Suzanne	H.	12/31/2009
Community Resource Commission (2 yr term)	Member	Friedland	Arlene	L.	12/31/2009
Downtown Development Authority (4 yr term)	Member	Russell	John		12/31/2011

Downtown Development Authority (4 yr term)	Member	Weaver	Douglas		12/31/2011
Elected Officials Compensation Commission (5 yr term)	Member	Boog	Patrick		12/31/2012
Environmental Commission	Member	Kielbaso	James		12/31/2010
Land Preservation Advisory Board (4 yr term)	Member	Caszatt	David	W	12/31/2011
Land Preservation Advisory Board (4 yr term)	Member	Webster	Steve		12/31/2011
Land Preservation Advisory Board (4 yr term)	Member	Woiwode	Thomas	M	12/31/2011
Pension Trustees (3 yr term)	Member	Elder	Susan	D	12/31/2010
Planning Commission (3 yr term)	Member	Honicky	Richard	E	12/31/2010
Planning Commission (3 yr term)	Member	Jorkasky	Tamara		12/31/2010
Planning Commission (3 yr term)	Member	Wilcox	Carole		12/31/2010
Zoning Board of Appeals (3 yr term)	Member	Stier	Steve		12/31/2010

Seconded by Trustee Such.

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

- E. Amendments to Township Manager’s Agreement
Trustee Brixie moved that the employment agreement between the Charter Township of Meridian and Gerald J. Richards be amended to extend until December 31, 2009, and the salary for the Manager for 2008 be increased by 2.5% over the 2007 salary which is consistent with other employees. Also, move to increase the monthly personal vehicle allowance to \$500.00 as compensation for all business miles driven within a 50 mile radius of the Township Municipal Building. Seconded by Trustee Such.

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

- F. End of Year Budget Amendments
Trustee Brixie moved that the Township Board approve the 2007 amended budget as reflected on Page 3 of the memorandum to the Township Board from the Finance Director, dated December 14, 2007. Seconded by Trustee Such.

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

NAYS: Trustee Veenstra
Motion carried 6-1.

G. Assessing Stipulation

Trustee Brixie moved that the Township Assessor be authorized to sign a stipulation with Mark. K. Clouse on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007	0340666	6268 Mereford Court, East Lansing, MI
<u>Assessment</u>	2007	<u>AV/TV</u> \$386,300/375,808
<u>Proposed Assessment</u>	2007	<u>AV/TV</u> \$362,400/362,400

Seconded by Trustee Such.

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

H. Police Officer Appointment

Trustee Brixie moved ratification of the appointment of Peter T. Menge to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Such.

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

I. Lake Lansing Estates Streetlighting SAD, **Resolution #1** (Set Public Hearing Date, January 17, 2008)

Trustee Brixie moved to approve the Lake Lansing Estates Streetlighting Special Assessment District, Resolution #1, tentatively declaring its intention to install and maintain five (5) dark sky streetlights and defray the cost of operation and maintenance by special assessment against the 16 benefiting lots, and setting a public hearing for January 17, 2008. Seconded by Trustee Such.

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

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item #11A, #11D)

9. HEARINGS

A. Georgetown #1 Streetlighting Special Assessment District

Supervisor McGillicuddy opened the public hearing at 6:25 P.M.

Director Severy summarized the proposed streetlighting special assessment district as outlined in staff memorandum dated December 14, 2007.

Supervisor McGillicuddy closed the public hearing at 6:26 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Supervisor McGillicuddy read into the record the name of three (3) residents who did not wish to speak but filled out a public remarks form in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP) as follows: Mary Lou Nicholson, 5243 Wardcliff Drive, East Lansing and Margo Stork and Guenter Stork, 2702 Cahill Drive, East Lansing.

Susan Pigg, Development Coordinator, Ingham County Brownfield Redevelopment Plan, 121 E. Maple Street, Mason, availed herself for Board questions and/or clarifications.

Molly Wingrove, 2649 Melville Drive, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

George Tesseris, 2840 E. Grand River, East Lansing, and owner of the property directly west of the proposed project, urged the Board to approve Rezoning #06090 (Meridian Four Seasons LDHA LP).

John Scott Craig, 5244 Wardcliff Drive, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

Allen Russell, 1690 Mack Avenue, Haslett, spoke in support of Rezoning #07060 (DTN Investment Co.).

Eugene Le Goff, 5189 E. Brookfield Drive, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

Barney Fenn, 2767 Brentwood, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

Christine Beavers, 5125 Brookfield, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

Michael Hupp, 5177 Wardcliff Drive, East Lansing, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP).

John Anderson, 215 W. Newman Road, Okemos, spoke in opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP) and Rezoning #07060 (DTN Investment Co.)

Robert Hollenshead, ex-president of the Lake Lansing Property Owners Association, 6068 Columbia Street, Haslett, stated the proposed Lake Lansing Overlay District ordinance has many shortcomings and will not serve to remove the many variance requests which will be necessary.

Lilly Gee, 6068 Columbia Street, Haslett, expressed concern with the 5,000 square feet criteria and the forty percent (40%) coverage contained in the proposed Lake Lansing Overlay District.

Michael Harvey, 6216 Columbia, Haslett, does not believe the proposed Lake Lansing Overlay District will reduce the number of variance applications.

Ron Rowe, 6247 E. Lake Drive, Haslett, stated the language in the proposed Lake Lansing Overlay District needs to be refined to more adequately address the uniqueness of the lots on Lake Lansing. Existing terminology is what has led to the numerous variance requests

Supervisor McGillicuddy closed public comment.

- A. Rezoning #06090 (Meridian Four Seasons LDHA LP), request to rezone approximately 9.94 acres located at 2756 E. Grand River Avenue from C-2 (Commercial) and RX (Duplex) to RC (Multiple Family- Medium Density), **Introduction**

Charles DiMaggio, Vice-President of Project Development, Burton-Katzman Development Co., Inc., 30100 Telegraph Road, Suite 366, Bingham Farms, and the applicant's representative, stated the Burton-Katzman Development Co. will develop, own, operate and manage the proposed development. He summarized the proposed rezoning request, adding that the applicant has requested conditional rezoning.

Trustee Brixie noted she received a letter from a Wardcliff resident in October suggesting she recuse herself from this rezoning vote because of a \$100 campaign contribution from the applicant in 2004. She stated at the time of the campaign contribution, Mr. McDaniels did not have any pending business before the Township Board. Trustee Brixie fully disclosed that she has also received campaign contributions from numerous Wardcliff area residents which were greater in dollar amount than the contribution from Mr. McDaniels. She indicated consultation with the township attorney assured her it was not necessary to recuse herself from voting on this issue and asked the attorney to comment on this issue for the record.

ATTORNEY COMMENT: Based on what Trustee Brixie has said here tonight, I don't see a basis upon which you need to recuse yourself. There are multiple state statutes that regulate the Board's behavior and nothing that you've said here tonight would violate those state statutes.

Trustee Brixie moved to refer Rezoning #06090 back to the Planning Commission for consideration of the significant conditions placed on the application. Seconded by Trustee Woiwode.

Board members discussed the following:

- Rezoning request meets several of the Board's prosperity ends, cultural heritage ends and diversity ends

ROLL CALL VOTE: YEAS: Trustees Brixie, Veenstra, Woiwode, Supervisor McGillicuddy,
Treasurer Hunting
NAYS: Trustee Such, Clerk Helmbrecht
Motion carried 5-2.

- B. Rezoning #07060 (DTN Investment Co.), request to rezone 3.13 acres from PO (Professional and Office) and RC (Multiple Family-Medium Density) to C-1 (Commercial) located on the southeast corner of Mt. Hope and Hagadorn Roads, **Introduction**

Treasurer Hunting 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 Zoning District Map of Meridian Township Pursuant to Rezoning Petition #07060" PO (Professional and Office) and RC (Multiple Family-Medium Density) to C-1 (Commercial) conditioned on prohibiting all drive-through uses (except banks), gas stations with or without convenience stores, and veterinary clinics and animal boarding; limiting alcohol sales to restaurants and cafes; and reserving a minimum of 25 percent of the rentable first floor area for office use, restricting the commercial development and use to the first floor of the two buildings approved by Mixed Use Planned Unit Development #05054 addressed as 2985 Mt. Hope Road and 4480 Hagadorn Road; and these voluntary conditions shall not be construed as being revoked or altered by any remodeling, reconstruction or transfer of ownership, management or other agencies.

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 Such.

Board members discussed the following:

- A good example of a mixed use project

- Minor change for a portion of the first floor which could be used for some commercial neighborhood service
- Project furthers Township policy goals
- Preference for fifty percent (50%) as office use to be more compatible with surrounding residential uses
- Other options for having commercial in a mixed use should be explored prior to changing the zoning designation
- Concern with increased traffic close to the busy corner at Mt. Hope and Hagadorn Roads
- Preference for amendment to the MUPUD ordinance instead of rezoning property

ROLL CALL VOTE: YEAS: Trustee Such, Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustee Brixie, Veenstra, Woiwode, Supervisor McGillicuddy
Motion failed 3-4.

- C. Rezoning #07130 (White Family Properties, LLC), request to rezone approximately 20 acres located southeast of BR-69 (Saginaw Highway) between Lake Lansing Road and Newton Road from RR (Rural Residential) to C-2 (Commercial), **Final Adoption**

Trustee Such moved [and read into the record], NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2007-16, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #07130” RR (Rural Residential) to C-2 (Commercial).

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

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- Logical zoning for the site
- Planning Commission recommendation for approval
- Intrusion into the sixteen (16) acres of wetlands
- C-1 is a less intense use with residential areas nearby
- Presence of the wetlands limits the impact of the development
- Unique nature and location of the property

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustee Brixie, Supervisor McGillicuddy
Motion carried 5-2.

- D. Zoning Amendment #07140 (Township Board), request to amend the zoning ordinance to add a Lake Overlay District, **Introduction**

Trustee Brixie 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 I by amending Section 86-2, and Article IV, Division 4 by adding Section 86-442.”

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 Such.

Board members discussed the following:

- Appreciation for rewrite by staff of the fencing section
- Zoning amendment is a compromise
- Reference to uses is to prevent commercial operations in residential areas
- Zoning amendment will give direction to individuals who wish to build around the lake
- Lots less than 65 feet in width should be allowed a maximum of 60 % of the front yard as driveway
- Encouragement of permeable surfaces for the driveways if possible
- Variance requests still an option for residents
- Having a Board representative to the ZBA will allow the Board to “tweak” the overlay district as issues come to the surface

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

- E. Resolution in Support of an Amendment to the Ingham County Brownfield Redevelopment Authority Brownfield Plan for Shaw's on Newton, LLC Project
Trustee Woiwode moved [and read into the record], NOW, THEREFORE, BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, concurs with this amendment to the Ingham County Brownfield Redevelopment Authority Brownfield Plan.

Seconded by Treasurer Hunting.

Board members discussed the following:

- Board places cap on the amount of money
- Amount of the Township contribution to the Brownfield Fund is much less than initially believed
- City of Lansing, East Lansing, and Delhi Township have their own Brownfield plans
- Probability that Meridian Township will receive a portion of the Brownfield funds
- Belief that 21 years allegedly transpires before Township revenue is received and is an unreasonable length of time
- Amount of projected tax increment to come to the Township each year after the fully developed project at \$143, 000/year for five (5) years
- Township will continue to receive tax revenue throughout the project
- Total project investment by the developer six (6) to seven (7) times greater than public entity investments
- Redevelopment one of the Township Board goals

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

[Supervisor McGillicuddy recessed the meeting at 8:05 P.M.]
[Supervisor McGillicuddy reconvened the meeting at 8:17 P.M.]

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Lilly Gee, 6068 Columbia, Haslett, addressed the definition of front and back yards around Lake Lansing as it relates to the proposed zoning amendment (Zoning Amendment #07050) for outdoor trailer storage.

Robert Hollenshead, 6068 Columbia Street, Haslett, speaking on behalf of the Lake Lansing Property Owners Association, spoke in opposition to Zoning Amendment #07050, and urged deletion of the language contained in the lake access ordinance (Zoning Amendment #07150) regarding riparian rights.

Tim McCarthy, 6076 Columbia, Haslett, expressed concern with the current language contained in Zoning Amendment #07050, amendment for outdoor storage of a trailer or recreational vehicle. He added that Lake Lansing is a unique area within Meridian Township.

Marvin Johansen, 6236 W. Reynolds, Haslett, spoke in opposition to Zoning Amendment #07050 as written, believing this language would create hardship for property owners of small lots. He requested the board amend the proposed zoning amendment to exempt Tier 1 and Tier 2 around Lake Lansing.

Larry Wagenknecht, 6097 Partridge Street, Haslett, spoke in support of the Lake Lansing Watershed Management SAD only with Tiers 1 and 2. He spoke in opposition to Zoning Amendment #07050 and in support of Zoning Amendment #07150 while expressing concern with the issue of road ends.

Ronald Rowe, 6247 E. Lake Drive, Haslett, spoke in opposition to Zoning Amendment #07050, expressing concern over the definition of the front and back yards relative to Lake Lansing.

Gil White, 6005 E. Lake Drive, Haslett, requested the Board exempt the Lake Lansing Overlay District from Zoning Amendment #07050. He added it is important for the Zoning Board of Appeals to have a sense of the intent of the Board on the cases which come before it. He felt it important for staff to pass on the institutional memory as members of various Boards and Commissions change.

Michael Harvey, 6216 Columbia, Haslett, requested the Board exempt the Lake Lansing area from Zoning Amendment #07050.

Wynne Lewis, 1350 Hickory Island Drive, Haslett, stated the Township is not interested in treating property owners on the lake in a different or unique manner, but finds her property unique enough to charge her \$9,000 in property taxes while not having any road frontage.

Will White, 2142-½ Hamilton Road, Okemos, believed the Lake Lansing Overlay District should be exempted from Zoning Amendment #07050. He also expressed opposition to the sale of Township property adjacent to the Red Cedar River, near the old downtown Okemos. He felt it an important parcel of land to keep in the event a riverwalk could be constructed at some point in the future.

Supervisor McGillicuddy closed public comment.

A. Georgetown #1 Streetlighting Special Assessment District

Board members discussed the following:

- Type of lights to be installed would be standard residential streetlights
- Height of streetlights approximately 12-14 feet
- Need for light to be restricted to the intended lit area
- Meets the Board objective of dark sky policy
- Concern with possible Township liability if the Court of Appeals rules the project is illegal

Possible Township liability while project is at the Court of Appeals: (See Agenda Item #8 (Questions for the Attorney))

Q. Do we risk anything by approving this; putting this on the Consent Agenda even though it is in the Court of Appeals?

A. No.

The consensus of the Board was to place this item on the consent agenda at the January 3, 2008 Board meeting.

B. Lake Lansing Watershed Management Special Assessment District 2008-2017

Director Severy summarized the Lake Lansing Watershed Management Special Assessment District as outlined in staff memorandum dated December 14, 2007, noting the map showing plats with private access points to Lake Lansing.

Board members discussed the following:

- Ingham County Parks & Recreation Commission consensus to make a recommendation at its next meeting to raise its contribution to \$10,000

The consensus of the Board was to place this item on for action at its January 17, 2008 Board meeting.

C. Offer to Purchase Township Property

Manager Richards summarized the offer to purchase Township property as outlined in staff memorandum dated December 14, 2007.

Board members discussed the following:

- Property is landlocked on three (3) sides and the Red Cedar River on the fourth
- Potential purchaser (property owners to the west) would grant the Township an easement for river use as well as commit to maintaining it in its current condition
- Potential purchaser request for the Township to return the property to its natural state
- Need to ascertain appraised value of the property
- Survey needed to define property lines
- Subject property in the Township's priority conservation corridor in the Greenspace Plan
- Sale of the land while retaining an easement would limit future possibilities for this site
- Need for plan to repair fragile links on Township property
- Township interest in proper management of this property
- Further discussion by the Township Manager with the potential purchasers/neighbor
- Staff to research remainder of small parcels owned by the Township without access
- Possible sale of other similar parcels with an agreement to have the purchaser maintain these parcels would constitute land management plans
- Steep bank which slopes down to the river

The consensus of the Board was to discuss this issue after further research by staff.

D. Zoning Amendment #07050 (Planning Commission), amendment for outdoor storage of a trailer or recreational vehicle

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated December 14, 2007.

Board members discussed the following:

- A portion of the complaints cannot be enforced due to the way the current ordinance is written
- Majority of complaints come from citizens
- Request for staff to ascertain nature of the complaints (number of individual complaints v. observations from code enforcement staff)
- Need for Lake Lansing Overlay District exemption
- Board discussion on this issue with Lake Lansing exempted
- Planning Commission considered Lake Lansing issues during the public hearing
- Need for ordinance update
- Seasonality for outdoor storage of boat trailers taken out by the Planning Commission
- Proposed zoning amendment too restrictive
- Concerns could be addressed through licensing by the Township for storage of recreational vehicles
- Concern with allowing storage on the side yard
- Junk cars currently addressed in the Township's property maintenance code
- Staff to contact the Lake Lansing Property Owners Association when the proposed zoning amendment is scheduled to come back before the Board

Exemption from the zoning amendment for Lake Lansing: (See Agenda Item #8 (Questions for the Attorney))

- Q. Are we able to separate out Lake Lansing from this, so that it can be treated differently, or do all zoning areas have to be treated the same?

- A. In general, all areas should be treated the same except if there's a basis for treating them differently. I know that sounds simple, but if the size of the lots in general are smaller; if they are shaped differently; if the front, as someone was saying, is really not the front; it's the back and their lots are used differently, there may be a basis for treating them differently. That would really need to be looked at closely before I would recommend you go forward with that kind of recommendation or decision.

The consensus of the Board was to allow staff time to address stated Board concerns. Staff is directed to notify the Supervisor when topic is ready to be placed on the agenda.

- E. Zoning Amendment #07150 (Township Board), request to amend the zoning ordinance to add a Lake Access Ordinance
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated December 14, 2007.

Board members discussed the following:

- Inventory of road ends to ascertain public access points around Lake Lansing
- Mack Avenue and Hickory Island not listed as public road ends on November 15th memorandum to the Planning Commission
- Proposed ordinance does not impact existing deeds or easements
- Preference for pedestrian public access language to remain in the zoning amendment

The consensus of the Board was to place this item on for action at its January 17, 2008 Board meeting.

- F. Zoning Amendment #07160 (Township Board), amendment to allow "new car dealerships" by Special Use Permit in the C-2 (Commercial) zoning district
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated December 14, 2007.

Board members discussed the following:

- Requirement of minimum acreage
- Concern that C-3 remain in the commercial core of the Township
- Property adjacent to a subdivision which abuts Jolly Road
- C-3 in this area not included in the Master Plan by the Planning Commission

The consensus of the Board was to proceed with an amendment to allow new car dealerships in C-2 with special conditions and to place this item on for action at the January 17, 2008 Board meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Jim Wessinger, 4624 Nakoma Drive, Okemos, spoke in opposition to public access to the subject parcel for Agenda Item #11C, Offer to purchase Township property

Robert Hollenshead, 6068 Columbia, Haslett, requested the Lake Lansing Property Owners Association be allowed to view complaints regarding storage of a boat trailer around Lake Lansing.

Gil White, 6005 E. Lake Drive, Haslett, expressed appreciation for Board consideration of the Resolution in Support of an Amendment to the Ingham County Brownfield Redevelopment Authority Brownfield Plan for Shaw's on Newton, LLC.

Supervisor McGillicuddy closed Public Remarks.

13. CLOSED SESSION

Clerk Helmbrecht moved that the Township Board go into a closed session to discuss strategy related to ongoing litigation. Seconded by Trustee Woiwode.

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

Supervisor McGillicuddy recessed the meeting at 10:09 P.M.

The Board adjourned to the Administrative Conference Room for a closed session.

Trustee Woiwode moved to return to open session. Seconded by Trustee Brixie.

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

Supervisor McGillicuddy reconvened the meeting at 10:57 P.M.

Trustee Woiwode moved to go forward as discussed in closed session. Seconded by Trustee Brixie.

VOICE VOTE: Motion carried unanimously.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:58 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary