

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, SEPTEMBER 18, 2012 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Treasurer Brixie, Trustees Dreyfus, LeGoff, Ochberg,
Veenstra
ABSENT: Clerk Helmbrecht
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Director of
Finance Diana Hasse (7:22 P.M.)

1. CALL MEETING TO ORDER
Supervisor McGillicuddy called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor McGillicuddy led the Pledge of Allegiance.
3. ROLL CALL
The secretary called the roll of the Board.
4. PUBLIC REMARKS
Supervisor McGillicuddy opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, announced a LINC meeting on Thursday, September 20th at 6:45 P.M. in the Haslett Library Community Room. He addressed the Capital Improvements Program for Meridian Township.

Ann Alchin, 5975 Cypress, Haslett, spoke in favor of MUPUD #12024 (Douglas J), indicating truly "historic" buildings within the Okemos DDA are nonexistent despite public comments made at the last Board meeting. She clarified the cost of the Beckett & Raeder study as \$28,000 which has not yet been adopted by the DDA.

Bill Richardson, 5300 Chantilly Lane, Haslett, spoke in support of the millage proposal on the November 6, 2012 ballot for the Central Fire Station. He reinforced the need for the new station to be centrally located within the two railroad tracks to keep response times low.

Daria Schlaga, 2446 Burcham Drive, East Lansing, expressed disappointment with delays and several other concerns regarding the roundabout at Burcham and Park Lake Drive.

Charlie Harris, 4535 Seneca Drive, Okemos, spoke in support of MUPUD #12024 (Douglas J).

Will Tyler White, 2142-1/2 Hamilton Road, Okemos, spoke in support of the Complete Streets Ordinance. He submitted 1,070 petition signatures to save the Tuba Museum and the historic Dr. Smiley house. Mr. White addressed the issues of proper procedure, policy governance, best practices, and the importance of cultural heritage to a community.

Barb Vandenburg, 644 Waldo Road, Williamston, expressed concern with the lack of communication from the Township regarding changes to health insurance coverage for retirees. She indicated employees are an asset to the Township and should be treated accordingly.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy reported her attendance at Tri County Regional Planning Commission’s (TCRPC) Urban Service Boundary meeting last week where the importance of identifying 425 Agreements on maps was discussed from a historical perspective.

Trustee Ochberg inquired if the November ballots will contain a question on US citizen status for voters.

Township Manager Richards responded he will obtain the answer tomorrow and apprise Trustee Ochberg.

Without objection, Supervisor McGillicuddy appointed Trustee Dreyfus Clerk Pro Tem.

Treasurer Brixie reported a successful collection of summer taxes which were due Friday, September 14th. She thanked residents and taxpayers who paid their taxes on time, noting taxpayers who are interested in making arrangements to pay their summer taxes may do so by contacting the Treasurer’s Office.

Supervisor McGillicuddy clarified earlier public comment stating the roundabout at Burcham and Park Lake Road is under the jurisdiction of the Ingham County Department of Transportation and Roads.

Trustee Dreyfus reported his attendance at the Meridian Economic Development Corporation meeting where discussion took place on the downtown Okemos area in relationship to the Douglas J project as well as other aspects of the DDA. He noted there was also discussion regarding the Meridian Area Resource Center’s (MARC) business incubator program, the global initiative involving Chinese students coming into Meridian Township, branding and placemaking in Meridian Township.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Ochberg.

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Deliberations (BD)

BD10B-1 Kaeyt Coin, Chicago, IL; RE: Support for Douglas J project in downtown Okemos

BD10B-2 Ann Alchin, 5975 Cypress, Haslett; RE: Support for Douglas J redevelopment project in downtown Okemos

- BD10B-3 Elizabeth McGinnis, Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-4 Leslie Branch, East Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-5 Rhonda Huffman, East Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-6 Bill Cawood, Cawood Building Co., 2154 Methodist Street, Okemos; RE: Support for the proposed Douglas J project
- BD10B-7 Stephen Conrade, Arden, North Carolina; RE: Support for the Douglas J redevelopment project
- BD10B-8 Asia Chapman, East Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-9 Brenna Seeley, Okemos; RE: Support for the Douglas J redevelopment project
- BD10B-10 Bart Reiter, East Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-11 Joanne Glover, Doubleview, Western Australia; RE: Support for the Douglas J redevelopment project
- BD10B -12 Lisa Skelton, 1920 Belwood Drive, Okemos; RE: Support for the Douglas J redevelopment project
- BD10B-13 Michele Arbour, 310 Winterberry Lane, Okemos; RE: Support for the Douglas J redevelopment project
- BD10B-14 Monique Pollok, 1904 Oneida, Okemos; RE: Support for the Douglas J redevelopment project
- BD10B-15 Mary O'Malley, DeWitt; RE: Support for the Douglas J redevelopment project
- BD10B-16 Bart Reiter, East Lansing; RE: Support for the Douglas J redevelopment project
- BD10B-17 Vance Poquette, 2225 Kent Street, Okemos; RE: Concern with the height of the Douglas J building
- (2) Board Information (BI)
- BI-1 Marilyn Aronoff, 2248 Kent Street, Okemos; RE: Cedar Bend Heights Stop Signs
- BI-2 Patricia Killam, 2411 Burcham Drive, East Lansing; RE: Deer Management Plan
- (3) Staff Communications (SC)
- SC-1 Memorandum from Cindy Cummings, Police Records Supervisor; RE: Current list of licensed vendors and non-licensed persons or nonprofit organizations engaged in soliciting or canvassing dated September 13, 2012

Treasurer 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 Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

B. Minutes

- (1) **Treasurer Brixie moved to approve and ratify the minutes of the September 4, 2012 Regular Meeting as submitted. Seconded by Trustee Ochberg.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

- (2) **Treasurer Brixie moved to approve and ratify the minutes of the September 4, 2012 Budget Work Session Meeting as submitted. Seconded by Trustee Ochberg.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

C. Bills

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

Common Cash	\$ 235,590.48
Public Works	\$ 362,985.37
Total Checks	\$ 598,575.85
Credit Card Transactions	\$ 6,184.08
Total Purchases	<u>\$ 604,759.93</u>
ACH Payments	<u>\$ 519,278.21</u>

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

[Bill list in Official Minute Book]

D. Assessing Stipulations

Treasurer Brixie moved that the Township Assessor be authorized to sign stipulations with Dennis G. Bernick in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBERS 442807 AND 442808
 DENNIS G. BERNICK
 PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value	Docket Number
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33-02-02-03-253-005	West Reynolds	2012	\$15,800	\$15,800	442807
33-02-02-03-253-014	6287 West Reynolds	2012	\$164,900	\$164,900	442807
33-02-02-03-258-006	West Reynolds	2012	\$14,800	\$14,686	442808

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value	Docket Number
33-02-02-03-253-005	West Reynolds	2012	\$12,200	\$12,200	442807
33-02-02-03-253-014	6287 West Reynolds	2012	\$126,400	\$126,400	442807
33-02-02-03-258-006	West Reynolds	2012	\$11,400	\$11,400	442808

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with CMAT 1999-C1 Grand River Ave., LLC in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 400889
 CMAT 1999-C1 GRAND RIVER AVE., LLC
 PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-20-205-015	2655 Grand River	2010	\$1,099,900	\$1,099,900

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-20-205-015	2655 Grand River	2010	\$665,000	\$665,000

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

- E. Robins Way Public Streetlighting Improvements, Special Assessment District #323, **Resolutions #3 & #4**

Treasurer Brixie moved to approve Robins Way Streetlighting Special Assessment District No. 323, Resolution #3, which approves the construction of the public improvement, the estimate of cost, and defraying the cost by special assessment; determines the special assessment district and directs the making of an assessment roll; and to approve Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on October 16, 2012. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

- F. Resolution to Set Public Hearing for Streetlighting Districts Consolidation
Treasurer Brixie moved to approve the resolution which authorizes the consolidation of streetlighting districts and sets the date for a public hearing to receive comments on the assessment rolls on October 16, 2012. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

- A. Wetland Use Permit #12-07 (SP Investments) – Ember Oaks
 Supervisor McGillicuddy opened the public hearing at 6:30 P.M.

Director Kieselbach summarized the wetland use permit request as outlined in staff memorandum dated September 13, 2012.

Supervisor McGillicuddy requested clarification on the concrete wall.

Director Kieselbach explained the wall will remain, and the end section of the culvert will be removed and a vertical outlet structure will be put in place.

Supervisor McGillicuddy inquired if the vertical outlet structure will slow the rate of runoff to stop the erosion as it goes across the Red Cedar Glen Preserve.

Director Kieselbach responded in the affirmative.

Supervisor McGillicuddy inquired if the concept is for the water to pool in the wetland and then slowly release as the property to the north is at a lower elevation.

Director Kieselbach noted that based on either the 10 or 100 year event, the water will pond, be retained and slowly go through the system and flow to the north.

Supervisor McGillicuddy acknowledged staff comment that this is a temporary solution, so the Board will review a more permanent solution in the future.

Director Kieselbach added that as the remaining phases develop, the applicant will provide plans for an overall stormwater detention system for the entire subdivision.

Supervisor McGillicuddy inquired if this temporary solution will slow the water flow to the agreed upon rate.

Director Kieselbach responded in the affirmative.

Jeff Keyes, Kebs, Inc., 2116 Haslett Road, spoke to several meetings regarding the stormwater detention. He noted this interim solution will slow the water down while the Ingham County Drain Commissioner's (ICDC) office works on the north side.

Trustee Dreyfus inquired as to how much the water rises during a storm event.

Mr. Keyes responded the water rises approximately eight (8) feet. He indicated the lower flows do the most damage, as the two (2) and ten (10) year flood events require the most work relative to storage. Mr. Keyes noted the discharge for a 100 year storm is very close to what is was originally. He stated they are not working in a wetland, but storing for 38 hours, adding that he believed this is the lowest impact solution to the problem.

Trustee Dreyfus asked if the water returns to its pre-storm levels after 38 hours.

Mr. Keyes responded there is one hole in the structure and the water returns to that level. He added the wetlands are not constantly wet as there is a continuous slope through which water travels.

Trustee Dreyfus inquired if the plants and trees will survive the occasional flooding.

Mr. Keyes responded the Township's wetland consultant and the Michigan Department of Environmental Quality (MEDQ) agree that with the 38 hour draw down, the plants and trees will not be impacted.

Trustee Ochberg asked about the impact on the use of lot 75 and 76 in the future.

Mr. Keyes responded the final plat will delineate the wetland and the required setbacks. He indicated there is a 36" pipe which is currently stubbed and plans are to block off the existing 24" pipe, and have the water flow through the 36" pipe, which is approximately one (1) foot higher in elevation than the 24" pipe.

Trustee Ochberg inquired if such action will require an official map change.

Mr. Keyes stated this is not a Federal Emergency Management Agency (FEMA) regulated 100 year floodplain, but a storage area. He added lots 75 and 76 will be built on once the water is taken away and proof is obtained that those two lots will not flood.

Trustee Veenstra clarified content in the Township's wetland consultant report that the correct wetland identification is Township Wetland #35-18, which is a 10.50-acre wetland.

Supervisor McGillicuddy closed the public hearing at 6:47 P.M.

10. ACTIONS ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of the Complete Streets Ordinance. He expressed opposition to MUPUD #12024 and SUP #12051, indicating it is a “vanity” business, not one of substance. Mr. Provencher believed the Board should make decisions based upon best use.

Laura Ashlee, 1931 Yuma Trail, Okemos, spoke in opposition of the Douglas J Project. She believed the four corners of Okemos and Hamilton Roads is the historic core of the village of Okemos and the smaller buildings and independent businesses located there sets that corner apart from the rest of the Township. Ms. Ashley did not believe the proposed project is part of any comprehensive development plan for the downtown Okemos area.

Sue Bickert, 2291 Hamilton Road, Okemos, expressed concern with the walkability v. the “killability” and several components of the traffic study relative to the Douglas J project. She believed the study is misleading in its description of Hamilton Road and does not address how traffic will impact residents who live in the area. She offered changes to the project.

Scott Weaver, 4609 Comanche, Okemos, expressed empathy towards existing businesses on the subject site while indicating this property would not be in foreclosure if the current businesses were sustainable. He clarified the bank currently owns the property and if the proposed project does not move forward, these parcels will go up for auction. Mr. Weaver spoke to the desire of the Weaver family to expand their business while remaining in the downtown Okemos area.

Will Tyler White, 2142-½ Hamilton Road, Okemos, urged the Board to preserve the two historic trees and the “landmark” corner building. He addressed the fiduciary duty of the Board to follow the Master Plan. Mr. White spoke to his support for the expansion of Douglas J, but not the details of the project.

Renee Korrey, 4663 Okemos Road, Okemos, expressed support for the Douglas J project. She believed if it is desirous for there to be commerce in the downtown Okemos area, it needs to attract businesses which have clientele with disposable income. While acknowledging 40,000 cars travel daily on Okemos Road, Ms. Korrey indicated many of those cars travel up to Hamilton Road and then disperse over to Marsh Road. She stated she has been a 50-year resident of the community and the two trees, the Triple Goddess Bookstore and the corner Miller store are not historic Meridian Township.

Supervisor McGillicuddy closed Public Remarks.

A. Complete Streets Ordinance, **Final Adoption**

Trustee Dreyfus 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. 2012-06 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 58, by adding Article III, Complete Streets, Section 58-35 through Section 58-39.”

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board. Seconded by Treasurer Brixie.

Board members discussed the following:

- Concept provides alternatives to automotive transportation
- Complete streets reduce carbon emissions
- Complete streets will help improve the quality of life within the Township
- Complete streets will attract new residents

- While the Township does not have jurisdiction over its roads, the ordinance will give guidance to the Ingham County Department of Transportation and Roads (ICDTR) as well as the Michigan Department of Transportation (MDOT)

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Treasurer Brixie
NAYS: None
Motion carried 6-0.

- B. Mixed Use Planned Unit Development (MUPUD) #12024 (Douglas J)
Director Kieselbach summarized the MUPUD request as outlined in staff memorandum dated September 13, 2012.

Trustee Ochberg moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development #12024, subject to the following conditions:

1. Approval of the mixed use planned unit development is granted in accordance with the cover sheet prepared by KEBS, Inc. and received by the Township on August 28, 2012; site plans prepared by KEBS, Inc. and received by the Township on July 2, 2012; building elevations and floor plans prepared by Kincaid Henry Building Group, Inc. and received by the Township on July 2, 2012; and the sign program prepared by Kincaid Henry and received by the Township on July 3, 2012. All plans are subject to revisions as required.
2. Approval is subject to the following amenities, rain water harvesting and re-use for irrigation and non-potable water inside the Douglas J building, Society of Environmentally Responsible Facilities (SERF) certification, electric car charging stations, sidewalk planters, and fountain(s), as shown on the Amenities Plan prepared by KEBS, Inc. and received by the Township on July 2, 2012.
3. Waivers shall be granted based on the submitted site plans for front, side and rear yard building setbacks, parking lot setbacks, and the amount of impervious surfaces.
4. The project shall be constructed in one phase with both buildings being built simultaneously; or the project may be built in two phases with construction of the use permitted by right in the C-2 (Commercial) district, being the first phase.
5. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building. Building materials shall be substantially consistent with the building elevations received by the Township on July 2, 2012 subject to approval by the Director of Community Planning and Development.
6. The sign program submitted as part of mixed use planned unit development application and received July 3, 2012 shall be subject to the review and approval of the Director of Community Planning and Development.
7. The final design of the trash and recycling receptacles and enclosures shall be subject to the approval of the Director of Community Planning and Development.

8. The applicant shall work with the Township to determine the design and materials for the Okemos Road pedestrian-bicycle pathway and public sidewalks along the site's Hamilton Road, Ardmore Avenue, and Methodist Street frontages, subject to the approval of the Director of Community Planning and Development and the Director of Public Works and Engineering.
9. Sidewalks on Ardmore Avenue and Methodist Street shall be at least five feet in width and constructed along the entire project frontage in accordance with the standards of the Department of Public Works and Engineering.
10. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements.
11. Site accessories such as railings, benches, trash receptacles, exterior lighting fixtures, and/or bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
12. Any future building additions or expansions to the buildings shall require modification to the mixed use planned unit development and special use permit subject to the approval of the Township Board.
13. All existing debris found on the subject site as a result of clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.
14. Prior to issuance of any permit for construction activity including grading permits, the underground storage tank for heating oil shall be properly abandoned and removed from the site pursuant to the requirements of the State of Michigan, Ingham County and Township.
15. Prior to issuance of any permit for construction activity including grading permits, any wellhead(s) located on the site shall be properly closed and abandoned pursuant to the requirements of the Ingham County Health Department and the Township.
16. The location, species and size of street trees to be installed on street frontages shall be subject to the approval of the Director of Community Planning and Development.
17. Landscaping shall generally comply with the provisions of the Code of Ordinances including the Mixed Use Planned Unit Development standards outlined in Section 86-440(d)(4) and other applicable sections of the Ordinance pertaining to landscaping.
18. Site and building lighting shall comply with Article VII in Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used.
19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.

20. **The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Department of Transportation and Roads, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
21. **The utility, grading and storm drainage plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.**
22. **A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.**
23. **Screening landscaping shall be placed on the east side of the parking lot along Okemos Road, adjusting parking space sizes as required, if feasible, in consultation with the Director of Community Planning and Development.**

Seconded by Treasurer Brixie.

Board members discussed the following:

- New building will “brand” downtown Okemos
- Offer of rental space will provide opportunity for new and more businesses to locate in downtown Okemos
- Most of the traffic concerns center around traffic on north and south Okemos Road
- Proper signage will provide how to access the building on western Hamilton Road
- Landscaping at the current building is beautiful
- Based on previous actions, the promises made in the application will be carried out by the developer
- Project will place a new face in Meridian Township
- Project is a home grown success story for both Douglas J and the Township
- Nearby Cedar Bend Heights Neighborhood has many examples of historic buildings
- Cedar Bend Heights neighborhood has examples of many architectural styles, including contemporary design
- 79 petition signatures were submitted to the Clerk’s office today in support of the Douglas J project, with the vast majority from Okemos and Township residents
- 887 email signatures have been received to date in support of the Douglas J project
- Hire of developmentally disabled individuals at the current Douglas J establishment
- For a variety of reasons, the Friends of Historic Meridian were not interested in relocating the Smiley House

Trustee Veenstra offered the following amendment:

- **Amend condition #8 to add: The buffer shall be a minimum of 3 feet between the curb and the street side of the pathway.**

Seconded by Trustee LeGoff.

Continued Board, staff and applicant discussion:

- Building sets back further from Okemos Road than the parking spaces, so it allows for a wider buffer on the south end of the building
- Sidewalk is closer to the curb on the north end of the proposed building
- Applicant had already reduced the width of the parking spaces along Okemos Road

- Providing a three (3) foot buffer on the north end of the project at Okemos Road would either require variances or the loss of the entire row of parking
- Several areas along Okemos Road have sections of pathway adjacent to the back of the curb
- East side of Okemos Road, directly across from the proposed project, has sidewalk abutting the curb
- Suggestion to include a condition where the applicant would be required to remove snow from the sidewalks on the Okemos and Hamilton Road frontages of the building in lieu of requiring a minimum amount of greenspace along the sidewalk
- Douglas J has always removed snow at its existing location and will continue that tradition at the new location
- Concern for pedestrian safety walking along Okemos Road next to traffic
- Many other areas in the Township have smaller or no distance between the walkway and the curb
- Pathway width of seven (7) feet along the Okemos Road side of the proposed development is much wider than in other areas within the Township and does not subject the public to a new safety hazard
- Condition #23 was written by staff based upon the Board's original discussion regarding the screening and landscaping along Okemos Road as well as working with the developer to make any necessary adjustments
- Condition #23 was left open in order to have dialogue with the developers and designers during site plan review
- Staff suggestion to place the amendment in condition #23
- Staff intent to write condition #23 broadly enough to look at the entire area during site plan review, providing as much greenspace as possible without bringing each small adjustment back to the Board
- Preference by the maker of the motion to have the essence of the proposed amendment clearly stated in writing

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Veenstra
 NAYS: Trustee Ochberg, Supervisor McGillicuddy, Treasurer Brixie
 Motion failed 3-3.

Continued Board discussion:

- Preference to move the buildings back eight (8) to ten (10) feet as previously suggested by some neighboring business owners
- Moving the building back from Okemos Road would reduce the visual impact
- Change in the character of the area will be a shock to many residents
- Douglas J project will be an anchor business which dominates the visual and economic landscape of the downtown Okemos area
- The Planning Commission, the DDA and the Meridian EDC will need to address key issues created by the change for the remaining three (3) corners and surrounding area
- Remainder of the downtown Okemos area must focus on walkability and greenspace issues
- Board member belief the Tuba Museum has cultural and amenity value, but is not a historical location
- Board member belief the Smiley House has historical value as it has state status as an historic site
- Board member inquiry regarding the possibility of the applicant preserving the Smiley house for 90 days while the project moves forward
- Possibility of the community raising funds to preserve the Smiley house
- Applicant must pay the mortgage and expense for the property during those 90 days while placing the project on hold
- Smiley House relocation was discussed and dismissed during talks between the applicant and the Township several months ago
- Applicant has only 15 days to close on the property after the Board vote
- All buildings scheduled to be razed at the same time

Trustee Ochberg moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #12051 (Douglas J) to construct two buildings totaling more than 25,000 square feet in gross floor area subject to the following conditions:

- 1. Approval of the special use permit is granted in accordance with the cover sheet prepared by KEBS, Inc. and received by the Township on August 28, 2012; site plans prepared by KEBS, Inc. and received by the Township on July 2, 2012; building elevations and floor plans prepared by Kincaid Henry Building Group, Inc. and received by the Township on July 2, 2012. All plans are subject to revisions as required.**
- 2. Special Use Permit #12051 is subject to all conditions placed on Mixed Use Planned Unit Development #12024 (Douglas J) by the Township.**
- 3. The gross square feet of all buildings on the site shall not exceed 43,969 square feet unless the applicant applies for and receives an amendment to Special Use Permit #12051 (Douglas J).**

Seconded by Supervisor McGillicuddy.

Board members discussed the following:

- Project is the second development to be proposed for this site
- Previously proposed plans submitted for this property were twice the size of the subject project
- Inquiry as to the cost of the project

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy,
 Treasurer Brixie
 NAYS: Trustee LeGoff
 Motion carried 5-1.

Supervisor McGillicuddy recessed the meeting at 8:28 P.M.

Supervisor McGillicuddy reconvened the meeting at 8:38 P.M.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed concern with supporting pages of the 2013 recommended budget relative to sewer lines and assessment of sewer benefit charges. He noted that while the Capital Improvements Program (CIP) states the Township must list projects in the order of priority, that was not done in this recommended budget. Mr. Bowlby spoke to the need for removal of the Greenwood subdivision sewer project from the CIP and believed the Board should return the responsibility of making a CIP to the Planning Commission.

Supervisor McGillicuddy closed Public Remarks.

A. Wetland Use Permit #12-07 (SP Investments) – Ember Oaks

Board members discussed the following:

- This permit would not harm the wetland or habitat

It was the consensus of the Board to place this item on for action at the October 2, 2012 Board meeting.

B. 2013 Recommended Budget

Finance Director Hasse summarized the remainder of the 2013 recommended budget as outlined in staff memorandum dated September 14, 2012.

Board members and staff discussed the following:

- Recommended water rate increase from \$3.10 to \$3.40/thousand gallons due to a decline in usage while experiencing an increase in costs
- Even with the proposed increase, Meridian Township's water rates are well below the costs charged by surrounding municipalities
- Through an error, the Board of Water and Light had not been charging the Township for maintenance of the water tower at Jolly and Hulett Roads
- Water fund capital improvements for maintenance (charge for maintenance (\$25,000) and painting (\$80,000) the outside of the tank at Jolly and Hulett Roads)
- Water Fund has historically drawn from a large Fund Balance
- 2013 will be the first time there will be a balanced budget in the Water Fund
- Board of Water and Light increased their water rates to the Township by 9%
- Increase in water rates will help the Township meet American Water Works Association (AWWA) standards for routine cleaning of sewer lines and exercising fire hydrants and valves
- Purchase of special equipment (automated hydrant and valve exerciser) will allow staff to turn more valves in a shorter period of time
- Capital contributions are part of the Township's development criteria as water and sewer lines are installed by private developers
- Even though the Township does not pay for water and sewer lines installed by developers, they belong to the Township and must be shown as an asset and then be depreciated
- Rental income in the Water Fund comes from renting space for a Metro PCS antenna
- CIP Costs Summary on page 49 is not accurate and will be revised for inclusion in the adopted 2013 Budget
- Systematic approach by the Township to maintain the Township's 27 lift stations
- Small increase in personnel costs from 2012 may be due to assignment of different utility workers at varying hourly rates and their corresponding health benefits package
- Motor Pool will use some fund balance to purchase new capital items (new ambulance and replacement vehicles)
- Township need to look at electrical vehicles for planners and personnel in assessing in an effort to reduce carbon emissions
- Grants available for charging stations
- Once a charging station has been installed on Township property, the purchase of electrical vehicles can be looked at
- Township purchases vehicles using state contract pricing
- Concern with 125 employees v. 132 vehicles
- Several vehicles are mowers, trailers, etc.
- Staff to provide the number of licensed vehicles driven on roads
- Completion of the Douglas J project will nearly double the tax increment finance revenue
- Plan for the DDA to pay off the debt for streetlights within the district with the increased tax increment finance revenue
- Concern that a ten-year payoff for forgiveness of the \$400,000 liability in the Local Roads Fund would allow history of the transaction for road repair to be lost over time
- Ten year process would show an expense in either the General Fund or Local Road Funds to reduce the advance made by the General Fund for road repair
- Consensus of the Board for a ten (10) year payoff for forgiveness of the \$400,000 liability in the Local Roads Fund
- \$15,000 spent annually on LEAP dues

- Manager to provide information on LEAP and its financial contribution towards the regional fire study
- LEAP commitment at an EDC meeting two months ago to provide ongoing entrepreneurial consultation
- LEAP staff instrumental in the MEDC's global initiative events
- LEAP efforts work with the Greater Lansing Visitors Bureau to coordinate website location of MEDC's global initiative events
- Township not meeting its statutory obligations relative to the Capital Improvements Program
- Location of the proposed dog park has not been considered in a genuinely scientific manner by the Park Commission
- Board authority relative to the Farmers Market
- Park Commission has jurisdiction over park facilities
- Board has some control through the budget approval process
- Administration of the piece of land utilized by the Farmers Market v. administration of the Farmers Market program

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Veenstra requested the Board once again receive the quarterly report regarding the status of legal cases.

Treasurer Brixie announced the Heritage Festival will be held at the Meridian Historical Village on Saturday, September 22, 2012.

Supervisor McGillicuddy added the Farmers Market will be moved to the parking lot of the Younkers Men's Store on that day to accommodate the Heritage Festival.

14. POSSIBLE CLOSED SESSION

Treasurer Brixie moved that the Township Board go into closed session for the following reasons as authorized by Act 267 of 1976 (Open Meetings Act):

1. **To consult with the Township Attorney on settlement strategy regarding ongoing litigation.**
2. **To consider material exempt from discussion namely a confidential legal opinion from the Township Attorney.**

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

Supervisor McGillicuddy recessed the meeting at 9:45 P.M.

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

Trustee Ochberg moved to return to open session. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
 NAYS: None
 Motion carried 6-0.

Supervisor McGillicuddy reconvened the meeting at 10:40 P.M

Trustee Ochberg moved to authorize the Township Attorney to negotiate and make an offer to settle ongoing litigation. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Treasurer Brixie
NAYS: None
Motion carried 6-0.

15. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:42 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK PRO TEM

Sandra K. Otto, Secretary