

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 5, 2016 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Supervisor LeGoff
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Human Resources Director Joyce Marx, Finance Director Miriam Mattison

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

Trustee Veenstra moved to appoint Trustee Ron Styka as Supervisor Pro Tem. Seconded by Trustee Wilson.

Board discussion:

- Preference for Board members to share serving as the Supervisor Pro Tem in an equitable manner

VOICE VOTE: Motion carried 5-1. (Trustee Scales)

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

Township Manager Walsh introduced the Township's newly hired Finance Director Miriam Mattison. He also introduced Griffin Graham, a junior at Michigan State University (MSU) who will experience a summer internship within the Administration Department commencing May 1, 2016.

5. PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

John Scott-Craig, 5244 Wardcliff Drive, East Lansing, and Chair of the Planning Commission, followed up on his invitation to members of the Board to attend the Planning Commission's work sessions with the consultant on the Township Master Plan. He indicated these work sessions will begin on April 21st and the remaining sessions will be held on the fourth Monday of each month at 6:00 P.M. through the month of September. John Scott-Craig urged the public to attend as well.

George Tesseris, 2840 E. Grand River, East Lansing, while supportive of CATA, expressed opposition to the proposed Bus Rapid Transit (BRT). He submitted a petition of 55 business owners and persons who own property along Grand River Avenue who are also opposed to the BRT. Mr. Tesseris provided information as to why he believed the BRT would not reduce commute time.

Leonard Provencher, 5824 Buena Parkway, Haslett, announced the Friends of Meridian Pathways will host a public meeting on April 7, 2016 from 6:30 to 8:30 P.M. in the Community Room of the Central Fire Station. He indicated the topic of discussion will be Meridian Township's pathway system. Mr. Provencher agreed with earlier Board comment the Supervisor Pro Tem position should be selected in an equitable manner.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to his preference for the Township's increased purchase of solar panels within the Board of Water and Light solar array project. He provided his calculations as to the profit which would be realized if the Township spends \$120,000 purchasing solar panels.

Supervisor Pro Tem Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Pathway renewal millage will be on the next agenda as a discussion item
- May 3rd is the deadline for approved ballot language if the Board desires to have the renewal millage placed on the August 2nd ballot
- Central Fire Station pole barn bids will be before the Board in the near future
- Meeting with the Kiwanis Club today regarding funding of improvement projects at the Haslett Library
- Completion of the audit within the next few weeks
- Meeting between the Township and Grange Acres in mid-April to vet issues expressed during the last Board meeting

7. BOARD COMMENTS & REPORTS

Trustee Veenstra suggested the Township purchase a minimum of 100 Board of Water and Light solar panels. He believed the decrease in running time for the BRT touted by CATA is due to the decrease in the number of stops from 45 to 27. Trustee Veenstra indicated the fewer stops are driven by the fact that CATA will construct dedicated center running lanes, which precludes the stops from being placed anywhere else other than at signal lights. He spoke in support of the proposed amendments to the Bicycle/Pathway Master Plan as outlined in the communication from the Park Commission contained in the Board packet.

Clerk Dreyfus reported his attendance at a session held at the Michigan Municipal League Conference approximately two (2) weeks ago at the Lansing Center regarding preserving and revitalizing neighborhoods. He noted information disseminated showed eight (8) key indicators are used to determine neighborhood health (i.e., junk and trash violations, housing violations, home sales volume rate, average/median sales price for home sales, bank foreclosures, tax foreclosures, long term vacancies and new vacancies). Clerk Dreyfus indicated the data derived from these areas is used to apply for grants.

Treasurer Brixie reported her attendance at the Whole Foods Event on Saturday, which showcased food to be carried in the store by Michigan vendors. She indicated she also attended the Michigan Municipal League Conference where she sat in on a session regarding the strategy of big box stores to use the "dark store" appraisals in their appeals, noting the resulting devastation to local communities' tax revenue. Treasurer Brixie stated she is looking to the legislature to close this "loophole". She reported her attendance at the annual CATA retreat where the budget process commenced with a five year (5) projection. Treasurer Brixie noted CATA, at the present time, does not have plans to request a millage increase or an increase in fares.

Supervisor Pro Tem Styka announced the Okemos Education Foundation (OEF) will host a free Civil Rights Symposium titled "The Legacy of Emmett Till" on Tuesday, April 19, 2016 beginning at 7:00 P.M. in the Okemos High School Auditorium. He explained the history surrounding the death of Emmett Till. Supervisor Pro Tem Styka expressed his appreciation for all the attendees at the Intergovernmental Meeting held on March 24, 2016.

Trustee Scales suggested the Board move the April 19th meeting to April 26th so Board members can attend the civil rights symposium at Okemos High School.

Trustee Scales moved to reschedule the date of the next Board meeting from April 19, 2016 to April 26, 2016. Seconded by Trustee Veenstra.

Board discussion:

- Concern if there are business items of a time sensitive nature which need to be addressed prior to April 26th
- 2016 Order to Maintain Sidewalk was noticed for an April 19th public hearing, but can be renoticed for April 26th

VOICE VOTE: Motion carried 6-0.

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor Pro Tem Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

A. Communications

(1) Board Information (BI)

- BI-1 Valerie Campbell, Capital Area Transportation Authority (CATA), 4615 Tranter Street, Lansing; RE: Email exchange with Rhonda Bueche concerning the proposed Bus Rapid Transit (CATA/BRT)
- BI-2 Sherry Martin, 4137 Trillium Court, Okemos; RE: Email exchange with Debbie Alexander concerning the proposed Bus Rapid Transit (CATA/BRT)
- BI-3 Madeline Brixie Schaetzl, 173 Spartan Avenue, East Lansing; RE: BRT
- BI-4 Emma Henry, 338 Kipling Avenue, Lansing; RE: CATA/BRT
- BI-5 Shawn Riley, 4154 Shoals Drive, Okemos; RE: CATA
- BI-6 Steve Vagnozzi, 2144 Woodfield Road, Okemos; RE: Feedback from the March 22, 2016 BRT Meeting
- BI-7 Kathy DeVito, 470 Chimney Oaks, Okemos; RE: March Meeting/BRT Community Conversation

(2) Regional Linkage (RL)

- RL-1 Debbie Alexander, Assistant Executive Director, CATA, 4615 Tranter Street, Lansing; RE: Information requested at the March 22, 2016 BRT Community Conversation
- RL-2 Patrick E. Lindemann, Ingham County Drain Commissioner, 707 Buhl Avenue, Mason; RE: Notice of Meeting to Hear Objections to the Drain Project for the Daniels Drain Drainage District

(3) Staff Communications (SC)

- SC-1 Director of Parks and Recreation LuAnn Maisner; RE: Park Commission recommendations for the Pedestrian-Bicycle Pathway Master Plan

Clerk Dreyfus moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

B. Minutes

Clerk Dreyfus moved to approve and ratify the minutes of the March 15, 2016 Regular Meeting as submitted. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

C. Bills

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

Common Cash	\$ 2,865,198.42
Public Works	\$ 121,565.26
Total Checks	\$ 2,986,763.68
Credit Card Transactions	\$ 11,411.87
Total Purchases	<u>\$ 2,998,175.55</u>
ACH Payments	<u>\$ 1,164,276.20</u>

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed Dr. Susan Masten would be an ideal candidate for appointment to the Environmental Commission.

Supervisor Pro Tem Styka closed Public Remarks.

A. Environmental Commission Appointment

Treasurer Brixie moved to appoint Dr. Susan Masten to fill a vacancy on the Environmental Commission for a term ending December 31, 2018. Seconded by Trustee Veenstra.

Board discussion:

- Dr. Masten is employed in the Engineering Department at MSU
- Dr. Masten had her class study the “blighted” Haslett Village Square area of Meridian Township and redesign the area based on suggestions from Board members

- All five (5) of the individuals who submitted an application were well qualified to fill the vacancy
- Concern with earlier Board member characterization of an area of Haslett as “blighted”

VOICE VOTE: Motion carried 6-0.

B. Celebrate Meridian Liquor License

Trustee Veenstra moved to approve the DDA request to apply for a one-day liquor license from the Michigan Liquor Control Commission (MLCC) for the Celebrate Meridian Event on June 11, 2016. Seconded by Treasurer Brixie.

Board discussion:

- Beer and wine tent will bring in revenue

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

David Pierson, McClelland & Anderson, 1305 S. Washington Avenue, Suite 102, Lansing, on behalf of Meridian Hospitality, offered brief history on the rationale for the request to amend a condition contained in the previous approval of Rezoning #14060 which would remove the phrase “all suites”. He noted there is a strong market in the area for the hotel and urged the Board to support the amendment.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to reimbursement for food expenses submitted by staff in what he interpreted as performance of their duties within the Township. He believed those funds should be retained towards reducing the unfunded pension liability, yet to be vetted by the Township Board.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced support of a lump sum payment for employee appreciation compensation. While not opposed to Board discussion regarding medical marijuana, he believed action on this issue would be premature.

Supervisor Pro Tem Styka closed Public Remarks.

A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Amend Condition of Rezoning #14060

Director Kieselbach summarized the proposed amendment to the subject rezoning as outlined in staff memorandum dated March 29, 2016.

Board discussion:

- Support for removal of the phrase “all suites” hotel
- Condition was offered by the previous applicant in 2014
- All other conditions remain the same as previously approved
- No additional vehicle trips would be generated by approving the amendment
- Board member suggestion for construction of a pathway on the north end of Water Lily Way

It was the consensus of the Board to place this item on for action at the April 26, 2016 Board meeting.

B. Rezoning #16010 (Provision Living)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated March 29, 2016.

Dave Baylis, PVL Investments, LLC, 1630 Des Peres, Suite 310, St. Louis, MO, stated PVL Investments is an assisted living company which own and operate 35 assisted living communities throughout the Midwest. He provided a definition of assisted living within senior housing, indicating there are layers of care which would be offered.

Board, staff and applicant discussion:

- Few residents drive their on-site autos
- Staff of the facility monitors the residents' needs as their level of care changes
- PVL Investments is connected with other senior housing skilled nursing communities when a transition is necessary for care outside of the scope of PVL Investments
- Licensure category for this facility includes memory care specialty services
- 102 units would be placed on the western portion of the property
- Board member belief the proposed zoning to RD (multiple family) allows for eight (8) dwelling units per acre
- 102 units would be placed on approximately six (6) acres
- Proposed development would fall under the category of a non-residential use in a residential district (e.g., churches, day cares, nursing homes, assisted living facilities)
- Non-residential use in a residential district is allowed by special use permit (SUP) and the ordinance does not set the parameters for density, but is based on the design, parking, how the site will be used, etc.
- The front portion of the parcel had been zoned rural residential (RR) prior to its rezoning to C-2 in 2005
- Board member assumption the rationale for the rezoning in 2005 was to develop a commercial corridor along a major arterial road (Saginaw Highway)
- Concern residents in a home for the aged would not have access to public transportation
- PVL Investments provides transportation for its residents
- Residents would also have use of CATA's Redi-Ride service
- Building will face Saginaw Highway/BL-69
- Board member belief this request is inconsistent with the Township's Future Land Use Map (FLUM)
- Board member concern with placing a home for the aged on Saginaw Highway as the area is not a walkable community
- Board member concern the proposed use is not the best use of the land
- Saginaw Highway/BL-69 study envisioned a commercial corridor, and neighbors to the north have worked on that vision
- Board member concern this use is not consistent with surrounding land development
- Single family housing development on Newton Road would be consistent with Sierra Ridge Estates and the objective in the Township's Master Plan for single-family dwellings
- Township goal of single family development is not being met with the recent developments which have come before the Board
- Concern with providing an "excessive" density bonus throughout the project
- Preference for an innovative commercial development along Saginaw Highway
- Commercial development exists on the Bath Township side of the BL-69 corridor
- Area has minimal population to help spur the commercial/retail services industry along this "stretch" of Saginaw Highway
- Location off the highway will provide families with easy access to visit
- Condition in the request that the zoning will revert back to the original zoning if a purchase agreement is not finalized by December 31, 2017
- Property to the south was purchased through the Land Preservation Program
- Property on the east side of Saginaw is Hammond Farms and a church, both of which are allowed uses in the RR zoning district by SUP
- Meridian water tower is north of the church
- Home for the aged housing is a current gap in Meridian Township
- Accessibility of families and friends extends the life of individuals in homes for the aged
- Meijer and Land Preservation property are nearby where family make take the residents of the home

- Meridian Township can help facilitate baby boomers in the greater Lansing region who wish to age in place through the developed of this home for the aged
- Board member concern development projects in the Township are being directed by developers due to lack of an updated Master Plan and Future Land Use Map
- Zoning and proper planning help guide the Township in development of the type of projects brought to the Township
- Concern with the Township's practice of changing zoning when a development comes before the Township Board due to not having an updated Master Plan and Future Land Use Map
- Board member belief not many residents of the proposed assisted living facility will make "extensive" trips into other areas of the community as the majority of family members are not likely to live in the local area
- Nearest signal light is to the south at Lake Lansing Road and Saginaw Highway
- Board member concern with isolation of the location for assisted living
- Board member belief this location will not be isolated in the future as development progresses in our neighboring community
- Last update to the Master Plan was in 2005
- Need for balance between the Board's vision for the Township and requests for development

It was the consensus of the Board to place this item on for action at the April 26, 2016 Board meeting.

C. Travel Expense Policy

Director Marx summarized the second draft of the travel expense policy as outlined in staff memorandum dated March 31, 2016, highlighting the two (2) changes made by the Board to the policy at its March 5th meeting.

Board and staff discussion:

- Board consensus at the last meeting to insert ",boards and commissions" after "staff" in the first sentence on Page 1
- Board consensus to delete the words "per diem overnight" and insert the word "daily" in the beginning of the second paragraph on Page 3
- Board member suggestion to delete the word "variance" in the second line contained in the fourth paragraph titled, Vacation in Conjunction with Township Business Travel
- Board member preference to have the revised copy, based on the last Board discussion, placed in this meeting's Board packet
- Previous Board member suggestion to have supporting documentation for reimbursement submitted by Board members included in Board packet's as part of the bill list for public scrutiny
- Concern with micromanagement and the amount of time spent at Board meetings reviewing each expense report
- Concern with separating out elected officials when there is a unified expense policy
- Township has a system of internal checks and balances already in place through use of "sign-offs" by Department Directors and Supervisors
- Concern with the comfort level of the Township Manager in determining whether or not Board members are reimbursed for submitted travel expenses
- Board member suggestion at the last meeting for the Supervisor to sign off on Board member expenses and the Township Manager sign off on expenses submitted by the Supervisor
- Preference for an addendum to a single policy which spells out allowable expenses for Board members
- Township administration and staff will implement whatever policy decision is made by the Board
- Staff concern with travel being approved by the Supervisor who is not charged with fiduciary oversight of the budget
- Necessity for the Supervisor to work with administration in the travel approval process
- Board member belief the list contained in the proposed addendum is too stringent

- Preference for an addendum to a single policy which spells out allowable expenses for all appointed and elected officials
- Example of the Board liaison to the Ingham County Road Department having the non-statutory duty of driving every road in Meridian Township each year to determine their viability and the ability for the liaison to get reimbursed for mileage
- Board member belief other elected and appointed officials do not face the same “challenge” the Township Board faces with Township Manager approval of expenses
- Township currently requires completion of a travel preauthorization form for employee overnight travel which has been in place for many years
- Board member preference to list eligible expenses v. a list of ineligible expenses
- Example of a petty cash slip on the overhead projector
- Petty cash reimbursement has a limit of \$30 and must be accompanied by a receipt where applicable prior to approval by the Department Director
- Mileage reimbursement form must include all pertinent information and approved by the Department Director
- Township has not experienced problems with staff completion of the required forms
- Board member belief the level of accountability for elected officials is different than Township employees
- Board member interpretation of legitimate reimbursement for expenses v. “politicking”
- Board member belief elected officials have an expense account in the form of a campaign fund which should be used for reimbursement of expenses associated with political activities
- Board members belief the existing travel expense policy has worked well
- Board member suggestion for inclusion of a definition of Township business as a separate paragraph
- Request for inclusion of previous changes agreed upon at the last Board meeting and the revised addendum language for the next Board packet piece on this issue

It was the consensus of the Board to place this item on for continued discussion at a future meeting.

D. Employee Appreciation Compensation

Manager Walsh summarized potential employee appreciation compensation as outlined in staff memorandum dated March 31, 2016.

Board and staff discussion:

- Lump sum payment v. across-the-board percentage
- Board members’ preference for a lump sum payment of \$400
- One Board member’s preference for a lump sum payment of \$300
- Township can operate a pension fund in an underfunded state
- Board member reminder not every employee will collect retirement on the same day
- Confidence in the Township Manager to develop “options” to present to the Board relative to ways in which to address the unfunded pension obligation
- MERS actuarial study will provide options for the Township Board to consider to address the unfunded pension obligation
- Administration is reviewing all options, including a hybrid of a continuing defined benefit
- Bill approval earlier tonight included \$1.5 million as the “normal” annual Township payment and \$1 million as an extra payment approved as part of the Township’s 2016 budget in 2015
- Strategy employed in terms of short term cash management by prepaying certain items which will help reduce the Township’s long term liability
- MERS pension fund is performing better than some current Township investments

It was the consensus of the Board to place this item on for action at its April 26, 2016 Board meeting.

E. ACD.net

Assistant Township Manager/Director Perry summarized the proposed request as outlined in staff memorandum dated April 5, 2016.

Kevin Meeker and Doreen Murphy, ACD.net, 1800 N. Grand River Avenue, Lansing, availed themselves for questions by the Board. Mr. Meeker explained how the distributed antenna system (DAS) extends coverage to an area. Ms. Murphy explained ACD.net's desire is to place six (6) micro cell towers around Meridian Mall for their client, Verizon Wireless in order to have coverage for Meridian residents. She indicated ACD.net would own the poles, with lights (if desired), and would allow other carriers to locate on their DAS to eliminate multiple poles in the area.

Board and applicant discussion:

- Cable Communications Commission (CCC) has been looking at this issue for over a year
- Board member suggestion to have the CCC provide input
- Board member suggestion to have the communications counsel provide input
- History of ACD.net's business approach
- Proposal is in an area where utilities are buried underground, which is highly preferred
- Fiber optics can be buried underground, but the antenna must be above ground
- Concern with the proposed cell tower height of 40 feet
- Maximum building height allowed by ordinance in the Township is 35 feet
- Appropriateness of this request in the Grand River Corridor, in an area more difficult to serve than with traditional cell towers
- Applicant's concern with keeping Meridian Township "progressive" supposedly without adequate coverage in the mall area
- Board member concern only three (3) of the six (6) proposed antenna directly ring the mall while the remaining three (3) are one-quarter (¼) to one-half (½) mile away from the mall
- Applicant statement the three (3) antenna outside of the immediate mall area also capture the traffic traveling in and out of the mall
- "Macro" with which the towers communicate is located off of Marsh and Haslett Roads
- Board member belief the proposal is to cover the C-3 business district with antennas in the commercial core area of the Township, so it is misleading to call this a project just for the Meridian Mall
- Two (2) options available for authorization: franchise agreement in the Township right-of-way or by special use permit (SUP) through private property owners
- Concern over the appearance of poles with multiple carriers
- Board could dictate the appearance of the poles with multiple carriers in its approval
- Approval of the underground fiber optic network would be through the Metropolitan Extension Telecommunication Rights-of-Way Oversight (METRO) Act
- General range for towers is a 1,500 or 2,000 foot radius dependent upon the load
- Preference for these DAS towers over large cell towers
- Aesthetic drawback is the sporadic placement of antennas and towers

Trustee Scales moved to refer this issue to the Cable Communications Commission for review and recommendation back to the Board. Seconded by Treasurer Brixie.

Continued Board discussion:

- Concern any pole close to the curb is a traffic hazard
- Concern with the Township incurring extensive legal fees by having the telecommunications attorney review the proposal
- Suggestion to have a member of the planning staff participate in the review relative to the aesthetics

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus
NAYS: None
Motion carried 6-0.

[Supervisor Pro Tem Styka recessed the meeting at 9:08 P.M.]

[Supervisor Pro Tem Styka reconvened the meeting at 9:23P.M.]

F. Medical Marihuana (Zoning Amendment #14010)

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated March 31, 2016.

Board and staff discussion:

- Board member support to follow the Planning Commission recommendation to not act upon this zoning amendment at this time until there is definitive state legislative action
- Board member belief the proposed ordinance is too restrictive
- Three (3) member subcommittee of the Board was created and compromised on a draft ordinance which balanced no regulation v. overregulation
- Concern medical marihuana has not yet been regulated within the Township
- Board member preference to move forward on this issue in the absence of state action
- Draft compromise places the Township in a better position in the event the state legislature takes action
- Draft zoning amendment provides safeguards for potential problem areas
- House Bill 4209 would empower Meridian Township with greater local control measures than the draft compromise
- Meridian Township has experienced problems with existing medical marihuana establishments
- Compromise did not include recommendations by the Township attorney
- Township attorney comments provided updates
- Next step is to introduce the zoning amendment
- Staff will include changes recommended by the attorney in the introduction
- Board member concern with the noise produced by a generator used in an accessory structure at a growing establishment
- Board member suggestion to ban the use of generators
- Township has standards for noise levels on commercial sites
- Board member concern about the exhaust as evidence of a home occupation
- Staff to provide suggestions on language relative to noise produced by generators and odors emitted as exhaust

It was the consensus of the Board for staff to prepare the zoning amendment for introduction at the April 26, 2016 Board meeting.

G. MUPUD Review Process

Director Kieselbach offered history of the mixed use planned unit development ordinance process as outlined in staff memorandum dated April 1, 2016.

Board and staff discussion:

- Planning Commission has expressed an interest in being part of the discussion as the Board moves through the process of reviewing the MUPUD ordinance
- Board member belief the Master Plan is outdated and does not fit the needs of further development within the Township
- Planning Commission has hired a consultant to update the Master Plan
- Concern with the amount of time required to amend the MUPUD ordinance
- Board member preference to wait until the Master Plan update is completed prior to updating the MUPUD ordinance
- Board member preference to form a joint committee of Board and Planning Commission members if the Board moves forward with the MUPUD review process
- Board has not yet reached agreement on changes needed within the MUPUD ordinance

- Board member suggestion for Board members to email the Planning staff with suggested changes to ascertain the areas within the ordinance which need to be addressed
- Example of pervious pavement counting towards the pervious percentage in the pervious/impervious ratio
- MUPUD ordinance has a significant effect on the future of the Township
- Board member preference for the Board to take the next month to submit comments to planning staff and then subsequently schedule a Board discussion based on the submitted comments
- Board member preference for the joint committee to prepare amendments to the MUPUD ordinance
- Board member preference for the Board not to create a new demand on the Planning Commission until their work on the Master Plan is completed
- Need for direction if a committee is appointed, and the Board does not yet know what that is

14. FINAL PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, pointed to Township volunteer activities (Regional Recycling Event and Love a Park Day events on April 23rd) being held on the same day, and the difficulty for volunteers in making a choice.

Supervisor Pro Tem Styka closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Veenstra suggested the elimination of “bogus” amenities within the MUPUD ordinance.

16. ADJOURNMENT

Clerk Dreyfus moved to adjourn the meeting. Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 6-0.

Supervisor Pro Tem Styka adjourned the meeting at 9:59 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR PRO TEM

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary