

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MARCH 2, 2010 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra
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, Assistant Manager/ Human Resources Director Paul Brake

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.

Doris Schwartz, 2209 Kent Street, Okemos, clarified misconceptions contained in a letter in the Board packet relative to the Planning Commission Redevelopment Subcommittee.

Joseph Snow, 5508 Okemos Road, Okemos, spoke in opposition to the proposed twelve foot wide pathway intended to be constructed between Okemos and Marsh Road north of the railroad tracks based on duplication of infrastructure already in place in the area and the cost estimate of \$300,000. He also requested more frequent mowing of the easement which runs past his home to be more welcoming to the public.

Dan Putman, 1311 Spicewood Drive, Okemos, spoke to his letter contained in the Board packet relative to rental registration and inspection fees for property he owns at 1750 Hamilton Road. He spoke in opposition to the current rental registration fee structure and requested consideration be given to rental owners who own and maintain their rental property for several consecutive years.

Ann Alchin, 2227 Hamilton Road, Okemos, addressed her concern that the Planning Commission Redevelopment Subcommittee did not solicit input from the public which would be affected by its study.

Vance Kincaid, 4530 Nakoma Drive, Okemos, requested the public be provided draft minutes and Township expenditures prior to Board approval.

Paul Brake, Assistant Township Manager/Human Resources Director, reported Google's announcement of its search of test sites for a proposed superfast internet system. He stated the trial locations would enable users to access the internet at a speed 100 times faster than the current conventional speed. Mr. Brake indicated many communities have announced their intent to submit a proposal. The selected community will have availability of both residential and business use. He added Meridian Township will join the greater Lansing area (units of government and educational institutions) in its quest to be part of the test site. Mr. Brake noted Facebook users can add their voice by inputting "Google" and "Lansing" to demonstrate support for this regional endeavor. Mr. Brake added this proposed internet system will be competitively priced.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Treasurer's Quarterly Report

Treasurer Brixie thanked the public for making its tax payments on time. Treasurer Brixie gave an update on delinquent personal property tax collections for 2004-2008, total 2009 collections as of February 16, 2010, distributions as of February 11, 2010 and fixed and non-fixed investments as of January 31, 2010.

Trustee Ochberg noted her attendance last week at the retirement reception of Okemos Librarian Joan Smith. She also attended a community gardening event led by Recycling Coordinantor LeRoy Harvey where a tentative commitment was received from Director Maisner to establish a community garden behind the farm house in the Historical Village.

Trustee Dreyfus attended a visioning session last week on Greenway Planning for the Tri-County area sponsored by the Tri-County Regional Planning Commission.

Trustee Veenstra encouraged a standing policy that every meeting be posted on the Township's website. He spoke in support of public comment relative to lowering rental registration fees. Trustee Veenstra attended both the visioning session for greenways and the regular Tri County Regional Planning Commission held on February 24, 2010 where a Federal Highway Administration representative stated the commission had passed the criteria to be recertified in order to be able to continue service as the metropolitan planning organization for the region. He spoke to a resolution passed by Tri-County which authorized its director to send a letter to Google expressing an interest in having the community be a test site for the high fiber optic internet system.

Manager Richards announced there is a potential for at least four (4) new community gardens. He noted assessed values in the Township as a whole dropped 8.1% from 2009 to 2010, while taxable values dropped 5.4%. He added each percentage point equated to \$100,000 less in general fund tax revenue.

Supervisor McGillicuddy announced a DDA presentation on small town revitalization at its March 1, 2010 meeting. She attended a ribbon cutting ceremony for K₂ Boutique located at 1929 W. Grand River Avenue. Supervisor McGillicuddy noted her conversation with Mr. Putman and believed there may be the possibility of a different category for long-term rentals. She requested staff to look into how fees are determined and report back to the Board at a future meeting.

6. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried unanimously.

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, Clerk Helmbrecht, Treasurer Brixie

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

(1). Board Deliberation (BD)

- BD10C-1 Claus Buchholz, SAKOR Technologies, 2855 Jolly Road, Okemos; RE: Support for lowering the speed limit on Jolly Road east of Hagadorn Road to 45 mph.
- BD10C-2 Kim McKernan, 2860 W. Jolly Road, Okemos; RE: Support for lowering the speed limit on Jolly Road by Okemos High School to 45 mph.

- BD10C-3 String Connection, 3444 Hagadorn, Okemos; RE: Support for lowering the speed limit on Jolly Road between Okemos and Hagadorn Roads to 45 mph.
- BD10C-4 Barb Smithern, Armond Dalton Publishers, 2867 W. Jolly Road, Okemos; RE: Support for lowering the speed limit on Jolly Road between Okemos and Hagadorn Roads to 45 mph.
- BD10C-5 Letter from Capt. Robert Powers, Jr., Michigan State Police, 4000 Collins Road, Lansing, to Bill Conklin, Managing Director, Ingham County Road Commission; RE: Proposed changes to the speed limit on Jolly Road in the vicinity of Okemos High School.

(2). Board Information (BI)

- BI-1 Mary Freeman, 6132 Columbia Street, Haslett; RE: Support for a request to construct a new restaurant across Shaw Street from the Mayfair Bar
- BI-2 Gregory Bird, 5625 Ventura Place, Haslett; RE: Support for a request to construct a new restaurant across Shaw Street from the Mayfair Bar
- BI-3 Daniel L. and Elizabeth B. Putman, 1131 Spicewood Drive, S., Okemos; RE: Rental Safety Inspection and Rental Housing Registration at 1750 Hamilton Road
- BI-4 Ferman and Dawn Badgley,, 1517 River Terrace Drive, East Lansing; RE: Opposition to creation of a dog park in Meridian Township
- BI-5 Kris Longnecker, 5387 Wild Oak Drive, East Lansing; RE: Opposition to a dog park in Legg park
- BI-6 Ann Alchin, Joel and Marilyn Aronoff, Vance Poquette and Doris Schwartz, members of the Cedar Bend Heights Heritage Neighborhood Association, 2226 Kent Street, Okemos; RE: Concern with the Planning Commission commercial planned unit development subcommittee’s process and recommendations

(3). Regional Linkage (RL)

- RL-1 Michigan Municipal League, 1675 Green Road, Ann Arbor; RE: Announcement of Complete Streets Session at its Capital Conference on April 13 and 14, 2010

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, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the February 16, 2010 Regular Meeting as amended. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

C. Bills

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

Common Cash	\$ 96,084.84
Public Works	\$ 35,802.61
Total Checks	\$ 161,887.45
Credit Card Transactions	\$ 8,133.59
Total Purchases	<u>\$ 140,021.04</u>

ACH Payments \$ 505,878.29

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Assessing Stipulations

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with LTG Haslett LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0351153	1673 Haslett Road, Haslett
<u>Assessment</u>	2009 <u>AV/TV</u>	\$689,500/689,500
<u>Proposed Assessment</u>	2009 <u>AV/TV</u>	\$500,000/500,000

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with LTG Haslett LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0351153	1673 Haslett Road, Haslett
<u>Assessment</u>	2008 <u>AV/TV</u>	\$697,000/672,637
<u>Proposed Assessment</u>	2008 <u>AV/TV</u>	\$600,000/600,000

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with LTG Haslett LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
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2009	0351155	1655 Haslett Road, Haslett
<u>Assessment</u>	2009	<u>AV/TV</u> \$2,096,100/1,970,777
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$1,500,000/1,500,000

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with LTG Haslett LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0351155	1655 Haslett Road, Haslett
<u>Assessment</u>	2008	<u>AV/TV</u> \$2,096,100/1,887,718
<u>Proposed Assessment</u>	2008	<u>AV/TV</u> \$1,700,000/1,700,000

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

- E. Liquor License Transfer, Outback Steak House
Treasurer Brixie moved to approve Outback Steakhouse of Florida, LLC's (a Florida Limited Liability Company) application to transfer ownership of 2009 Resort Class C licensed business issued under MCL 436.1531(3), located at 4880 Marsh Road, Okemos, MI 48864, Meridian Township, Ingham County, from Outback/Detroit-1, Limited Partnership (a Florida Limited Partnership) to Outback Steakhouse of Florida, LLC (a Florida Limited Liability Company) (Step 2) and authorize the Township Clerk to execute the resolution for local approval of transfer. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

- F. Appointment to Cable Communications Commission
Treasurer Brixie moved the Township Board approve the appointment of Mike Lewis to the Cable Communications Commission for a term ending December 31, 2012. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

- G. Resolution to Approve New Financial Institutions, Name Change
Treasurer Brixie moved to adopt the resolutions entitled “Authority to Open an Account” at Michigan Class Investment Pool- administered by Cutwater Asset Management (formerly MBIA Class/MBIA Asset Management) and PNC (formerly National City). Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
 NAYS: None
 Motion carried unanimously.

- 8. QUESTIONS FOR THE ATTORNEY (None)
- 9. HEARINGS (None)
- 10. ACTION ITEMS/ENDS
 Supervisor McGillicuddy opened public comment.

Lynne Page, Chair, Okemos High School Traffic Safety Committee, 3912 Raleigh Drive, Okemos, expressed her appreciation for the proposal on tonight’s agenda to establish a uniform 45 mph speed limit on Jolly Road between Hagadorn and Okemos Roads. She displayed on the overhead projector a list of businesses on Jolly Road who were supportive of the concept , provided the Board with copies of the section of law which controls the establishment of speed limits and requested the Township Board petition the Ingham County Road Commission to approve the proposed speed limit change on Jolly Road.

Jean Zwier, 2840 Binghampton Drive, Okemos, spoke in support of establishing a uniform 45 mph speed limit on Jolly Road between Hagadorn and Okemos Road., citing input from the businesses along Jolly Road whose employees addressed the numerous accidents along Jolly Road.

Supervisor McGillicuddy closed public comment.

- A. Zoning Amendment #09040 (Township Board), an amendment to permit extensions of Special Use Permits and Site Plan Reviews
Treasurer 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 II, Division 4 and Division 5, by amending Section 86-128 and Section 86-158.” Seconded by Trustee Veenstra.

Board members and staff discussed the following:

- Rationale for removing this item from the table
- Recognition of difficult economic times
- Unanimous Planning Commission passage
- Difficulty of developers to procure project financing
- Approximately seven (7) special use permits and seven (7) site plan reviews will expire without this extension
- Without an extension, the applicant would have to reapply, pay fees and go through the public hearings
- Cost to the Township of waiving fees and having the applicant go through the process again

Trustee Veenstra offered the following friendly amendment:

- **Add “Section 6. Repeal. Section 86-128(d) and section 86-158(c) added by this Ordinance are repealed effective one year after the Effective Date of this ordinance.**

The maker accepted the amendment.

The maker offered the following amendment:

Trustee Ochberg moved to approve the resolution to establish Soil Erosion and Sedimentation Control Program Fees as follows:

The Township Board hereby approves the following Soil Erosion & Sedimentation Control Program fees:

Residential Projects

Application review, permit issuance, and inspection
(Due upon submittal of application)

6 month duration -----	\$180.00
12 month duration -----	\$240.00
One renewal of 6 months permitted -----	\$90.00
Permit for minor disturbance -----	\$40.00
Transfer of permit -----	\$25.00

Commercial Projects

Application review and site visit, permit issuance, and permit closeout site review
(Due upon submittal of application) (Permit is valid for one year from date of issuance)

First acre -----	\$420.00
Each additional acre -----	\$42.00
Permit for minor disturbance -----	\$250.00
Renewal of permit -----	Half rate based on current fee schedule
Transfer of permit -----	\$90.00

Inspection Fees

(Due prior to issuance of permit)

Less than 1/2 acre -----	\$500.00
1/2 up to 1 acre -----	\$1,550.00
1 acre up to 5 acres -----	\$3,000.00
5 acres up to 10 acres -----	\$5,000.00
Each additional 10 acres or fraction thereof -----	\$2,500.00

Waiver

No fee

A Waiver is issued for projects that do not require a Soil Erosion and Sedimentation Pollution Control Permit. The Waiver must be presented to the Meridian Township Building Department to verify compliance with Act 451 Part 91.

Financial Guarantee Requirement

A bond, irrevocable letter of credit, or cash deposit in the amount of the estimated total cost of all temporary and permanent soil erosion and sedimentation control measures, and an amount sufficient to assure installation and completion of corrective measures. The financial guarantee must be submitted to the Township before a SESC permit will be issued.

Other Fees

Violation Notice follow-up inspection -----	\$250.00
Cease & Desist Order follow-up inspection -----	\$250.00

Penalties

Projects by licensed builders, contractors, and developers that commence without the appropriate approvals and/or permits from the Meridian Charter Township Department of Public Works & Engineering will be required to pay double the normal fees.

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

- C. Jolly Road Speed Limit Between Hagadorn and Okemos Roads
Trustee Veenstra moved that the speed limit on Jolly Road, between Hagadorn and Okemos Roads, be set at 45mph, based on consensus from area residents and businesses and, further, that Meridian Township shall petition the Ingham County Road Commission to lower the speed limit to 45 mph on Jolly Road all the way west to Hagadorn Road. Seconded by Treasurer Brixie.

Board members discussed the following:

- Large number of reported accidents on Jolly Road between Hagadorn and Okemos Roads
- Tracked data on accidents will allegedly support the need for a center left turn lane and right turn deceleration lanes
- Need for the Board to support the Okemos schools
- State Police belief it is better to have a consistent speed limit
- Alaiedon Township Supervisor stated they would go along with the 45 mph speed limit if everyone else agrees
- Board choice to change its previous motion of either 45 or 50 mph to a uniform 45 mph would require rescission of the January 19, 2010 motion

Trustee Veenstra moved to rescind the previous motion dated January 19, 2010 regarding the 45 or 50 mph speed limit between Hagadorn and Hulett Roads. Seconded by Supervisor McGillicuddy.

VOICE VOTE: Motion carried unanimously.

ROLL CALL VOTE YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
ON THE MAIN McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
MOTION: NAYS: None
Motion carried unanimously.

- D. Resolution for DDA Ordinance, **Final Adoption**
Trustee Veenstra 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. 2010-04, entitled “Ordinance amending the Code of the Charter Township of Meridian, Michigan, by Amending Chapter 2, Article VI, Division 6 Downtown Development Authority, Section 2-303.”

BE IT FURTHER RESOLVED that the Township 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 Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

- E. Acceptance of Land Preservation Ad Hoc Committee Report
Trustee Ochberg summarized the Ad Hoc Committee Report as outlined in the memorandum dated February 18, 2010.

Board members discussed the following:

- Consensus of the Ad Hoc Committee to request voters extend the millage at one-half of the current rate (.375 mills) for another ten years
- Land Preservation presentation at the next Board meeting

Supervisor McGillicuddy moved to receive the Land Preservation Ad Hoc Committee Report. Seconded by Trustee Ochberg.

VOICE VOTE: Motion carried unanimously.

It was the consensus of the Board to place the discussion of a possible Land Preservation millage on the agenda at the March 16, 2010 Board meeting.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. Proposed Agreement between East Lansing/Meridian Water and Sewer Authority and Board of Water and Light

Director Severy summarized some key points of the proposed agreement.

Board members and staff discussed the following:

- Board of Water and Light (BW&L) sizes its production facility based on the peak flow Meridian Township uses
- The higher peaks drives the Township's costs higher
- Irrigation of lawns is the cause of the "peak factor"
- Township looking at operational changes so that some of the "peaks" can be supplied by the East Lansing-Meridian Water and Sewer Authority (ELMWSA) rather than BW&L
- Possible switch of the water tower on South Okemos Road to the south zone to offset "peaks"
- Water tower on South Okemos Road currently stores 500,000 gallons of water from the ELMWSA
- Possible reactivation of the booster station on Dobie Road
- Component in the proposed agreement effective January 1, 2011 that water used above a certain flow rate carries a cost surcharge of 25%
- Possible consideration of a sliding fee scale during peak flows (summer) of the year
- Need to address water conservation in some manner during peak flows
- Proposed BW&L rate increase may require a six to eight percent (6-8%) increase in Township water rates
- Change in agreement from current 10 year to a 5 year agreement with automatic 2 year renewals
- Need for all parties to commit to a regional long range plan for the water system
- South tower would be used during the "peak" periods so it is not necessary to purchase as much water from BW&L
- Issue on the south end was that the Township was not able to maintain the necessary pressure, particularly in the summer
- Wholesale water rate the Township is being charged by BW&L hasn't changed in ten years
- Joint water tank the Township and BW&L built in Alaieton Township, south of Okemos High School, continues to provide water capacity
- BW&L relies on pumps to create water pressure
- In the northern part of Meridian Township, the pressure comes from two elevated tanks
- Rates from BW&L will more than double under new agreement
- Township water rate increase would be community wide
- Partial solution to the "peaking" factor could be enforcement of watering ordinance through the use of fines
- Current ordinance contains an "odd/even" requirement which has not been implemented
- Educational efforts on the best time to water lawns to reduce water waste
- Best time to water is in the morning so that water does not evaporate due to heat
- Need to spread out lawn watering in the summer through the use of the "odd/even" requirement to prevent "peak" flow

- Different rate for an irrigation meter as sewer is not charged
- Abolishment of special irrigation meters would make water used at “peak” times cost more
- All the water from irrigation does not go into the sewer system, is not treated, so customers would be paying for services they are not receiving
- BW&L will meter the water coming into the Township on a daily basis
- Current Township meter system reads meters quarterly
- Remote reads could be done on a monthly basis
- Monthly reading would allow the Township to pinpoint the difference during summer months
- Need for Board authorization for the ELMWSA and the BW&L to enter into the agreement
- Possibility of renegotiating the two-year extension period after the five (5) year agreement
- Adoption of new rates will come before the Board at some point after the agreement is reached
- Examples of other fee structures utilize usage ranges with graduating costs attached

The consensus of the Board was to allow staff to work out the best arrangement for the community and bring the agreement back to the Board when ready.

B. Mixed Use Planned Unit Development Ordinance Amendments

Director Kieselbach summarized the proposed mixed use planned unit development amendments as outlined in staff memorandum dated February 25, 2010.

Board members and staff discussed the following:

- Cost to applicant to prepare design elements of a project
- Optional concept plan as a different way for the applicant to receive Board input
- Appreciation for proposed general location of known features language in Sec. 86-440(e)(1)(b)3 e. as it would save time as a project moves through the process
- Township Board and the Planning Commission concurrent review of the concept plan would save time
- Consensus to add proposed Concept Plan (Optional) language provided by staff
- Line 96: Consensus was the language shall remain as written
- Line 100: Previous consensus of the Board to remove “, selling principally new merchandise”
- Lines 102 through 108: Proposed language would prohibit an applicant with a multi-phased proposal who provided site plan information for phase I only from having commercial use in the other phases unless it is brought back to the Board for approval
- Need for definition of unit and density
- Consensus to add 25 percent density bonus if on a public transit line added as an amenity on Page 4
- Board should not use the Hannah Boulevard redevelopment as the example to follow since it was based on a rezoning where the density and number of units was a condition of the rezoning and a unique circumstance
- Consensus to add weighted LEED certification levels as an amenity on Page 4
- Parks have a larger area than outdoor gathering spaces and have active v. passive recreation
- Line 135: Staff to ascertain subsection reference
- Line 136: Number and type of amenities need to be part of the project itself to receive a density bonus
- Line 136: Possible value assignment for amenities to achieve a specific financial amount
- Concern with the Board over quantifying and over complicating the process
- Reminder that the Board has the authority to approve the amenities chosen by the applicant
- Suggestion to combine and/or reduce the number of amenities to allow the more comprehensive amenities to come into play
- Consensus to combine lines 142 and 145 to read: Parks and greenspace when greater than the underlying regulation of permeable surface
- Line 143: Consensus to add “Public” before “recreational resources”
- Line 144: Consensus to add “Public” before “cultural venues”
- Consensus to combine lines 148 and 149 to read: Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.
- Line 150: Consensus to remove “12. Unique shopping opportunities.”
- Line 151: Consensus to add “Significantly” before “increased pervious surface area.”
- Line 152: Use of an existing building v. tearing down the building and reusing the site

- Request for staff to provide current density where mixed use already exists
- Consensus to add outdoor fountain as an amenity on Page 4
- Consensus to add public art at one percent of the project cost as an amenity on Page 4
- Need to include definition of public art in the definition section
- No consensus on specific language regarding residential setbacks from railroads

12. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Supervisor McGillicuddy expressed appreciation to Board members who served on the Land Preservation Ad Hoc Committee.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:08 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary