

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY MAY 1, 2012 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
LeGoff, Veenstra (6:10 P.M.)  
ABSENT: Trustee Ochberg  
STAFF: Township Manager Gerald Richards, Fire Chief Fred Cowper, Police Chief David Hall,  
Principal Planner Gail Oranchak

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.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested the Board packet be available on-line on the Friday before a Board meeting.

Jim Coty, 2159 Quarry Road, East Lansing, attended the Tri-County Environmental Leadership Award Program where a certificate of recognition was presented to Meridian Community Gardens.

Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed concern the amendment to the sewer hookup ordinance has not yet been placed on a Board agenda.

Carrie Hiser, 6020 Beechwood Drive, Haslett, also expressed concern the amendment to the sewer hookup ordinance has not yet been placed on a Board agenda.

Vance Kincaid, 4530 Nakoma Drive, Okemos, believed there is a great deal of information that has not been presented relative to the central fire station. He expressed concern with relocating the central fire station to the east as construction is taking place which will add many residents to the western portion of the township. Mr. Kincaid indicated a 3.5 acre parcel of land in close proximity to the existing central fire station is for sale. He requested full disclosure on this issue.

Carol Chapman, 4825 Mohican Lane, Okemos, addressed the adverse effects on the Indian Lakes Subdivision water table with continued construction in that general area.

Phil Ballbach, 2723 East Lake Lansing Road, East Lansing, requested the Board packet be available to the public online the Friday before a Board meeting. He agreed that the mandatory sewer hookup ordinance needs to be reviewed.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy noted her attendance at the Township's recycling event held Saturday, April 28, 2012. She also reported her attendance at the HUD kickoff event at the Hannah Center on April 30, 2012. Supervisor McGillicuddy stated the Farmer's Market will open on Saturday, May 6<sup>th</sup> from 8:00-2:00 PM at the pavilion of the Meridian Municipal Complex.

Trustee LeGoff requested the Township do whatever necessary regarding a well to ensure the sustainability of the Northwind Community Gardens.

Trustee Veenstra voiced his preference to allow a shallow well for the Northwind Community Gardens. He also stressed the importance of the Board packet being placed online on Friday in order for the public to have the weekend for review. Trustee Veenstra inquired if staff is aware of the water issue in Indian Lakes and what, if anything, is being done to correct the problem.

Manager Richards responded that since it is a surface water problem, that issue is generally handled by the Ingham County Drain Commissioner's (ICDC) office.

Trustee Veenstra requested staff follow up on the Indian Lakes water issue. He also asked the Township Manager when the sewer hookup ordinance amendment will be on the agenda.

Manager Richards responded the Supervisor sets the agenda. He noted staff has been working with the attorney on how best to handle this issue, since some of the recommended changes would not be consistent with state law. He added the attorney will be in the building on Thursday and he will discuss the sewer hookup amendment with her at that time.

Trustee Veenstra requested an update on the excessive runoff from Ember Oaks, which is damaging Township property.

Township Manager Richards stated staff is in the process of obtaining engineering proposals for designing the erosion replacement of the land. He added the developer is working with the Township's engineering staff on a solution.

Trustee Veenstra requested a status report by the next Board meeting.

Supervisor McGillicuddy added that requests for proposal (RFP) are out, so no drawings have yet been created. She added that it is the Township's intent to effectuate repairs during August as it is the driest month.

Treasurer Brixie reported she volunteered at the Township's recycling event and attended the HUD kickoff event. She reported her attendance at the last Environmental Commission meeting where awards were given to Jim Coty, Tim Potter and Anne Woiwode for their significant contributions to the community. Treasurer Brixie indicated a meeting of the Pension Board was held last week.

Trustee Dreyfus attended the last Cable Communications Commission (CCC) meeting where settlement of the Comcast lawsuit was discussed. He noted one of the Township's primary cable providers, AT&T, still does not provide representation at the CCC meetings. Trustee Dreyfus stated the Comcast representative was asked to list descriptions for Meridian programs in its program guide. He also reported his attendance at the Environmental Leadership Award Ceremony last week at the Hannah Center and thanked Trustee Ochberg for her role in developing community gardens, most notably by her significant monetary donation which served as a catalyst for garden development in the Township. Trustee Dreyfus added he attended the Tri-County Regional Planning Commission's Conference on Sustainability, where discussion ensued on a variety of topics. He requested the sewer hookup ordinance amendment be placed on the agenda as soon as feasible and noted the Meridian Time Bank will meet at noon on May 12, 2012 at the Meridian Activity Center.

In response to ongoing public comments, Clerk Helmbrecht clarified that inquiries by two (2) citizens to receive copies of completed draft minutes from the Clerk's office have always been granted when requested. She addressed the Township's process for placing the Board packet online, indicating that function is performed by the Communications Department once the packet is complete and completion often takes place after 5:00 P.M. on Friday. She expounded on a suggestion from Trustee Dreyfus at a previous Board meeting by explaining that current software does not allow for the Board packet to be staged to "go live" at a specific time.

Supervisor McGillicuddy expressed concern with a letter received from Mr. and Mrs. Jaglan regarding sewage backup on Del Mar Drive.

Township Manager Richards responded a form will be sent to the Jaglan's so that they may file a claim through the Township's insurance carrier.

Supervisor McGillicuddy noted the letter contained in the Board packet from Michael Unsworth regarding the fifth annual Lansing Area Ride of Silence, which memorializes bicyclists killed or injured by motor vehicles on roadways. She stated the event will take place on May 16, 2012 at 6:30 P.M. beginning at the MSU Bike Center at Bessey Hall.

A. Treasurer's Quarterly Report

Treasurer Brixie gave an update on delinquent personal property tax collection totals for tax years 2007-2011, 2011 total tax year collections and distributions and current fixed maturity investments and non-fixed investments as of March 31, 2012.

6. APPROVAL OF AGENDA

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

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 Clerk Helmbrecht.**

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

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Information (BI)

BI-1 Mike Unsworth, 5948 Village Drive, Haslett; RE: Invitation for Board members to attend the fifth annual Lansing Area Ride of Silence on May 16, 2012 at 6:30 P.M., beginning at the Michigan State University Bike Center, B10 Bessey Hall

BI-2 Jim and Maribeth Fletcher, 4620 Van Atta Road, Okemos; RE: Location of the proposed urban services boundary line

(2) 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 April 18, 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 Clerk Helmbrecht.**

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

NAYS: None

Motion carried 6-0.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the April 17, 2012 Regular Meeting as submitted. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Veenstra, Supervisor McGillicuddy,  
 Clerk Helmbrecht, 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              | \$ 142,257.89        |
| Public Works             | \$ 8,615.00          |
| <br>                     |                      |
| Total Checks             | \$ 150,872.89        |
| Credit Card Transactions | \$ 9,155.00          |
| Total Purchases          | <u>\$ 160,027.89</u> |
| <br>                     |                      |
| ACH Payments             | <u>\$ 395,248.68</u> |

**Seconded by Clerk Helmbrecht.**

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

[Bill list in Official Minute Book]

D. Authorization to Establish Police Officer Rifle Purchase Program

**Treasurer Brixie moved to authorize the implementation of a rifle purchase program for sworn police officers with a maximum interest free loan of \$2,000 to be paid in full after two years through payroll deduction with program rules set by the Township Manager and Chief of Police. Seconded by Clerk Helmbrecht.**

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

E. Parks & Recreation Contract with City of Williamston

**Treasurer Brixie moved to approve the “Agreement for Administrative Services for Recreation Program Management” with the City of Williamston to provide youth recreation programs including softball, baseball, tee ball, flag football, tackle football, cheerleading, and basketball from April 1, 2012 through March 31, 2013 with an administrative fee of \$28,500 and to authorize the Township Manager to sign the agreement on behalf of the Township. Seconded by Clerk Helmbrecht.**

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

F. Establish Receiving Boards for 2012 Elections

**Treasurer Brixie moved [and read into the record] NOW, THEREFORE BE IT RESOLVED, that the Township Board of the Charter Township of Meridian hereby authorizes the appointment of Receiving Boards for each election conducted in the Township beginning May 2, 21012 through May 1, 2013. Seconded by Clerk Helmbrecht.**

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

G. Summer Tax Collection Agreements

**Treasurer Brixie moved that the Township Board approve the “2012 Summer School Tax Collection Requests and Agreements” for East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts. Seconded by Clerk Helmbrecht.**

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

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

- A. Mixed Use Planned Unit Development #12014 (Capstone) Lodges of East Lansing Phase II, request for 153 multiple-family (student) apartments on approximately nine acres south of Hannah Boulevard

Supervisor McGillicuddy opened the public hearing at 6:40 P.M.

Principal Planner Oranchak summarized MUPUD #12014 as outlined in staff memorandum dated April 26, 2012.

Mark Clouse, Chief Financial Officer and Legal Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, expressed appreciation for Capstone’s continued interest in development within the 81-acre site known as Hannah Farms. He spoke to earlier public comment by stating that no wetland or floodplain will be filled within this development.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, laid out design elements contained within the plan. He spoke to the plan creating a walkable community, noting there already is a sidewalk path to existing retail and is within walking distance to Michigan State University (MSU). Mr. Acken indicated the clubhouse location is next to the bus stop and is a centralized location between Phase 1 and Phase 2. He added a gym is located in Phase 2 on the other side of the development next to the pool. Mr. Acken stated pocket parks with varying activities are scattered throughout the development to create a sense of community in each area. He spoke to the fountain as a focal feature for that specific pocket park as well as a tie-in for a potential future road to additional phases.

Mr. Acken indicated discussions have taken place with the Ingham County Road Commission (ICRC) with regard to potential sharrow markings on Hannah Boulevard to accommodate bicyclists traveling to and from campus. He noted that in addition to bicycle parking as marked on the site plan, there is covered bicycle parking under the stairwells within the breezeways. Mr. Acken stated Phase 2 will have a bus stop for transit to MSU.

Mr. Acken noted the streets within the development have been made public places by using the buildings to define the space, with the buildings serving as walls of a “room.” He added the trees along the streets serve to soften the “room” and as a buffer between the pedestrians on walkways and the traffic lanes. Mr. Acken indicated the parked cars serve as a barrier between moving traffic and the sidewalks and also activate the streets. He indicated that parallel parking is the most popular place to park in Phase 1, as people view the streetscape as active.

Mr. Acken noted the introduction of six (6) larger two bedroom units and studio apartments within this development. He added that the width of the porches has been increased to expand across the front of the building.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed it incumbent on the Board to establish a standard relative to the walkable/bikeable portions of the proposal. He noted the applicant indicated he was working with the ICRC during Phase 1 and nothing transpired for the cyclist traveling on roads. He believed Eyde Parkway is wide enough to accommodate bicycle lanes. Mr. Provencher also believed a traffic study is needed with respect to the number of vehicle, pedestrian and cyclist trips in and out of the development, as the project is geared toward the motorized residents.

Vance Kincaid, 4530 Nakoma Drive, Okemos, believed this area the most appropriate location for this type of development as the residents will be predominately students who will be adjacent to MSU. He requested cooperation between the Capital Area Transportation Authority (CATA) and Capstone for student pickup and drop off routes. Mr. Kincaid voiced concern with sufficient fire coverage for this dense development and believed a thorough discussion of response times needs to take place.

Austin Chapman, 4825 Mohican Lane, Okemos, expressed concern with the water runoff from the Capstone development traveling "down" to Indian Lakes as Indian Lakes has a lower elevation. He added each additional phase fills the lowlands with water.

Supervisor McGillicuddy closed the public hearing at 7:13 P.M.

- B. Wetland Use Permit #12-01 (Capstone), request to direct storm water from Lodges of East Lansing Phase II to a regulated wetland

Supervisor McGillicuddy opened the public hearing at 7:13 P.M.

Principal Planner Oranchak summarized Wetland Use Permit #12-01 as outlined in staff memorandum dated April 27, 2012.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, indicated the existing wetland mitigation area associated with Phase 1 and the Hannah Boulevard bridge does not currently contain enough water. The requested wetland use permit will direct stormwater from Phase II into the existing wetland for sustainability.

Jamerson Ries, Kebs, Inc., 2116 Haslett Road, Haslett, indicated the proposal would capture water from the site, take it to the wetland mitigation, where the water will be routed through the Aqua Swirl for treatment and then be sent to the level spreader to diffuse stormwater before it flows downhill into the mitigation wetland. He added when the wetland was constructed, a compensating cut (part of Phase 1) provided six times the capacity that was filled with Phase 1 for a floodplain. Mr. Ries noted that the entire Hannah Farm Drain is a detention basin, with three (3) significant sized inlet pipes (36-42 inches) which exit the basin through an eight (8) inch restricter pipe. He added the ICDC is performing modifications to correct a breach in the embankment identified during Phase 1. Mr. Ries indicated the wetland consultant identified last fall that the wetland complex being mitigated was extremely dry and needs additional water. He stated it was the intended design that water from Phase 2 will filter through the wetland.

David Skole, 4845 Mohican Lane, Okemos, expressed concern that the runoff from the drain is not traveling to the Red Cedar River, but heads south, funnels through a forested wetland, into the wetlands owned by the golf course, settles into the area called Small Acres, "dumps" into the Red Cedar River, flows down the river and backs up into the Indian Lakes properties mentioned during earlier public comment. He believed development over the last 30 years has routed water around the northern section of the Indian Lakes Estates. Mr. Skole spoke to increased tree mortality and expressed concern with runoff and pollution, while urging strict monitoring. He indicated the ecosystem to be developed for this project will provide services which have real value. Mr. Skole believed landowners bear all the financial risks associated with maintaining the ecosystem services, while the community at large and the developers are the beneficiaries. He suggested possible compensation to the Indian Lakes Neighborhood Association for the value of the cost savings by providing the ecosystem services. Mr. Skole indicated a hydrology monitoring plan must be put in place.

Vance Kincaid, 4530 Nakoma Drive, Okemos, noted wetland mitigation (replacing one wetland with another) to date has been a failure and suggested the option of aggressive stormwater runoff management. He requested the Board carefully study Capstone's stormwater management plan to ensure proper protocol is followed in order for the wetland to act as a buffer and filter to clean water. Mr. Kincaid encouraged the applicant to use LEED standards when looking at green methods for scrubbing water.

Austin Chapman, 4825 Mohican Lane, Okemos, expressed concern with additional water runoff into the Red Cedar River.

Supervisor McGillicuddy closed the public hearing at 7:35 P.M.

#### 10. ACTIONS ITEMS/ENDS

Supervisor McGillicuddy opened and closed Public Remarks.

##### A. Noise Ordinance Amendments, **Introduction**

Principal Planner Oranchak summarized proposed amendments to the Noise Ordinance as outlined in staff memorandum dated April 27, 2012.

**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 50, Article IV, Section 50-84, Unlawful Noise Prohibited, by amending Section 50-84(3) and Section 50-84(5).**

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is hereby directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board. Seconded by Supervisor McGillicuddy.**

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

#### 11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Daria Schlega, 2446 Burcham Drive, East Lansing, inquired if there was a formal impartial feasibility study conducted on the necessity for replacement of the central fire station. She requested answers to several questions surrounding the issue of the central fire station replacement.

Vance Kincaid, 4530 Nakoma Drive, Okemos, believed the Township does not need a new location for the central fire station. He noted the existing central fire station has the most acreage of the current three fire station locations. Mr. Kincaid offered an alternative location in the area of the existing central fire station consisting of 3.5 acres. He again expressed concern with the addition of 3,000 beds to the west and acceptable response times to that area in the event the central fire station is moved to the east. Mr. Kincaid pointed to only one access point for the proposed location on Grand River Avenue, and only one or two access points for a proposed location on Township owned land at the corner of Okemos Road and Central Park Drive. He compared the number of bays at each station.

Greg Hammond, 6275 Royal Oak Drive, Haslett, spoke to his years of experience on the Meridian Township Fire Department. He noted the gross inadequacy of the central fire station and voiced support for a new fire station which adequately addresses the needs of fire service. He indicated fire service has changed dramatically over the years and there is a need for adequate apparatus space and adequate training space, both educational and practical skills training.

Supervisor McGillicuddy closed Public Remarks.

- A. Mixed Use Planned Unit Development #12014 (Capstone) Lodges of East Lansing Phase II, request for 153 multiple-family (student) apartments on approximately nine acres south of Hannah Boulevard

Board members, staff and the applicant's representatives discussed the following:

- 64 bicycle spaces exceeds the Township's requirement for bicycle parking spaces
- 24 covered breezeways will accommodate storage of an additional 2-3 bicycles each
- Request to reconfigure the height of the bicycle "bar" in the breezeways if they are too high
- Bicycle lane designation on Hannah Boulevard and Eyde Parkway
- Possible addition of the bicycle lane designation on the Pedestrian/Bicycle Pathway Master Plan
- Designations on the Pathway Master Plan have the ability to be paid for with millage money
- Possibility of obtaining additional easements and rights-of-way along Hannah Boulevard to assist with the complete streets concept at the intersections
- Property owner does not own all of the rights-of-way necessary to construct bicycle lanes
- Map depicting the location of wetlands on the site
- Private transportation service from Phase 2 to MSU as a designated amenity
- Community benefits from the private transportation service as it significantly reduces the number of cars traveling on the Township's roads
- Importance of a sufficient number of gathering spaces on the site
- 20 designated covered bicycle parking spaces are in areas adjacent to the exterior of a building
- Preference for 200 bicycle parking spaces and additional covered bicycle parking spaces in Phase 2
- Adjacent local streets must be wide enough for both a motor vehicle lane and a bicycle lane
- Phase 1 used sharrow markings on the pavement in order to retain the standard right-of-way width within the development
- ICRC preference for sharrow markings on Hannah Boulevard, Eyde Parkway and Esoteric Way as it has concerns with continued maintenance of dedicated bicycle lanes
- Board member preference for a pathway connection to the east to allow residents to use Hannah Boulevard to access campus
- Board member preference for a pathway connection to Grand River Avenue, realizing this would need to be considered during long range planning as the pathway would need to traverse both the river and the railroad tracks
- Board member request to place LED lighting in Phase 2
- Same type of lights used in Phase 1 are proposed for Phase 2
- Concern with potential flooding of the Indian Lakes subdivision with construction of Phase 2
- Hannah Farm Drain was designed in 1984 as a stormwater basin for the entire complex
- Hannah Farm Drain storm water detention requirements were mandated by the Township
- Federal Emergency Management Agency (FEMA) set the 100 year floodplain elevation being used for all the storage calculations
- Concern with the interpretation of the term "dwelling unit" and the definition of a mixed use planned unit development (MUPUD)
- Issue of density
- Incorporating the existing strip mall and office buildings into this project to justify the office and retail component of this "residential" development violated the spirit and intent of the MUPUD
- Proposed amenities are marketing features designed to rent the property and allow the developer to keep maximum profit margins
- As defined in the MUPUD, amenities should benefit the entire Township
- Half of the entire proposed intensive development overlaps the Township's greenspace plan
- If the Meridian Township's greenspace plan is ignored when a high density development is proposed then, in effect, there is no greenspace plan
- 324 significant trees were identified
- The promise of tax dollars is a lure for the Board which has led to urban sprawl
- Concern with setbacks that are waived "across the board" for this project

- Traffic concerns currently exist in this area and Hannah Boulevard and Eyde Parkway are being downgraded due to excessive wait times
- Suggestion of a traffic light on the corner of Eyde Parkway and Hagadorn Road would exacerbate already excessive traffic as there would be two (2) traffic lights within 800 feet from each other
- The Township's Future Land Use Map designates this property at 1.25-3.5 dwelling units per acre and, at that designation, the traffic would be manageable
- Board member impression that during previous discussions on the Hannah Farms MUPUD, the number one concern of the Board was to protect the developer's profit potential
- A developer's economic situation and financial needs are not valid reasons to support a project
- Concern with the significant number of additional parking spaces
- The larger the project, the more unintended consequences in terms of water, habitat destruction, parking, traffic, infrastructure needs, etc.
- The project is oversized and overbuilt
- A for profit project is acceptable within the values, beliefs, laws and ordinances established over the last 30-40 years
- The proposed project is "old school" urban sprawl with a new name
- The proposed project is a high density student apartment complex
- The proposed project is labeled as mixed use to circumvent variances, ordinances and the Township's Future Land Use Map
- Concern with the level of deception surrounding this project
- Concern with the series of water manipulations involved in this project
- A transfer of development rights would have benefited the residents of Meridian Township
- Board member suggestion that a new designation be created titled "anticipated number of people per acre"
- Phase 2 destroys a key part of the priority conservation corridor
- Suggestion to reduce parking spaces to one space per unit and leave the areas green until such time as additional parking is needed
- Concern with the number of native trees which will be removed from this forested site
- Preference to retain native trees at the fountain location, on the northern end of Hannah Boulevard and in the southern portion of the site
- Native trees have value and should be left in the community
- Topography requires cut and fill in certain areas in order to create the development
- Topography of the site requires trees to be removed
- Native trees "in the wild" will be replaced with trees which are integral to the development and will be cared for and maintained
- Concern with the beauty of the natural landscape being taken away with flat development of the site
- Developer attempted to balance the Board's concerns relative to parking by scaling back the parking and planning for additional parking if needed
- Applicant statement that financing required a specified number of parking spaces for the proposed development
- Height of the retaining wall varies according to the topography
- Lighting on the building complies with the Township's dark sky policy
- Concern with decreased level of service for roads adjacent to the development
- Concern that Hannah Boulevard is designated a local road which can use tax money generated through the local road millage
- Hannah Boulevard is a commercial road and should be so designated
- Eyde Parkway should have sidewalks and pathways on both sides of the road
- Concern with water in the yards of residents living in Indian Hills and Indian Lakes
- Board members need to look at the larger picture when considering the site impacts of development
- Concern that no governmental entity takes responsibility for the impact of development on neighborhoods
- Board member preference for resolution of the water issues in Indian Hills and Indian Lakes prior to Board approval for this development
- Board member preference for taxpayers who own the property to live in some of the buildings, not students who don't pay taxes

- Board member belief it is wrong for students to vote in local issues
- Development should include residences which appeal to a range of ages in the Township's population
- Concern with the intrusions student housing brings to a community
- Board member belief it is not good land use to construct a nursing home adjacent to student housing

[Supervisor McGillicuddy recessed the meeting at 9:00 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 9:08 P.M.]

Continued Board discussion:

- Proposed development adheres to the Township's existing MUPUD ordinance
- Proposed development is compliant with the conditional zoning designation
- Preference for student housing to be located next to MSU
- Confusion over previous Board member characterization that this development is an example of urban sprawl when it is located in the western-most portion of the Township and directly next to MSU and the City of East Lansing
- Good planning principles to place population next to their destinations which creates walkable communities
- Township does not have an ordinance which covers the previously suggested transfer of development rights
- Proposed project is an example of the type of clustered high density development the Township has been promoting
- Board member belief it is good Township planning to welcome MSU students into Meridian Township
- Members of the community who do not pay taxes are still valuable members of the community
- Tax burden of a rental property is carried and paid for by the owner
- All property owners within the Township pay local streets and resurfacing tax
- Use of funds generated from the local streets and resurfacing tax should be used on all local roads, including those streets which have residents living in rental units
- Preference to allow for multiple housing opportunities
- Preference for large trees in the interior parking area to be preserved as the development allows
- Segregation of students tends to devalue an area
- Planning "tactics" are used to deceive the public and implement the will of the developer over the will of the residents
- Reminder that the 2008 Township Board requested the developer bring in a plan which encompassed the entire project
- When the developer presented the entire plan to the Township Board, it voted unanimously to approve the project
- Reminder that the developer brought several projects, including student housing, commercial, office and single family housing
- No local developer would have the financial wherewithal to develop the entire 81 acres at one time
- Many areas within the 81 acres will remain intact in their natural form
- Phase 1, 2 and 3 will contain too much student housing and needs to be scaled back
- Applicant interpretation of a "unit" artificially inflates the number of residents and undercounts the number of units when some units encompass four (4) bedrooms
- Requested explanation from the applicant's engineer as to how water is traveling east of the Hannah Farm Drain and affecting the Indian Lakes subdivision
- Drain work was performed by the ICDC last winter on the Hannah Farm Drain which allowed discharge southeast to the Heron Creek Drain and ultimately into the Red Cedar River
- Hannah Farm Drain was originally designed to flow directly north to the Red Cedar River and had been operating in this manner for a number of years
- ICDC installed an embankment, constructed concrete armor matting over the top and installed three pipes into the detention basin
- ICDC designed water to go into Heron Creek
- Engineer's belief that the water table is rising in Indian Lakes due to the very large log jam present in the Red Cedar River

- Engineer's belief the log jam is presenting a more frequent flood event
- Log jam in the Red Cedar River needs to be removed
- Dilemma of removing the log jam without affecting the areas downstream
- No entity appears to be responsible for the log jam
- If the log jam is not removed, the Red Cedar River will eventually carve a new path
- Request for the Township Manager to research a method to remove the log jam
- ICDC had permission to remove the log jam as part of its permit approval
- Access to the log jam for removal is problematic as it is in the middle of a forest
- Concern with the ability to haul equipment into the forest and remove the debris
- Log jam is a public health and safety issue
- Wetland use permit has a 90 day window for Board decision
- MUPUD has a 30 day window for Board decision
- Process for reclassifying Hannah Boulevard
- Preference for continued Board discussion at the next Board meeting to move forward on this issue
- Need for the Board to request an extension from the developer
- Developer's intent to grant an extension in order for the MUPUD to be on the agenda for discussion at the next Board meeting

**It was the consensus of the Board to request additional information on the possibility of preserving the mature trees scheduled for removal from the site and to place this item on for continued discussion at the next Board meeting.**

- B. Wetland Use Permit #12-01 (Capstone), request to direct storm water from Lodges of East Lansing Phase II to a regulated wetland

Board members, staff and the applicant's representative discussed the following:

- All equipment and construction will take place outside of the wetland, but there will be drainage into the wetland
- Aqua Swirl is an eight (8) foot diameter manhole containing a patented system which swirls the water and holds back oils, causing the sediment to drop out
- Aqua Swirls are sized appropriately for the acreage that is draining to them as well as the amount of impervious surface on the site
- Aqua Swirl sends clean water to the wetland mitigation area
- Preference to include the three (3) conditions suggested by the Environmental Commission and the Township's environmental consultant in the Board's approval
- Applicant support of the recommended conditions
- Banks along the Red Cedar River are not well vegetated and as the water flows, it naturally erodes the banks
- Any debris from upstream (even going beyond Meridian Township borders) can collect at this logjam
- Two pictures presented during earlier public comment were from the Red Cedar River
- Suggestion for staff to look into trees falling into the Red Cedar River in an attempt to prevent a repeat of the Ember Oaks/Sylvan Glen "situation"
- Wetland mitigation complex was designed with anticipation that future development would drain to it
- Mitigation site is the created site which needs more water to flow into it
- 90 day review deadline required in the State Wetland Act is June 23, 2012
- Preference for testing of the water as a condition of the wetland use permit

**It was the consensus of the Board to place this item on for continued discussion at its June 5, 2012 Board meeting.**

- C. Special Use Permit #12011 (Capstone) Lodges of East Lansing Phase II, request to construct a group of buildings greater than 25,000 square feet in size

Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated April 26, 2012.

**It was the consensus of the Board to place this item on the June 5, 2012 Board meeting agenda.**

D. Hannah Mixed Use Planned Unit Development Concept Plan

**It was the consensus of the Board to delay discussion of this item until the May 15, 2012 Board meeting.**

E. Replacement of Central Fire Station

Township Manager Richards summarized additional information on the replacement for the central fire station as outlined in staff memorandum dated April 27, 2012.

Board members and staff discussed the following:

- Appreciation for the population density map as it is useful when viewed in conjunction with the response time gradations
- Location of the replacement fire station should maximize protection of people and structures
- Concern with moving the fire station further east when the Board worked diligently on the urban service management area to retain low density in the eastern portion of the Township
- Population map shows the highest density of residents in the western portion of the Township
- Emergency and fire response agreements with the City of East Lansing
- Large number of calls to the northern part of Marsh Road
- Maps indicate the Township owned site at the corner of Okemos Road and Central Park Drive is the most preferable site
- Largest advantage of the Township owned site at the corner of Okemos Road and Central Park Drive is financial
- Suggestion of a land swap anticipated using the existing central fire station property
- Swapping the Township owned site at the corner of Okemos Road and Central Park Drive would ultimately lead to development of two greenfield areas
- Preference to utilize property which the Township already owns
- Population of the Lodges of East Lansing is not reflected in the map depicting population density per square mile as it uses 2010 census data
- Development of additional phases of Hannah Farms will shift population density to the west
- Location of the new fire station at Powell Road and Grand River Avenue gives the best coverage for the eastern portion of the Township
- Suggestion for possible purchase of the land which currently houses the trailer park near the Wardcliff neighborhood
- Intent of the urban service boundary was to guide subdivision development
- New fire station location to the east would provide better coverage for The Shoals and Cornell Elementary School
- None of the current fire stations have a training room
- A training room could also be used as a voting site, meeting room, etc.
- A fire station location which included a training room would need at least a two (2) acre site to accommodate parking
- Request for a closed session to discuss the financial aspects of a new fire station at the suggested locations
- Suggestion for a cooperative agreement with the City of East Lansing for fire coverage in the Hannah Farms area
- Preference for the Township to retain ownership of the property which currently houses the central fire station as there is a need for community use of the Meridian Activity Center
- Request for staff to provide financial information for possible purchase of alternative sites which would be discussed in a closed session at the next Board meeting

**It was the consensus of the Board to continue discussion of this item at the next Board meeting, including a possible closed session to discuss the purchase of property.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, made the distinction between the density issue v. the preference issue as it relates to locating a new fire station in the eastern third of the Township. He stated placing a fire station in the eastern third will drive housing construction into that area, contrary to the purpose of the urban services management area. He voiced his preference for keeping the new fire station in the downtown Okemos area.

Greg Hammond, 6275 Royal Oak Drive, Haslett spoke in support of building a new central fire station. He told of his previous visit to the City of Gettysburg where its central fire station embodied a community center, built for a capacity of 300 people. Mr. Hammond indicated the city was “buying back” the station each weekend through rental at standard market prices, as it included a full commercial kitchen with catering capabilities. He noted that during the week, there were opportunities for use as a business meeting place, place to hold conferences and a voting precinct. Mr. Hammond encouraged the Board to be progressive in its thinking and look at the possibility of attaching a community center room to the new fire station.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Dreyfus inquired if the current central fire station location could house the proposed 11,000-12,000 foot facility.

Trustee Veenstra believed making the new fire station two (2) stories would allow it to be built at the existing central fire station location.

Township Manager Richards responded that constructing a new two (2) story facility would require an elevator. He added that razing both buildings at the current central fire station location would be a significant cost factor.

Supervisor McGillicuddy noted there is significant empty space on the Central Elementary school property.

Trustee LeGoff noted to the availability of school property in the Wardcliff area.

Township Manager Richards reminded Board members that any school property would need to be purchased by the Township.

Trustee Brixie also reminded Board members that the Central School location houses the Montessori School and the second building houses Administrative Offices for the Okemos Public School system.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:50 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT, CMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary