

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING – **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, January 9, 2017, **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland
ABSENT: None
STAFF: Township Manager Frank Walsh, Director of Public Works & Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Interim Fire Chief Lori Schafer, Human Resources Director Joyce Marx, Economic Development Director Chris Buck, Finance Director Miriam Mattison

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

A. Introduction of New Police Officer-Megan Klein

Police Chief Hall presented new police officer Megan Klein. She is a graduate of Central Michigan University, and the Delta College Police Academy. She will go through 16 weeks of training, including orientation and field training.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened Public Remarks at 6:05 P.M.

Dianne Deans, 2191 Clinton St. Okemos; addressed the proposal to raise the Density Cap in downtown Okemos and Haslett. Not adverse to changing density, but opposed to an open-ended code that has no parameters. Establish guidelines for the building community so that development proposals remain transparent. Residents should have the same information being provided to the developers. Citizens want to know why detail changes to the new Master Plan occurred so quickly, and why these issues were not addressed before. Concerns about traffic and utility poles in the PICAs.

Sue Fulk, 2119 Hamilton Rd, Okemos; DDA Chairperson and VP Independent Bank. Encouraged the Board to attract more development to Meridian Township. Bank is a local partner and excited that this is a priority for discussion, wants to continue to maintain high standards along with progress for Meridian Township.

Leonard Provencher, 5824 Buena Pkwy Haslett; asked that all Township Board meetings be videotaped for access later. He questioned if the Township Manager is speaking on behalf of developers seeking increases in residential density, reiterated his belief the Township is a suburban community and voiced concerns about increased density and overdevelopment, and discussed population goals and trends in the township.

Bill Cawood, 2511 Raby Rd, East Lansing; he owns a construction company on Methodist Street in Okemos, and owns several parcels directly across from the proposed density increase zone. He supports development, and feels "something needs to change," believes growth can be stimulated by amending restrictions. Continue high standards; look at parking issues and site plans closely. Need to create investment opportunities and create a vibrant downtown area.

Emily Stivers, 5445 W. Hidden Lake Dr., East Lansing; expressed thanks for recommendation to Planning Commission, spoke about her qualifications and excitement to serve Meridian Township.

Jolie Castelucci 3814 Zaharas Ln, Okemos; moved here about a year ago, concerned about the status of the 4 corners area of Okemos, pleased to hear there is a plan to develop that area. Hopes the Township will look at different levels of density and bring the four corners up to the standards of the community.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

CATA Agreement renegotiation, Haslett Marathon project on-going, finalized the Police Command arbitration.

Police Chief Hall Introduces new Township-sponsored Police Officer candidate Lorenzo Velasquez, a Haslett resident. He has been employed at Kohl's in Okemos as a Loss Prevention Officer. He has been attending Lansing Community College and has met all of the qualifications to attend the Police Academy.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported:

- Attended the Ground Water Management Board, discussed concerns about Capital Complex installing geothermal heating and potential negative effects on groundwater, GWM board efforts to reduce or eliminate those hazards.
- Discussed analyzing the effects of burials in cemetery plots on groundwater. Samples have been taken from Lansing cemeteries, leachates and chemicals discovered in groundwater, more research proposed.
- Increase in last 8 weeks of citizens and businesses inquiring about licensing for medical marijuana facilities in the Township, requests that MMFLA (Medical Marijuana Facilities Licensing Act) be discussed at upcoming Township meeting.

Treasurer Brixie reported:

- Attended subcommittee meeting of the Tri-County Regional Planning Commission (TCRPC), discussions on altering by-laws to include Clinton County members. Believes this is an attempt to rush this rule through. Requested population information to see how seat distribution was created on the TRCPC. New members from the City of Lansing.

Trustee Deschaine reported:

- Economic Development Corporation will meet January 11, 2018 at 7:30 A.M.
- Transportation Commission will meet January 18, 2018 at 6:00 P.M.
- Schuler's Bookstore is closing Eastwood Towne Center location, referenced a LSJ article that stated Schuler's Bookstore will keep Okemos location open, paying quadruple taxes in their Eastwood location, commended Township's more favorable tax rates.

Supervisor Styka reported:

- January 20 Meridian Township hosting Family Skate 3:30-4:50 P.M. at Suburban Ice .

- January 27 Harris Nature Center hosting annual Winter Wonderland, cross-country skiing, snowshoeing, dog sledding demonstrations, silent auction and sale to raise money for the Harris Nature Center programs.
- January 28 Polar Bear 5k Run/Walk – regardless of rain or snow – Pre-registration \$20.
- Township residents can use police facilities as a safe location to complete Craigslist and Facebook Marketplace transactions or any other online transaction.
- Chief Hall encourages the public to use this service.

Trustee Jackson reported:

- Special Meeting on January 16, 2018; reminded members of various Boards and Commissions of meeting with the Township Board to discuss issues and working together over the next year.

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the agenda as submitted. Seconded by Trustee Deschaine.

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

A. Communications

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 Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the December 5, 2017 Regular Meeting and the December 12, 2017 Regular Meeting as submitted. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

C. Bills

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

Common Cash	\$ 1,325,252.87
Public Works	\$ 30,211.32
Trust & Agency	\$ 6,212,409.37
Total Checks	\$ 7,567,873.37
Credit Card Transactions (Dec. 1 to Dec. 7, 2016)	\$ 28,633.64
Total Purchases	<u>\$ 7,596,507.01</u>
ACH Payments	<u>\$ 1,493,109.13</u>

Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

D. Reappointment of Supervisor Pro-Tem

Treasurer Brixie moved that the board appoint, through December 31, 2018, Trustee Patricia Herring Jackson to act as President Pro-Tem at any meeting of the Township Board when the Supervisor is absent. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

A. Vacant and Abandoned Buildings-Final Adoption

Treasurer Brixie moved to approve the resolution for the final adoption of the amendment to Chapter 14 of the Code of Ordinances to add Article VII, Vacant or Abandoned Buildings and amend the Township Fee Schedule to include an Initial Registration Fee (including one inspection) of \$175.00, a Registration Renewal Fee (each year building remains vacant or abandoned) of \$100.00, and Inspection or Re-Inspection fee of \$75.00. Seconded by Trustee Opsommer.

Staff and Board Discussion:

- Board member compared the ordinance amendment to a flu shot for the community, can be preventative measure to stop blight, can help remedy existing problems, though they may be small and isolated
- Board member used the flu analogy, we have a healthy immune system and very few incidents of flu, then buy expensive medicine, over indulge our body with unnecessary immunities that are expensive and a hassle to maintain. There are very few complaints, can be solved with code enforcement nuisance ordinances, other communities have voluntary registration to have extra monitoring. \$175 dollar registration fee is high.
- Proposed ordinance helps the township become more efficient and effective at protecting property values under these categories

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Trustees
Deschaine, Jackson, Opsommer, Sundland

NAYS: Clerk Dreyfus

Motion carried 6-1.

B. ZBA Reappointment

Clerk Dreyfus moved to approve the appointment made by Supervisor Styka of Rico Rios to the Zoning Board of Appeals for a 3 year term ending 12/31/2020. Seconded by Trustee Jackson.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees
Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

C. CRC Appointment

Trustee Jackson moved to appoint Angela Wilson to the Community Resources Commission for a 2 year term ending 12/31/2019. Seconded by Trustee Deschaine.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees
Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

D. Authorization for Police Candidate Sponsorship

Trustee Deschaine moved to sponsor Lorenzo Velasquez using educational credits to the Mid-Michigan Police Academy at Lansing Community College. Seconded by Treasurer Brixie.

Staff and Board Discussion:

- Board member belief this candidate meets Township goal of increasing diversity
- Departure from the usual procedures for recruiting new police officers and firemen
- Exceptional candidate for this sponsored Police Academy program
- Manager stated the Township will pay for costs to attend the academy, candidate earns an hourly wage, and an agreement that the candidate has to fulfill certain duties or pay back sponsorship
- First time a candidate has been sponsored since Chief Hall was appointed in 2004

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

E. Annual Performance Review of Township Manager

Treasurer Brixie moved that the Township Board adopt the 2017 Annual Performance Review of Township Manager Frank Walsh. Seconded by Trustee Sundland.

Staff and Board Discussion:

- Township Manager met with Board members in closed session, 9 point criteria form review process, consensus on Manager's performance
- Supervisor drafted a document based on forms received from Board members, and discussions and notes taken in the closed session
- Document discussed, overall consensus rating was excellent

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

- Manager Walsh expressed thanks to the Board and staff

F. Township Manager Contract Extension

Trustee Sundland moved to approve and enter into the employment contract between Township Manager Frank L. Walsh and the Township Board dated January 9, 2018, and to authorize the Supervisor and Clerk to sign on behalf of the township. Seconded by Treasurer Brixie.

Staff and Board Discussion:

- Date and term changes in the contract: two years with expiration on January 7, 2020
- Annual performance evaluation shall be changed to December 1st
- The salary shall be \$120,000 reflecting a 4.1% increase from his 2017 salary.
- Township Manager shall receive 28 days of vacation per year – currently receives 25 days
- Township Manager shall receive 12 months of salary and benefits should he be terminated without cause as defined in the employment agreement – currently receives 9 months
- Township Manager declined 4.1% salary increase and accepted 2% salary increase
- Merits and problems with 4.1% salary increase, 2% raises for all Township employees, compensation comparisons with other municipalities
- Compensation analysis might not include additional benefits such as automobile allowance
- Board rejection of 2% increase for Board compensation recommended by citizen public body
- Fairness to staff, keeping 2% salary increase commitment made during collective bargaining
- Rewarding skills, talent retention

Trustee Deschaine moved to amend the previous motion to reflect the Manager's insistence that his salary be increased 2 percent so that Page 2 Section 4 annual rate is \$117,565. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

Main Motion: Contract Extension with Modifications to the salary of \$117,565.

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

G. Planning Commission Appointment

Trustee Deschaine moved to approve the appointment made by Supervisor Styka of Emily Stivers to the Planning Commission for a 3 year term ending 12/31/2020. Seconded by Clerk Dreyfus.

Staff and Board Discussion:

- Need for more people to apply to be on public Boards and Commissions
- New appointment to PC is currently a member of the ZBA, Supervisor will keep her on the ZBA in the meantime and still wants her appointed to the Planning Commission

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

13. BOARD DISCUSSION ITEMS

A. Outdoor Assembly Ordinance

Director Kieselbach introduced the proposed Outdoor Assembly Ordinance, previously mentioned at the November 9, 2017 meeting, for Board review and suggestions.

Staff and Board Discussion:

- Current ordinance requires a license if event is attended by more than 500 people
- New ordinance reduces attendees to 150
- Staff generated proposal for new ordinance
- Need to regulate smaller crowds, East Lansing can be “rambunctious,” insurance issues
- 150 too small / 500 too high – 250 people is reasonable balance
- Statewide comparison of ordinances reveals wide variance in regulating attendee numbers
- Some communities make exemptions in ordinance for residential assemblies, Township could give exempt residential events that do not charge a fee, large events happen at residences so it is needed to protect neighborhoods
- Concerns about new language into proposed ordinance referencing “obscene display, exhibition, show, play ...” and questions about need for this with no reported incidents of obscenity in the Township, legislating morality, attorney opinion, questions about legal basis for enforcement, community standards and if they are in writing and enforceable
- Recommendation to delete entirely Section C – obscenity regulations
- Concept of concurrent people at event vs. people attending over time
- Police Dept decides what fees are included when charged to public, such as overtime

- Belief excluding residential defeats purpose of control large crowds and protect neighborhood
- Civil infractions are \$75, questions about reasonableness of \$500 fine for first offense
- Covered structures, exempt commercial facilities, 500 attendees for weddings exemption
- Request to exempt the only outdoor wedding facility in Meridian Township
- How many gatherings does the Township actually have per year? Director Kieselbach: “not many,” but uncertainty as to what types of gatherings will be proposed in the future
- Neighborhood gatherings and events where people are walking and not using cars, 200+ attendees possible due to walk-ins

~~Consensus of the Board is to place this item on the agenda for future discussion.~~

CONSENSUS OF THE BOARD TO PLACE THIS ITEM ON THE AGENDA FOR ACTION AT THE NEXT BOARD MEETING.

B. Master Plan Implementation Strategy-PICA's

Director Buck introduced the discussion item.

Staff and Board Discussion:

- Density 14 units per acre, can get 18 units per acre with MUPUD density bonus currently
- ~~Proposal raises density to 25 units per acres / uncapped density, MUPUD goals, Meridian standards, LEED standards, industry standards, amenities~~
- PROPOSAL UNCAPS DENSITY, MUPUD GOALS, MERIDIAN STANDARDS, LEED STANDARDS, INDUSTRY STANDARDS, AMENITIES
- Development issues in PICA areas, boundary lines
- Parking, traffic, roads, streetscapes, sidewalks, curbs and gutters, failing infrastructure, unintentional consequences of higher density
- Form-based code, sustainability, air quality, green building and development, energy efficient modes, architecture standards, esthetics, frontages
- Stagnant development, developers backing out and unsuccessful attempts to deal with challenging areas of development in the Township
- Removing blight while keeping the community unique and charming
- Parcel sizes – feasibility and logistics for the Township and developers
- Pocket parks, green spaces that are sustainable and encourages human interactions
- Innovative development without decreasing the quality of life
- Visionary standards should be set before development, and not piecemeal amenities
- Senior housing, low cost housing, townhomes, walkability, handicap accessibility
- One or two bedroom units, with smaller sq. footage
- CONSIDER REMOVING HEIGHT LIMIT ALSO
- CONSIDER MAKING RENEWABLE ENERGY ON PROJECTS MANDATORY

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

C. Police Department Ordinance Amendments and Additions

Chief Hall and Cullen Harkness (Township Prosecutor) discussed that the State of Michigan amended the minor in possession (MIP) law to make it a civil infraction. The Township ordinance on MIP needs to be changed to follow the state to allow continued enforcement of this law under Township authority. The second ordinance recommended for change is resisting and obstructing a police officer. Additional wording would be added to include providing false information to a police officer.

Staff and Board Discussion:

- Question about whether assault and battery being proposed is an additional crime
- Chief Hall stated that right now the township is only enforcing State assault and battery charges and this would allow the Township to enforce its own ordinances

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

D. Tentative Preliminary Plat #17102

Director Kieselbach introduces Mayberry Homes has requested tentative preliminary plat approval for Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue.

Staff and Board Discussion:

- Board member belief that this has been brought up many times and approved several times and it’s time to push this forward onto the next step

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Renee Korrey, 4663 Okemos Rd, Okemos; options for development are important for the community, reminds the Board of financial problems in the past, micro managing is not going to work, she is impressed by some developers. Does not believe that Douglas J caused blight, it was the Tuba Museum not paying taxes and getting foreclosed. Checks and balances are going to keep out “fly by night people” who build student housing. Need to tackle density first.

Emily Stivers, 5445 W. Hidden Lake, East Lansing; thanked the Board for appointment and is excited for new opportunities and challenges, importance of women getting involved in their community.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Deschaine mentioned the EDC meeting Thursday January 10, 2018 7:30a.m.

Trustee Jackson urged the Board to review the goals and objectives of the Master Plan, and from what we propose in the Plan, how do get to where we want to be.

16 ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by trustee Deschaine.

Supervisor Styka adjourned the meeting at 9:11 P.M

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Maggie Rodgers-Sanders, Secretary