

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, AUGUST 18, 2009 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
Ochberg, Veenstra (6:05 P.M.)  
ABSENT: Trustee LeGoff  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief  
Dave Hall, EMS/Fire Chief Fred Cowper

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

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.

Phillip Lamoureux, Director, MSU Student Greenhouse Project, 505 W. Francis Avenue, Lansing;  
gave a brief presentation on the Michigan State University biodome project, a good public amenity  
which would benefit the community.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the Okemos Road  
enhancements being considered and passage of the Hulett Road Pathway modifications.

Lynne Page, President, Briarwood Homeowners Association, 3912 Raleigh Drive, Okemos,  
expressed concern with the streetlight portion of the 2009-2010 Okemos Road Enhancement Project.  
She spoke before the Ingham County Road Commission (ICRC) and requested that any finalized plan  
be both comprehensive and context sensitive. Ms. Page addressed the difficulty in visualizing the  
entire plan and requested that lights be “flagged” in an effort to ensure their proper placement.

Cheryl Fritze, Riverwood Park Neighborhood Association, 2207 White Owl Way, Okemos, spoke to  
the need for “flag” placement of the lighting plans for the Okemos Road Enhancement Project. She  
noted that a 400-foot section in front of Riverwood Park is missing from the plan.

Cathy Baird, 3720 Hulett Road, Okemos, expressed appreciation for Board action on the east Hulett  
Road portion of the Pedestrian/Bicycle Pathway Master Plan. She voiced concern with the accuracy  
of some statements expressed concerning the Hulett Road portion of the Pedestrian/Bicycle Pathway  
Master Plan.

Will Tyler White, 2142-1/2 Hamilton Road, Okemos, expressed concern that additional requirements  
will be placed within the Mixed Use Planned Unit Development (MUPUD) ordinance and urged the  
Board to make the MUPUD process easier. He voiced appreciation for the proposed Haslett  
Beautification sign.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy reported she attended the following meetings over the last two weeks:  
Lansing Economic Area Partnership (LEAP), Media Center and urban service boundary group

Treasurer Brixie reported her attendance at the Meridian Area Business Association (MABA) on Friday and the Township's Economic Development Corporation meeting.

Trustee Dreyfus announced his attendance at the Township's Cable Communications Commission meeting promotion of the Township Board meetings was discussed. He suggested a process be established to ensure that what the Board wants publicized is received by HOM TV. Trustee Dreyfus reminded Board members they have the ability to have their own program with appropriate content.

Trustee Veenstra spoke to the need to fine tune the MUPUD ordinance and shorten the process. He requested clarification by staff on prosecution of a resident relative to a charge of driving under the influence. Trustee Veenstra reported his attendance at the Tri-County Regional Planning Commission's Transportation Review Committee's meeting in August where the City of Lansing's long range plan to abolish one-way streets to make the city more livable was discussed.

Trustee Ochberg reported her attendance at the Township's Economic Development Corporation meeting and the Zoning Board of Appeals (ZBA) meeting.

6. APPROVAL OF AGENDA — OR CHANGES

**Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Helmbrecht.**

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, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

BI-1 Treasurer Brixie; RE: Article in The Indianapolis Star entitled "More than just a walk in the park: The Monon Trail and its impact on property values"

BI-2 Vance Kincaid, 4530 Nakoma Drive, Okemos; RE: Nakoma Sidewalk

(2) Board Determination (BD)

BD11B-1 Gilbert White, 6005 East Lake Drive, Haslett; RE: "Placemaking" with Mixed Use Ordinance

(3). On File in the Clerk's Office (OF)

Material received at the August 4, 2009 Board Meeting

OF-1 Tim Potter, 4632 Van Atta Road, Okemos; RE: Concern with downsizing a portion of the pathway being constructed along the east side of Hulett Road

**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, Ochberg, 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 August 4, 2009 Regular Meeting as submitted. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, 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	\$ 219,940.02
Public Works	\$ 296,246.39
Total Checks	\$ 516,186.41
Credit Card Transactions	\$ 5,082.02
Total Purchases	<u>\$ 521,268.43</u>
ACH Payments	<u>\$ 342,120.35</u>

**Seconded by Clerk Helmbrecht.**

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

[Bill list in Official Minute Book]

D. Office of Highway Safety Planning Safe Communities Regional Grant

**Treasurer Brixie moved to confirm the Township's application and authorize acceptance of grant funds through the Office of Highway Safety Planning's Michigan Safe Communities Grant for \$89,000 with no match required. Seconded by Clerk Helmbrecht.**

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

E. Towner Road Water Main Payback District

**Treasurer Brixie moved to approve the resolution establishing water system benefit charges for Towner Road (Royal Oak Drive West to Towner Road Park) establishing a cost of \$39.55 per linear foot of frontage (plus 5% annual increase); with a minimum of \$6,000.00 (plus 5% annual increase) for all parcels, and a maximum for single family residences of \$6,000.00 (plus 5% annual increase). Seconded by Clerk Helmbrecht.**

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

- F. Request to Waive Construction Hours for Advanced Rehabilitation Technology  
**Treasurer Brixie moved to waive the requirements of Section 50-84(4) of the Code of Ordinances to allow construction activities from 7:00 pm to 2:00 am from Monday, August 24, 2009 to Friday, September 11, 2009, for rehabilitation of the 4east End sanitary sewage lift station. No construction activities shall take place on Sundays. Seconded by Clerk Helmbrecht.**

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

- G. Assessing Stipulations

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Meridian Pointe Center, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0365203	2655 Grand River, East Lansing
<u>Assessment</u>	2009	<u>AV/TV</u> \$1,257,800/1,206,340
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$850,000/850,000

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Okemos Retail, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007	0337313	1754 Central Park Drive, Okemos
<u>Assessment</u>	2007	<u>AV/TV</u> \$1,486,100/1,486,100
<u>Proposed Assessment</u>	2007	<u>AV/TV</u> \$1,486,100/1,486,100

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Okemos Retail, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0337313	1754 Central Park Drive, Okemos
<u>Assessment</u>	2008	<u>AV/TV</u> \$1,525,800/1,520,280
<u>Proposed Assessment</u>	2008	<u>AV/TV</u> \$1,250,000/1,250,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Okemos Retail, LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0337313	1754 Central Park Drive, Okemos
<u>Assessment</u>	2009	<u>AV/TV</u> \$1,535,100/1,535,100
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$1,200,000/1,200,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007	0337314	4790 Hagadorn Road, East Lansing
<u>Assessment</u>	2007	<u>AV/TV</u> \$1,264,300/1,264,300
<u>Proposed Assessment</u>	2007	<u>AV/TV</u> \$1,264,300/1,264,300

Seconded by Clerk Helmbrecht.

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0337314	4750 Hagadorn Road, East Lansing
<u>Assessment</u>	2008	<u>AV/TV</u> \$1,279,300/1,279,300
Proposed Assessment	2008	<u>AV/TV</u> \$1,118,720/1,118,720

Seconded by Clerk Helmbrecht.

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0337314	4750 Hagadorn Road, East Lansing
<u>Assessment</u>	2009	<u>AV/TV</u> \$1,291,800/1,291,800
Proposed Assessment	2009	<u>AV/TV</u> \$958,140/958,140

Seconded by Clerk Helmbrecht.

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2007	0337314	4790 Hagadorn Road, East Lansing
<u>Assessment</u>	2007	<u>AV/TV</u> \$4,337,100/4,337,100
Proposed Assessment	2007	<u>AV/TV</u> \$4,337,100/4,337,100

Seconded by Clerk Helmbrecht.

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0337314	4790 Hagadorn Road, East Lansing
<u>Assessment</u>	2008	<u>AV/TV</u> \$4,448,500/4, 436,853
<u>Proposed Assessment</u>	2008	<u>AV/TV</u> \$3,922,780/3,922,780

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with R&D Hannah Plaza, LLC, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0337314	4790 Hagadorn Road, East Lansing
<u>Assessment</u>	2009	<u>AV/TV</u> \$4,478,800/4,478,800
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$3,397,060/3,397,060

**Seconded by Clerk Helmbrecht.**

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

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

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0367325	1660 Haslett Road, Haslett
<u>Assessment</u>	2009	<u>AV/TV</u> \$439,200/439,200
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$306,875/306,875

**Seconded by Clerk Helmbrecht.**

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

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

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0367327	1640 Haslett Road, Haslett
<u>Assessment</u>	2009	<u>AV/TV</u> \$703,400/697,885
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$491,466/491,466

**Seconded by Clerk Helmbrecht.**

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

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

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0367328	1630 Haslett Road, Haslett
<u>Assessment</u>	2009	<u>AV/TV</u> \$288,600/288,600
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$201,659/201,659

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with HTRC Joint Venture, on the following property:**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2008	0350257	4660 Hagadorn, East Lansing

<u>Assessment</u>	2008	<u>AV/TV</u>	\$7,209,600/6,702,955
<u>Proposed Assessment</u>	2008	<u>AV/TV</u>	\$5,700,000/5,700,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with HTRC Joint Venture, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>	
2009	0350257	4660 Hagadorn, East Lansing	
<u>Assessment</u>	2009	<u>AV/TV</u>	\$6,847,700/6,646,612
<u>Proposed Assessment</u>	2009	<u>AV/TV</u>	\$5,700,000/5,700,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Eyde Construction Company, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>	
2008	0350255	2947 Eyde Parkway, East Lansing	
<u>Assessment</u>	2008	<u>AV/TV</u>	\$2,246,700/2,211,002
<u>Proposed Assessment</u>	2008	<u>AV/TV</u>	\$1,885,000/1,885,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Eyde Construction Company, on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0350255	2947 Eyde Parkway, East Lansing
<u>Assessment</u>	2009	<u>AV/TV</u> \$2,209,000/2,209,000
<u>Proposed Assessment</u>	2009	<u>AV/TV</u> \$1,885,000/1,885,000

Seconded by Clerk Helmbrecht.

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

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

A. Wetland Use Permit #09-02 (Capstone)

Supervisor McGillicuddy opened the public hearing at 6:50 P.M.  
 Director Kieselbach summarized the wetland use permit request as outlined in staff memorandum dated August 14, 2009.

A.J. Patrick, Project Engineer, KEBS, Inc., 2115 Haslett Road, Haslett, spoke to the low quality of wetlands currently on the site. He added that keeping these wetlands intact and preserving them with the proper setbacks would have severely impacted the ability to develop the project. Mr. Patrick noted the applicant agreed with the township wetland consultant's report which recommended approval with the following conditions: 1) soil erosion measures will be placed on Wetland Area F, no fill or impact will take place further north of Wetland Area F; 2) elimination of the small wetland mitigation area to the south; 3) add scrub shrub around the exterior portion of the proposed mitigation area; 4) pretreatment of the stormwater prior to discharge; 5) large trees between the wetland mitigation area and the Red Cedar River will remain. He noted the applicant's wetland consultant believed the recommendation for varying depths of water from six (6) inches to two feet was problematic as plant material and vegetation would be hard to grow at the two-foot depth and suggested a varying depth between two (2) inches and ten (10) inches for vegetation growth.

Supervisor McGillicuddy closed the public hearing at 7:03 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Jim Carter, 2296 Hulett Road, Okemos, outlined the request to the Ingham County Road Commission for speed humps on Hulett Road. He stated 95% of the traffic on Hulett Road is created by individuals who do not live on that section of the road. Mr. Carter asked for the Township's support in placing speed humps on Hulett Road.

Myra Kim, 2293 Hulett Road, Okemos, read from a prepared statement in support of the installation of speed humps on Hulett Road.

Jean Doss, 2276 Hulett Road, Okemos, spoke in support of the installation of speed humps on Hulett Road. She stated the Ingham County Road Commission (ICRC) believed it will make snow removal more difficult and the propensity for traffic to avoid the humps by driving on residential lawns. Ms. Doss also relayed that the ICRC voiced concern about police and fire response. She indicated there is no consensus as to how the speed humps will be paid for.

Malcolm Mead-O'Brien, 4199 Hulett Road, Okemos, voiced support for the proposed speed humps on Hulett Road between Okemos Road and the railroad tracks.

Linda Anderson, 2338 Hulett Road, Okemos, spoke in support of speed humps on Hulett Road.

Jaime Green, 2376 Hulett Road, Okemos, spoke in support of speed humps on Hulett Road. She voiced concern that property owners on Hulett Road would be required to pay for enhancement of speed humps.

Teri Banas, President, Haslett Beautification Association, 5606 Creekwood Lane, Haslett, spoke in support of the installation of the Welcome to Haslett Sign to be placed on Haslett Road.

Shari Middlewood, Haslett Beautification Association member, 5562 Canoga Lane, Haslett, spoke in support of the installation of the Welcome to Haslett Sign.

Jeff Rostoni, 5949 Edson, Haslett, spoke in support of the installation of the Welcome to Haslett Sign.

Supervisor McGillicuddy closed public comment.

A. Purchase of Property

**Treasurer Brixie moved that the Township Manager be authorized to purchase parcel Number 33-02-02-16-400-023, a 3.6 acre wooded parcel located at the SE corner of Okemos Road and Central Park Drive, that the General Fund Expenditure Budget be amended to add \$147,000 to the Capital Outlay Land Acquisition line item for the purchase, including \$2,000 closing costs and that funds be appropriated from the fund balance of the General Fund for this purpose. Seconded by Trustee Dreyfus.**

Board members discussed the following:

- This parcel makes the township owned adjacent property more valuable and expands different opportunities for future public use
- Improves the salability and usability of the adjacent township owned parcel as this corner parcel allows entrances from both Okemos Road and Central Park Drive
- Price of this corner parcel has been dramatically reduced
- Okemos Public Schools have not announced placing the Wardcliff athletic fields on the market for sale
- No cost has been determined for the Wardcliff athletic field if it becomes available for sale after the 2009-2010 school year
- One of the main purposes of the general fund balance is to take advantage of opportunities when they present themselves
- Imperative that the Township purchase the Wardcliff athletic field

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

NAYS: None

Motion carried 6-0.

B. Hulett Road Speed Humps

**Trustee Ochberg moved to approve Hulett Road Public Road Improvements District No. 42 Resolution No. 1, authorizing the Ingham County Road Commission to prepare plans showing the improvement, location and estimate of cost for the installation of 5 speed humps on Hulett Road; and move to approve Hulett Road Public Road Improvements District No. 42 Resolution No. 2, stating the plans and estimate of cost are filed with the Township Clerk; tentatively declaring the Township Board's intention to make the public road improvements by installing 5 speed humps on Hulett Road between Okemos Road and the railroad tracks; stating the adjacent properties will be assessed one half the cost of improvements; tentatively designating a special assessment district; setting the Public Hearing for September 15, 2009 for the purpose of hearing objections to the improvement and the special assessment district of Hulett Road Public Road Improvements District No. 42; and ordering the notice of hearing to be published in a newspaper of general circulation and mailing the notice to the property owners in the district. Seconded by Treasurer Brixie.**

Board members discussed the following:

- Overwhelming support by Hulett Road property owners
- Manageable cost of \$171.05 per property to its owners
- Speed humps are necessary for maintaining the quality of life in this neighborhood
- Measure will promote traffic calming measures
- Possibility of setting up a payment plan for Hulett Road property owners
- Concern with issue of public safety response
- Generosity of a 50-50 split between the Township and Hulett Road property owners for the cost of installing speed humps
- Hulett Road is a local collector road and is on the ICRC's list of roads to be resurfaced
- One result of road resurfacing is an increase in the speed of traffic
- Property owners should pay the entire cost given the current economic conditions

**Trustee Veenstra offered the following friendly amendment:**

- **Insert "up to" before "5 speed humps"**

**The maker and seconder accepted the amendment.**

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

NAYS: None

Motion carried 6-0.

- C. Zoning Amendment #09030 (Township Board), request to amend Section 86-432 of the Code of Ordinances to allow massage therapy and physical therapy as permitted uses in the PO (Professional and Office) zoning districts, **Final Adoption**

**Trustee Dreyfus moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2009-07, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article IV, Division 4, by amending Section 86-432(b) and Section 86-432(b)(1)."**

**BE IT FURTHER RESOLVED the 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 Trustee Veenstra.**

Board members discussed the following:

- Massage therapy is now licensed by the State of Michigan
- Ability to expand business opportunities within the Township

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

NAYS: None

Motion carried 6-0.

- D. Ordinance Amendment to Remove License Requirement for Massage Therapy, **Introduction**  
**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 38, by deleting Article VI, Section 38-291 through Section 38-370."**

**BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is 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 Trustee Veenstra.**

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

E. Haslett Sign Proposal

**Trustee Ochberg moved to approve the Haslett Beautification Association's request to install a "Welcome to Haslett" sign on the south side of Haslett Road and west of Bayonne Avenue subject to the following conditions:**

- 1) **The Haslett Beautification Association shall obtain the necessary permits from the Township and Ingham County Road Commission for the installation of the sign.**
- 2) **There shall be a written agreement between the Township and the Haslett Beautification Association. The agreement shall state that the Haslett Beautification Association shall be responsible for the long term maintenance of the sign and any landscaping that may be installed around the sign. The agreement shall also state if the sign and landscaping is not appropriately maintained as determined by the Township, the Township may require the Haslett Beautification Association to remove the sign and landscaping and restore the site.**

**Seconded by Treasurer Brixie.**

Board members discussed the following:

- Sign will help enhance the look of the northern part of Meridian Township
- Appreciation to the Haslett Beautification Association for plantings along the major roads in downtown Haslett
- Concern with sight line for motorists traveling northbound on Bayonne Avenue turning onto Haslett Road

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

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Bill McConnell, 4376 Manitou, Okemos, noted the bulk of the mitigation wetlands will be located in a compensating cut within the hundred-year-floodplain. He believed once the existing wetlands on the site are filled, they disappear and in the event of a hundred year flood, if the new mitigating wetland does not survive, it also disappears.

Phillip Lamoureux, 505 W. Francis Avenue, Lansing, offered his view of the value of various community amenities in relation to the planned unit development and mixed use ordinance.

Supervisor McGillicuddy closed public comment.

A. Wetland Use Permit #09-02 (Capstone)

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

- Reed canary grass is an invasive species of vegetation
- Building mitigation wetlands in the floodplain adds to the wetland value as they provide additional flood storage during a storm
- Compensating cut areas are provided to accommodate the backwater area for river flow during flood events
- Mitigation is located on the land side of the large trees on the bank of the Red Cedar River
- Concern with soil erosion for the upland area between the top of the mitigation area to the top of the Red Cedar River bank is 15-25 feet

- Once the mitigation wetland is built, the area will be heavily vegetated and soil erosion could only happen during rainfall
- Concern with future plans for a riverwalk either on the north or south side of the Red Cedar River
- Placement of the northern mitigation area will preclude access to the river
- Concern with applicant projection of the small probability of erosion for the northern mitigation area
- Southern portion between the extension of Hannah Boulevard and the proposed units is Branch 3 of the Hannah Farms Drain and covered by a drain easement
- Existing 42" pipe allows water from properties to the west of this site to drain and discharge before flowing into the main drain
- "Ditch" will remain, a flat "shelf" six inches lower will contain saturated soil for the wetland mitigation and then the land will come back up
- Specific wetland material plants will be placed in the mitigation area
- Concern that mitigation plans reduce the already small amount of greenspace and reduce the walkability of the grounds
- Benefits of grading the bottom of the northern area for mitigation is to create a diversity of plants
- Concern that proposed mitigation areas were also counted as greenspace
- Preference to keep the wetlands out of the floodplain and in an upland area to control the water
- Concern that the northern area is too close to the parking lot
- Possibility of having mitigation further east off site of this portion of the MUPUD development to allow residents to enjoy walking along the Red Cedar River
- Approved berm will bisect between the parking lot and the mitigated wetlands
- Mitigation in the upland areas will make it difficult to establish in dry soils
- No prohibition on using floodplains for mitigation of wetlands
- Recent approval of another wetland use permit where mitigation around the pond area and the planting of wetland plants was within the floodway of the drain
- Fill along the east side of the property near the Hannah Drain requires mitigation
- Loss of low quality wetlands is less than one-fifth of an acre
- Request for staff to provide information on the original amount of greenspace and how much greenspace is being lost with the proposed mitigation
- Lack of greenspace is not one of the eleven (11) criteria in the code for denial of a wetland use permit
- Public need for mitigation as residents value wetlands and their mitigation
- Environmental consultant's report which indicated there weren't any less impacting wetland mitigation areas
- Sizable economic impact for both the Township and nearby business owners who would benefit from nearby residents
- Board determination of the wetland as essential and the need for mitigation
- Applicant intent to keep the mitigation close in an area that will allow for success
- Permanent loss of greenspace would be detrimental to the residents of the area and possibly neighboring property owner
- Recreational values would be decreased
- Possibility of the applicant reducing mitigation to a 1:1 ratio to allow residents more space for walkability near the Red Cedar River
- Use of wetland mitigation in the front of the development to create a formal garden park
- Size of greenspace in the center of the buildings is approximately ¼ of an acre

**The consensus of the Board to was allow the applicant to use Board comments and bring this item back to the Board at its September 1, 2009 meeting.**

B. Amendments to the Mixed Use Planned Unit Development Ordinance

Board members discussed the following:

- Vision was redevelopment oriented
- Two types of redevelopment
  - downtown redevelopment and the Grand River Avenue Corridor

- redevelopment of natural land
  - land attached to an appropriately zoned building
- Perceived defect that entire parcel could qualify as redevelopment if only a small portion of “fresh” development was being redeveloped
- Line 26: “Rigid” setback requirements are subjective
- “Reasonable” amount of setback from railroad tracks is a public safety necessity
- Two purposes of the MUPUD ordinance when created:
  - redevelopment for areas that were built many years ago (downtown areas)
  - Incorporate “new urbanism” development
- Current concepts and ordinances have greatly contributed to sprawl
- One idea of mixed use is to create places where people can live within a dense area which fosters walkability and bikability to shopping, etc.
- Dense redevelopment uses less infrastructure and a smaller carbon footprint
- Line 3: Speaks to the Township’s desire to promote mixed use development where appropriate, including undeveloped areas
- Definition of redevelopment is only important in terms of how the bonus densities are applied and awarded
- If the Township continues to be developed with existing ordinances only as zoned, compact development is avoided and “obesity” and car driven development patterns of suburban design continue
- Line 7: Definition of resources as natural
- Caution in allowing massive rezonings to permit a MUPUD in an area where the Master Plan did not contemplate it
- Redevelopment v. rehabilitation
- Assertion that existing MUPUD’s have mostly been on open space lands that were not developed and did not preserve the property’s natural resources
- Redefine redevelopment to reflect rehabilitation as existing sites with existing buildings which need to be refaced and reused, gutted, torn down and the site reused
- Line 5: Add “and/or rehabilitation” after “redevelopment”
- Resources are broader than natural resources
- Resources can also be defined as land, infrastructure, Township businesses, jobs, MSU, etc.
- MUPUD as a “trade-off” process
- Additional sentence in the purpose and intent that a key principle of a MUPUD is to preserve and protect the natural environment
- Phrase regarding the preservation and enhancement of natural resources should be connected to the phrase accommodating developments in rational mixed use patterns
- LINE 7: Substitute the word assets for resources
- Need for distinction between rehabilitated and undeveloped properties
- Need for preservation of natural resources on undeveloped properties
- MUPUD as a preferred method of development which eventually results in reducing sprawl and more efficient use of land
- Intense development through the MUPUD in commercial and professional areas “relieves” pressure on the rural areas
- Asset of using higher quality materials through the use of the MUPUD ordinance
- Policy governance goal of preserving natural environment
- Cannot maintain an undeveloped greenspace by developing it
- MUPUD needs to be thought of in the same way as the PUD
- Key to the “tradeoff” is that communities do not want high density but are willing to give high density to “get” other benefits
- Assets defined as the community’s amenities which result from the MUPUD, not the MUPUD itself
- “Tradeoff” is giving the developer the additional profit motive to obtain certain community amenities
- Many residential developments in the Township have been built using the PUD ordinance with 50% open space
- MUPUD ordinance is a different type of development than the PUD which incorporates place making, new urbanism
- Meridian Township residents value open space and green corridors

- One reason for the Land Preservation millage was to ensure residents there would always be areas of open space in every corner of the Township
- Incorporation of the purchased Land Preservation parcels with the developed greenways plan and the PUD developments create a beautiful green infrastructure throughout the Township
- Idea of the MUPUD ordinance is not to preserve 50% open space, but use that space for development which results in saving natural resources, just not on the immediate piece of property
- Suggested purpose and intent language: The purpose of the mixed use planned unit development shall be to promote and accommodate developments in rational mixed use patterns that respect Meridian Township's transitional land use concept, and protects, preserves and enhances our greenspace and natural resources and redevelopment and rehabilitation of existing properties and structures.
- Lack of set open space requirement for the MUPUD was to allow it to be a blanket ordinance that serves multiple uses
- Use of a set open space requirement for redevelopment in the downtown areas would preclude redevelopment
- Presumption that the Township needs to get something in return for a property owner making money on a project
- Developers contribute to the community by building in the Township and providing residents and users of the community with services, places to live, etc.
- Density is not a negative concept, but a preferred method of development which will preserve land
- Suggested purpose and intent language: The purpose of the mixed use planned unit development section shall be to promote and accommodate developments in rational mixed use patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources; and secondly, to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, in such a manner that will maintain traditional urban designs to preserve and enhance community resources.
- Inclusion of the word blighted later in the ordinance
- Board request to the Planning Commission for a redevelopment ordinance as a separate issue
- Proposed redevelopment ordinance will not include mixed use
- Recognition that Meridian Township's transitional land use concept led to "artificial" zoning
- Benefit in respecting the township's transitional land use concept as it protects agricultural areas of the community

**The consensus of the Board was to have staff provide a reworded purpose and intent for comparison purposes and place this item on for further discussion at the September 1, 2009 Board meeting.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Phil Lamoureux, Director, MSU Student Greenhouse Project, 505 W. Francis Avenue, Lansing, spoke to an enhanced community raising the value and, over time, compensating future developments for their cooperation with a community vision.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Dreyfus spoke to developer input that requested less restrictions and making the MUPUD process easier.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:16 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