

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
517-349-1232, Virtual Meeting via Zoom
TUESDAY, SEPTEMBER 1, 2020 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski

ABSENT: Trustee Sundland

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Parks and Recreation Director Maisner, Finance Director Mattison, Human Resources Director Tithof, Communications Manager Yates

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Clerk called the roll of the Board.

4. PRESENTATIONS

Citizen Zachary Sieloff detailed how he wanted to build a bike pump and tire repair station for his Eagle Scout project.

Manager Walsh introduced Amber Clark, candidate selected for new Neighborhood & Economic Development Director.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:11 pm.

Joe Pavona, 4726 Arapaho; President of the Indian Lakes Estates Home Owners Association. Seeks less dense housing with more green space and improved water management.

Kevin Roragen, Loomis Law Firm; representing Indian Lakes Estates Home Owners Association, Major improvements in the natural features and land preservation areas but would like to work further with application and developer on the site.

Sean Looman, 4805 Arapaho Trail; Treasurer of Indian Lakes Estate Home Owners Association, reported on the increasing severity of flooding in their neighborhood.

David Skole, 4845 Mohican Lane; stated his property abuts the Hannah Farm development. Neighboring parcel has natural features, unique plants and animal species; this portion of

Township lacks green space and is under-served in respect to land preservation. He does not agree with proposed layout and suggested referring back to Planning Department.

Dr. Amy Simon; 4763 Mohican Lane; values greenspace and wildlife, hard to put a value on green space to ensure it for the future.

Toby White, 4830 Mohican Lane, primarily concerned with hydrology issues.

Jane Cissell, 4777 Mohican; developer changes insufficient, building heights, developer should "hide" dumpster and generator and work better with residents, landscaping and protection needed between site and her property.

Jack Baldwin and Juanita Baldwin; 4716 Arapaho; more green space between site and neighbors' property, pay attention to water runoff, which is killing trees.

Jill Garnett, 4805 Mohican Lane; concerns with high-density student housing, impervious surface, flooding, and no green space. Need to reduce building footprint.

Bobbie Berringer, 4543 Comanche Drive; spoke on area's natural density and plant life. Planners and developers need to look at project holistically.

Carol Chapman, 4525 Mohican Lane; lack of convenient stores for seniors and student housing. Water management issues revealed by trees falling and dying, water in her basement for two years and would like it addressed, need retention ponds.

Michael Samuels, 414 Westoro, Arlington Heights, IL; representing developer, commented on limits on cut through traffic, prime site for senior housing, Planning Commission approved proposal, maximum impervious surface is 75%, they are proposing 52%.

Linda Stober, 4835 Mohican Lane; Indian Lakes subdivision is big asset to the Township, objective is neighborhood protection, their property borders two Eyde developments which are very noisy, fireworks, other issues, do not strip the pine forest for more student housing, project like this costs homeowners money, peace and privacy.

Joe Zimmerman, 4715 Mohican Lane; has taken drone pictures of the water issues and shared it. Current restrictions are not enough, need to do more.

Mark Clouse, Eyde Family LLC, property owner; they located this senior housing developer, parcel rezoned in 2008 and senior housing discussed. Stated development meets all requirements, including retention ponds. Driveway and parking moved, less parking than allowed, project is needed for community.

Katie McPherson, 4715 Mohican Lane; water management and wildlife issues are unique in this area and very important to adjacent neighborhood. Ingham County Drain Commissioner contacted, concerned about lack of responsiveness.

Athena McLean, 4738 Arapaho Trail; other senior housing project 75% empty due to age restrictions, questions if that will happen with the proposed development. Cannot get excited about this project due to multiple concerns.

Cindy Carson, 4714 Arapaho Trail; trees have fallen on her deck and house. Residents are entrusting the Township for their well-being, area is special and needs protection, and neighborhood is an asset to the community.

Supervisor Styka closed public remarks at 7:00 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh congratulated Denise Green on 40 years with the township and Chief Plaga for 25 years. He congratulated Tavis Millerov on his appointment to the Fire Safety Board for the State of Michigan.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine:

- Noted summer taxes are due by September 14th and can pay via dropbox, outdoor kiosk, in the Municipal Building, or online
- Attended the Lansing Chamber/EL Business roundtable
- Attended Transportation Commission meeting
- Attended ribbon cutting for pool supply company
- Attended Election Commission meeting, approved new precinct locations for Nov election

Trustee Jackson:

- Attended the Election Commission meeting as public observer
- Attended the Tri-County Planning Commission meeting

Clerk Dreyfus:

- Chaired Election Commission meeting and approved re-location of two precincts for the Nov election, including moving the Absent Voter Counting Board (AVCB) to the Town Hall Room
- Discussions on possibility of Ingham County Clerk's Office assisting with the AVCB for upcoming election, decision to be made soon

Supervisor Styka:

- Attended the Lansing Chamber/EL Business roundtable
- Attended joint Transportation Commission / Corridor Improvement Authority meeting. Joint letter sent to State of Michigan regarding Grand River Ave improvements.

Trustee Opsommer requested to move Action Item #12D Special Use Permit #20021 (Andev Group) Construct a Building Greater than 25,000 square feet to Discussion Item #13B.

8. APPROVAL OF AGENDA

Trustee Opsommer moved to approve the Agenda. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda as presented. Seconded by Treasurer Deschaine.

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

NAYS: None

Motion carried: 6-0

A. Communications

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

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

NAYS: None

Motion carried: 6-0

B. Approval of Minutes – August 18, 2020 Regular Meeting

Clerk Dreyfus moved to approve and ratify the minutes of the Virtual Regular Meeting of August 18, 2020 as submitted. Seconded by Treasurer Deschaine.

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

NAYS: None

Motion carried: 6-0

C. Bills

Clerk Dreyfus moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Treasurer Deschaine.

Common Cash	\$	1,189,581.81
Public Works	\$	637,879.78
Trust & Agency	\$	1,824,560.42

	Total Checks	\$	3,852,022.02
	Credit Card Transactions	\$	7,267.20
	7/30/2020-8/12/2020		
	Total Purchases	\$	<u>3,859,289.22</u>
	ACH Payments	\$	<u>932,005.96</u>

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

NAYS: None

Motion carried: 6-0

D. Treasurer's Report – Treasurer Phil Deschaine

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

NAYS: None

Motion carried: 6-0

E. Disposal of Surplus Equipment

Clerk Dreyfus moved to approve the disposal of vehicle #103 (2009 Ford Focus), vehicle #100 (Ford Fusion), and 227 Cisco 7912, 7940, and 7960 model IP telephone handsets by public auction, internet auction, direct sale to another municipality or by sealed bid. Seconded by Treasurer Deschaine.

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

NAYS: None

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Rezoning #20030 (Planning Commission) 5937 Potter Street – Final Adoption

Trustee Opsommer moved to adopt the resolution approving Rezoning #20030 to rezone 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential) for final adoption. Seconded by Trustee Jackson.

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

NAYS: NONE

Motion carried 6-0

B. Rezoning #20040 (Michigan Baptist Convention) 4606 Hagadorn Road - Final

Treasurer Deschaine moved to adopt the resolution approving Rezoning #20040 to rezone 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional Office) for final adoption. Seconded by Trustee Wisinski.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustee Jackson

NAYS: NONE

Motion carried: 6-0

C. Pavement Sealant Ordinance - Introduction

Trustee Jackson moved to approve resolution 2020-08 for the Introduction of the amendment to Chapter 38 of the Code of Ordinances to add Article VII, Pavement Sealant and to amend the Township Fee Schedule to include an Annual Registration Fee of \$25. Seconded by Trustee Wisinski.

Board discussion:

Ban on coal tar as a pavement seal which is used in driveways, streets and parking lots, PAHs are dangerous components of coal tar, other communities ban them, current technology limits, Township did not use cold tar seal for last road project, permits for commercial applicators.

ROLL CALL VOTE: YEAS: Trustee Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer

NAYS: None

Motion carried: 6-0

D. Special Use Permit #20021 (Andev Group, LLC)

Trustee Opsommer moved to move Action Item #12D to Discussion Item #13B. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

A. Contract Amendment – Township Manager Employment Agreement

Request by Township Manager Walsh to amend current Employment Agreement by increasing the number of permitted Managerial Recruitment Searches from six (6) to ten (10). Completed six projects this year during the evenings and weekends, asking to do four (4) more during the year.

Board Discussion:

Availability of Township Manager during evenings and weekends, no problem reaching him when necessary, recruitment of Township Managers considered community benefit, questions about limits on number of recruitments/searches.

All Township employees have restrictions on outside employment, all employees need supervisor permission to work outside full-time position, most CEOs cannot work two jobs regardless of positive job performance, concern about amount of time needed to conduct 10 searches per year, impact on health of Township Manager, enjoyment of process and similar to a hobby, Manager's commitment to Township, confidence in ability to separate Township business and recruitment business, ten (10) is reasonable and workable.

Board consensus to place this item on the next Board meeting agenda.

B. Special Use Permit #20021 (Andev Group, LLC) Construct a Building Greater than 25,000 square feet

Board Discussion:

Parking requirements/concerns – reducing number of parking spots, moving some parking away from adjacent neighborhood, greenspace impacts. Applicant view that they met community conditions, reduced building height, no sight line issues, walkable roads, exceeded required buffer to the east.

Natural Features Assessment update, trees need protection, water/stormwater concerns, working with Ingham County Drain Commissioner Office, keep natural areas intact, citizens fight for sustainable community, adjacent MUPUD project consumed greenspace, long-standing hydrology concerns exacerbated by MUPUD, developer belief runoff issues have been addressed. Bridge over Red Cedar River.

Cut-through traffic prohibited, project may improve hydrology, Covid concerns about housing seniors in a dense facility, developer response regarding outdoor entrances for families.

Property to the north of proposed development, could be donated by Eyde to Land Preservation, make deal with Eyde (Transfer of Development Rights) that ties into approval of this project, creating stronger buffers to the east, planning a walkable community, request for Township to meet with both sides to facilitate agreement.

Consensus to bring this item back as an Action Item at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:31 pm.

David Skole, 4845 Mohican Lane; Homeowners Association participated in mediation, importance of stating facts correctly, number of trees is over 600 on site plan but actually 3,000 trees on site, most trees will be cut down, concern about northern 16 acres in the future, concern about flood responsibility, natural barriers. Need to look at statements on who is not responsible for flooding, and need for trees as natural barriers.

Katie McPhearson, 4715 Mohican Lane; encouraged by Andev Group to address the water problems and impervious surface issues.

Jane Cissell, 4777 Mohican; like to see a northern property placement for the garbage dumpster.

Joe Pavona, 4726 Arapaho Trail; supports a complete study of the hydrology of the area. Good project for the space, is designed with key components, glad to continue to work with developer.

Supervisor Styka Closed Public Remarks at 9:41pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Wisinski reported Trustee Jackson, Manager Walsh, and Human Resources Director Tithof have met and discussed equality, diversity and inclusion plans moving forward on this issue.

Trustee Jackson encouraged listeners still have time to fill out their 2020 Census Form and submit them.

16. CLOSED SESSION - NONE

17. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 6-0.

Supervisor Styka adjourned the meeting at 9:43 pm.