

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 2, 2013 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Finance Diana Hasse

1. CALL MEETING TO ORDER
Supervisor LeGoff called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor LeGoff led the Pledge of Allegiance.
3. ROLL CALL
The secretary called the roll of the Board.
4. PUBLIC REMARKS
Supervisor LeGoff opened Public Remarks.

Michael Leon, 4890 Chipping Camden Lane, Okemos, spoke in opposition to extension of the water line on Grand River Avenue to Van Atta Road.

Vance Kincaid, 4530 Nakoma Drive, Okemos, requested the Township send mailings and bills in electronic form which would save the Township taxpayer money. He spoke to blockage of the Red Cedar River at the Nakoma Bridge and inquired as to who needs to be contacted to remove the blockage.

Neil Bowlby, 6020 Beechwood Drive, Haslett, suggested the Township give taxpayers the option of either electronic or paper bills. He expressed appreciation for revisiting the Capstone project and commented on several components contained in the staff memorandum titled "Fireworks Ordinance Options."

Supervisor LeGoff closed Public Remarks.

5. BOARD COMMENTS & REPORTS
Trustee Styka reported his attendance at the Tri-County Regional Planning Commission (TCRPC) meeting on bus rapid transit, the Meridian Township Police Awards Ceremony and a transportation bonanza hosted by the Michigan Association of Planners regarding complete streets, planning downtown developments and related information.

Trustee Wilson reported her attendance at the TCRPC meeting on bus rapid transit, the Meridian Township Police Awards Ceremony and the Lansing Regional Chamber of Commerce's Economic Club luncheon.

Trustee Scales reported his attendance at the TCRPC meeting on bus rapid transit, the Meridian Township Police Awards Ceremony and the Okemos Library fundraiser held at Culver's.

Trustee Veenstra reported his attendance at the regular meeting of the TCRPC where a Michigan Department of Transportation representative stated the Governor has called for an increase in fuel tax to .33 per gallon and an increase in both car and truck license fees.

Clerk Dreyfus reported his participation in a Freedom of Information webinar, attendance at a week-long Michigan Association of Municipal Clerks (MAMC) program working towards municipal clerk certification and a session sponsored by Michigan State University titled "Reimagining Michigan's Economy."

Treasurer Brixie reported her attendance at a CATA Board meeting. She clarified a statement made during public comment by noting current state law requires paper tax bills be mailed to Township residents. Treasurer Brixie indicated adaptation of the current software system to electronic water bill payments would be very costly.

Supervisor LeGoff reported her attendance at a Grand River Corridor meeting in the Township in early March.

6. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA (SALMON)

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

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 Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

B. Minutes

(1) Treasurer Brixie moved to approve and ratify the minutes of the March 16, 2013 Special Meeting as submitted. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor
LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

(2) Treasurer Brixie moved to approve and ratify the minutes of the March 19, 2013 Regular Meeting as submitted. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor
LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

C. Bills

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

Common Cash	\$ 328,435.74
Public Works	\$ 64,158.01
Retainage	
Ck #1062/Liquiforce – Sewer Rehab	18,090.83
Total Checks	\$ 410,684.58
Credit Card Transactions	\$ 6,871.95
Total Purchases	<u>\$ 417,556.53</u>
ACH Payments	<u>\$ 552,487.16</u>

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

[Bill list in Official Minute Book]

- D. Resolution for Charitable Gaming License – Haslett Lacrosse Club, Inc.
Treasurer Brixie moved to approve the charitable gaming license for Haslett Lacrosse Club, Inc. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- E. Williamston City Recreation Services Agreement Renewal
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 March 1, 2013 through March 31, 2014 for an administrative fee of \$28,250, and to authorize the Township Manager to sign the agreement on behalf of the Township. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- F. Final Plat #03012 Sierra Ridge Estates No. 2 (Reapproval)
Treasurer Brixie moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN approves the Final Plat of Sierra Ridge Estates No. 2 with the following conditions.

- 1. All conditions placed on Preliminary Plat #03012 Sierra Ridge Estates subdivision shall remain in effect.**
- 2. Prior to issuance of a grading or building permit for Lots 35 through 40, a wetland delineation shall be prepared and verified in accordance with the Meridian Township Wetland Protection Ordinance to establish the extent of wetlands and the location of wetland setbacks and the natural vegetation strip.**

3. **The natural vegetation strip on or adjacent to Lots 35 through 40 shall be clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.**

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

G. Disposal of Surplus Equipment

Treasurer Brixie moved that the Township Manager, or his designated representative, is authorized to dispose of decommissioned computer equipment as outlined in a memorandum dated March 28, 2013. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

H. 2012 Order to Maintain Sidewalk, Special Assessment District No. 13 – **Resolution #5**

Treasurer Brixie moved to approve the 2012 Order to Maintain Sidewalk Special Assessment District No. 13-Resolution No. 5, which approves the special assessment roll, designates the project as “2012 Order to Maintain Sidewalk Special Assessment No. 13”, the assessment roll as the “2012 Order to Maintain Sidewalk Special Assessment District No. 13 Special Assessment Roll”, and the district as the “2012 Order to Maintain Sidewalk Special Assessment District No. 13”; adopts the amount of \$26,536.44 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.”

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

I. The Meadows Subdivision Public Streetlighting Improvement, Special Assessment District #324 – **Resolution #2** (Setting Public Hearing Date for May 9, 2013)

Treasurer Brixie moved to approve The Meadows Subdivision Streetlighting Special Assessment District #324-Resolution #2A: filing the plans showing the improvement, location and estimate of cost with the Clerk’s Office, tentatively declaring the Board’s intention to install and maintain forty-two (42) dark sky streetlights and defray the cost of operation and maintenance: First Year - \$10,678.77 (\$90.50/lot) and Annually Thereafter - \$6300 (\$53.39/lot), subject to adjustment, by special assessment against the 118 benefiting lots; and setting a public hearing for May 9, 2013.

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY (None)
9. HEARINGS (None)

10. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

In response to citizen inquiries conveyed by the Township, Chris Thelen, Consumers Energy, 530 W. Willow, Lansing, indicated the franchise applies only to company facilities within public right-of-ways. He stated Consumers also has private easements which cover the use of its lines in those easements. As Consumers is responsible for the safe and reliable operation of its electric system, Mr. Thelen noted it is important to maintain proper tree clearances around electrical lines. He indicated Consumers handles brush and limbs from clearing activities two ways:

- For a yard or lawn: smaller branches are chipped, but the trees belong to private property and larger pieces and handling lengths are left for disposal by the property owner
- For wooded lots or unmaintained areas: the brush is windrowed to create wildlife habitat and prevent trespassing in the right-of-ways

Board members and the Consumers representative discussed the following:

- Questions on a private easement where trees bow over the lot line
- Consumers would “pull” the easement which delineates Consumers rights
- Citizens questions can be directed to Mr. Thelen

Supervisor LeGoff closed Public Remarks.

A. First Quarter Budget Amendments

Treasurer Brixie moved that the Township Board approve the 2013 amended budget as reflected on Page 3 of the memorandum to the Township Board from the Finance Director, dated March 28, 2013. Seconded by Trustee Veenstra.

Board members and staff discussed the following:

- \$250,000 for the carryover grant is going to be used to place LED streetlights on South Okemos Road
- \$82,000 in bond fees for the new Central Fire Station
- Clarification that beginning of the year budget amendments for 2012 were overstated because tax revenue receipts for December had not been reclassified as deferred revenue but were included in that 2012 memorandum

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

B. Resolution for Consumers Energy Franchise Agreement Ordinance, **Final Adoption**

Trustee Wilson moved [and read into the record] THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN that it hereby FINALLY ADOPTS Ordinance No. 2013-02 entitled “Consumer’s Energy Company Electric Franchise Ordinance.”

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance at least once prior to the next regular meeting of the Township Board.

Seconded by Treasurer Brixie.

Board member discussed the following:

- Consumers Energy contracted tree trimmers trim on private property if a tree is a threat to Consumers electrical lines
- Ordinance applies only to public land right-of-ways and the notice requirement would not apply
- Electric service relates to the service line going to the house not the distribution system

- Concern with the system Consumer uses when making the decision about tree removal on private property
- Last renewal was for thirty (30) years
- Township Attorney and Consumers Energy Attorney worked on the language of this contract
- Suggestion to review language from the previous franchise for comparative purposes
- Township Attorney reviewed this agreement as well as Consumers agreements with other communities
- Two major transmission lines run through Meridian Township which are maintained by ITC
- Suggestion to have copies of the previous franchise agreements when renewals come before the Board in the future

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

C. Proposed Township Manager Employment Agreement

Trustee Styka moved the approval of the employment agreement with Frank Walsh for the position of Township Manager and authorize the Township Supervisor and Clerk to sign the agreement on behalf of the Township. Seconded by Treasurer Brixie.

Board members discussed the following:

- Pleasant experience to negotiate with the new Township Manager
- Salary was set at the same salary the current Township Manager is earning
- Reduction in the car allowance from \$500 to \$400 per month
- Vacation time for one year remains the same as the current Township Manager, adjusted for a partial year of employment
- Severance pay changed to six (6) months from the current contract of one year
- Small word changes
- Appreciation to the three (3) member committee for its work on the contract

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

Mr. Walsh expressed appreciation for the opportunity to move to Meridian Township and serve as its new Township Manager beginning May 8, 2013.

11. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Ali Damsaz, 743 Grand River Avenue, Okemos, spoke in support of the extension of the water line on Grand River Avenue to Van Atta Road.

Michael Leon, 4890 Chipping Camden Lane, Okemos, spoke to the cost of reimbursement for the water line on Grand River Avenue to Van Atta Road and in opposition to the water line extension.

Will Tyler White, 4706 Okemos Road, spoke in support of extension of the water line on Grand River Avenue to Van Atta Road as he believed it a public health and safety issue, specifically in light of the mobile home fire in Winslow's Mobile Home Park.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed whatever is developed in Hannah Farms Phase 3 should come before the Board as a major amendment to the previous MUPUD granted for Capstone Phase 2. He placed graphics on the overhead projector showing changes to the 81 acre site prior to development and through each stage of development. Mr. Bowlby stated it is important that the Board move forward on the urban services boundary.

Mark Clouse, General Counsel and Chief Financial Officer, Eyde Company, 4660 S. Hagadorn Road, Suite 660, East Lansing, reminded Board members a letter was submitted through outside legal counsel in October, 2011 expressing the Eyde Company's concerns with the proposed urban services boundary relative to the Georgetown subdivision. He requested that a copy of that letter be provided to Board members who did not previously receive it.

Supervisor LeGoff closed Public Remarks.

A. Hannah Farms Phase 3 Concept Plan

Mark Clouse reemphasized the importance of the fact that a large portion of the 81 acre site has already been developed and during the rezoning process, discussion took place about the need for long-term redevelopment on certain portions of the site; i.e., most probably the sections closest to Hagadorn Road for the retail component. He spoke to the 7.84 acre section of the 81 acre Hannah Farms MUPUD site as the subject of Phase 3, leaving a significant number of acres remaining for development/redevelopment. Mr. Clouse indicated the total number of approved units remaining on the 81 acre site (with the completion of Phase 3) will be approximately 400-450 units, whether they are built on vacant parcels or redevelopment of currently built property.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, responded to questions posed by Board members at the last meeting by offering the following information:

- Applicant requested KEBS, Inc. look at the overall pedestrian and bicycle connectivity throughout Hannah Plaza
- Pedestrian cross connection across Hannah Boulevard through sidewalks which would tie in to existing sidewalks in front of the Town Place Suites and nearby office buildings
- Suggested pedestrian pathway would leave three gaps in the sidewalk system until all sections are developed
- Bicycle connectivity through shared lane signage which will be placed on Hannah and Eyde Parkway
- Underground parking cost estimates provided by Wolverine Construction
- Cost of \$11,000 per parking space in a typical stacked parking garage
- One underground level would cost an additional \$12,000 per parking space
- One additional underground level would cost an additional \$15,000 per parking space
- Water table prevents a second underground level
- Area under consideration for placement of a hotel is approximately 2.5 acres
- Surface parking would be "hidden" behind and to the side of the hotel with a pull in/pull out off Eyde Parkway
- Some greenspace would be located at the corner of Eyde Parkway and Esoteric Way near the pull in/pull out parking section
- Options to change the surface parking in front of what was to originally be retail to greenspace or a park area if a contiguous parking deck was built
- Possibility of placing the retail component along Esoteric Way
- Parking must be directly accessible to retail to be successful
- Options for greenspace placement on the proposed development

Board members, staff and the applicant discussed the following:

- Board member belief a 40% open space requirement was in the original MUPUD approval in 2008 as part of the rezoning
- Continued concern with the phased in approach as Board member believes this proposal shows 90-95% development of the property
- Proposal is premature until the open space requirement issue is resolved
- Proximity to Michigan State University (MSU) is a good location for student housing
- Concern with reasonable density and sufficient open space in order for residents not to "spill over" onto adjacent properties
- Phase 1 contained too many beds for the site
- Phase 3 should not cause a rise in the water table in the Indian Lakes subdivision area
- Use of porous pavement will reduce the amount of stormwater runoff
- Drain to the east should flow to the north directly into the Red Cedar River

- Request for statistics on dormitory vacancies at MSU
- Sidewalk gaps as noted by the applicant should be filled on Hannah Boulevard and Eyde Parkway
- Applicant must complete pathway connections
- Signage alone does not provide adequate facilities for bicycles
- Wide outer lanes needed to allow room for both bicycles and motor vehicles
- Project cannot generate more traffic than the streets can safely accommodate
- Public concern with the amount of traffic generated with the occupation of Phase 1
- Township must have proper fire equipment to serve taller buildings or allow East Lansing to service the area
- Bicycle lanes need to be discussed in the scope of the overall plan
- Existing roads cannot accept bicycle lanes as they would lose vehicle capacity
- Existing road can accept chevron shared lanes
- Traffic signal at Eyde Parkway and Hagadorn Road was approved and will be constructed either this year or next
- Traffic signal will aid in the turning movement at that corner
- Potential to attract an innovative and diverse sustainable community in this area
- Board member request for a copy of the original rezoning approved in 2008
- Suggestion to have conversations with East Lansing and MSU regarding long term plans for the overall housing need in our area
- Board member need to see the future plans for both the undeveloped areas and redevelopment of areas which are developed
- Bad planning model to “piecemeal” the 81 acre site
- Conceptual plans for the hotel to have 120-130 rooms
- Plan must include complete streets concept for the area
- Difference between units and population
- Need for a diverse population of economics, culture and ages
- Need for outdoor gathering spaces, not just greenspace
- Applicant has spoken with commercial brokers regarding occupants for the retail spaces
- Current market for retail would require the applicant to undercut the rent to fill the spaces and “cannibalize” the existing retail
- Applicant has no historical experience with conversion of first floor residential to retail
- Applicant can occupy a portion of the retail for offices, a gym, and a club
- Current retail occupants have indicated a positive impact in sales as a result of Phase I
- Suggestion for the Ingham County Drain Commissioner to give a presentation to the Board on the progress of the drain situation
- No plans for road connection between Hannah Farms and Indian Lakes Estate
- Request for the applicant to provide Board members with a copy of the hotel market study
- Request for an example of successful residential to commercial unit conversion plans
- Request for a representative from the Ingham County Department of Transportation and Roads (ICDTR) to speak to the Board about how a safety road would be connected and at what point it would need to be constructed
- Plaza gathering space incorporated with the park space at the southeast corner would provide solar benefits
- Bridge connection of parking garage floors to the floors of the residential building
- Suggestion to have greenspace on the top of the parking garage
- More effort needs to be put forth by the applicant for facilitation of complete streets on Hannah Boulevard
- MUPUD ordinance has a 45 foot height limit
- Allowing height greater than 45 feet would require either a variance from the Zoning Board of Appeals or a zoning amendment to the MUPUD
- In the regular zoning districts where MUPUDs are allowed, the Township standard for greenspace is 70% hard surface:30% open space in commercial; 75%:25% in office
- MUPUD does not have impervious/pervious requirement
- Greenspace requirements exceeded in the underlying zoning districts for both Phase 1 and Phase 2
- Student ghetto v. true mixed use development
- Need for Board members to see the “big picture”

- Importance of complete streets
- Challenge for the applicant is to deliver the Board's vision of this MUPUD with a plan for which the applicant can receive financing
- Applicant to provide the Board with market studies which show the demand and how nearby 1 and 2 bedroom units are being rented and by whom
- Applicant to demonstrate a market study which shows the viability of retail and the amount which is viable
- Applicant to provide an economic model for the Board to consider
- Practicality of providing a complete plan as it cannot be built out all at one time
- Argument that the market determines the way Meridian Township is built out is not an appropriate method of planning
- Role of the Planning Commission
- Vision presented to the Township Board in 2007 for the 81 acres was a mixed used village concept of which students were only one component
- Vision presented community amenities which benefitted all of Meridian Township in exchange for variances from Township ordinances, setbacks, restrictions and requirements usually in place as part of the greater vision
- Concern was expressed by Board members when Phase 1 was presented that it contained only the high density student housing component
- Answer given at that time to Board concern that greenspace and amenities were absent in Phase 1 was those issues would be dealt with in future phases
- Applicant's representative assured Board that Phase 2 and beyond would incorporate multiple demographics and innovative a retail/commercial/professional office component
- Phase 2 incorporated none of those components, but continued the same pattern of high density student housing
- During discussion on Phase 2, the applicant moved the greenspace and other mixed use components into Phases 3, 4 and 5
- Argument that the market has changed does not have merit as the market was much worse in 2008-2009
- Proposal does not generate the placemaking vision the Township is moving towards

It was the consensus of the Board to allow the applicant to incorporate suggestions provided by Board members and bring back an application in the future.

The Supervisor recessed the meeting at 8:17 P.M.

The Supervisor reconvened the meeting at 8:29 P.M.

B. Urban Service Area

Director Kieselbach summarized the amendment to the 2005 Master Plan as outlined in staff memoranda dated March 25, 2013 and January 10, 2013.

Board members and staff discussed the following:

- Concern with the stance being taken by the Planning Commission relative to Board suggestions for changes to the urban services boundary
- Suggestion for Board discussion to center on the amendments to the Master Plan and not discuss the urban service boundary
- Suggestion to discuss the Master Plan language and the ten (10) criteria provided by the Urban Services Management Area Committee of the Tri-County Regional Planning Commission to see if there is Board consensus
- Chapter 10 (Future Land Use) refers to the population in Meridian Township based on a projection of 44,850
- Chapter 11 (Implementation) notes the urban services district boundary shall be reviewed by the Planning Commission every five (5) years concurrent with the Master Plan
- Urban Services District Map 8-12 as approved by the Planning Commission on November 26, 2012 is what is before the Township Board
- Belief the Township Board can move forward with adoption of the language while changing the boundary in the future in an effort to work with the regional vision

- Board member suggestion to send the Planning Commission the original map approved by the Board and request Planning Commission adoption
- Residents in Winslow Trailer Park deserve to feel secure through public water being supplied to them
- Concern with a full-scale restaurant running off well water and a septic system
- Suggestion to include all of Haslett Preserve within the urban services boundary
- Reference in language refers to the map on multiple occasions and is meaningless without the physical map to go along with it
- Suggestion for the Board to go through the map “point by point”
- Suggestion for an economic analysis to be performed relative to the Master Plan to verify the accuracy of 2005 data
- Provision in the Implementation Chapter (Chapter 11) which provides for Board initiation of an amendment to the urban services district boundary was not included in the Planning Commission recommendation and needs to be added
- The suggested language by the Township Attorney needs to be added

It was the consensus of the Board to exclude Land Preservation property in the northeast corner of the Township.

Continued Board member discussion:

- Water line runs down Shoemsmith Road so the boundary should be at the north property line of the parcels fronting on Shoemsmith Road
- Planning Commission change from the Board recommendation as the Planning Commission believed the policy was in place and a resident could request to be connected to the water or sewer line running down the middle of the road
- Concern with the difference of opinion on whether the USB must be moved prior to water hookup in front of a home
- Suggested Board boundary in the Shoemsmith/Green area would remove confusion as those homes would be allowed to hookup potentially at some point in the future
- Concern that the Planning Commission rejected every Township Board amendment and returned back to the Planning Commission’s original boundary recommendation

It was the consensus of the Board to include the existing property owners in the Shoemsmith/Green area to meet the intent of and goals of the Urban Services Management Area.

Continued Board member discussion:

- Board previously approved the Haslett Preserve and the Planning Commission excluded a portion of that area
- Concern with moving the boundary all the way to the eastern edge of the Township (Meridian Road)
- Concern with spot development on the assumption the Township must build to attract students
- Township Board should encourage development of larger scale subdivisions through infill development
- Township Board already approved a subdivision to be built at this location that would previously have been provided sewer and water
- Concern raised by the Superintendent of Haslett Schools the USB would impact the ability of the Haslett Preserve to be built and effect the number of students generated for the Haslett school system
- Board approval of the Haslett Preserve passed by a 4-3 vote
- Developer of the Haslett Preserve land is currently in discussion with the owner to put together a development proposal for this property
- Planning Commission boundary line runs between the RA and RR zoning of the Haslett Preserve
- Developer intent was to rezone the RR zoned property in the eastern portion of the site to the same RA designation as the western portion conditioned upon being developed as a planned unit development (PUD)
- Board placed a time limit of two (2) years for submission of the PUD

- Board member belief that the market stopped the development
- Previous conditional rezoning for the land known as the Haslett Preserve
- Most of the land left in the Township is severely limited for development because of wetlands, marginal soils, etc.
- Developer of the Haslett Preserve PUD combined the wetland area with a wooded area and devoted the greenspace into one area which coincided with an area indicated on the Township's Greenspace Plan
- Developer intended to provide more economical and affordable housing through the PUD rather than the type of housing which results with development of one-acre lots

It was the consensus of the Board to move the boundary to the eastern edge of the Township (Meridian Road) in the area known as the Haslett Preserve and draw the line directly south to Haslett Road.

Continued Board and staff discussion:

- Boundary of the Georgetown payback district
- Paragraph included in the October 8, 2012 rendition of Chapter 11 (Implementation) titled "Exemption to the Urban Services District" which address the Georgetown Sanitary Sewer Interceptor Payback District exemption until July 7, 2024
- Planning Commission recommendation for the boundary line south of Georgetown to travel down Powell Road, then along Grand River Avenue and then south on Cornell Road

It was the consensus of the Board to accept the Planning Commission recommendation for the boundary line near Georgetown accompanied by the recommended language from the Township Attorney in Chapter 11 to address the Georgetown Payback District for a specific time period.

Continued Board and staff discussion:

- Need for the gas station and restaurant to be included
- Wellington Estates currently has water service only
- Eastpointe Subdivision (south of Grand River) was included in the Board recommendation
- Planning Commission recommendation to continue south of Cornell Road, then around the Shoals Subdivision east to Sylvan Glen Road, then along the railroad, turning south to Jolly Road, including Ember Oaks Subdivision
- Ponderosa Subdivision has well and septic systems

It was the consensus of the Board to include Wellington Estates as recommended by the Board.

It was the consensus of the Board to retain the boundary running east of the Shoals Subdivision then south all the way to Jolly Road, which includes the Ponderosa subdivision.

Continued Board and staff discussion:

- Feedback from Ingham County requested at a previous Board meeting will serve as supporting documentation for inclusion of the Ponderosa subdivision

C. Extend Water Line on Grand River Avenue to Van Atta Road

Township Manager Richards summarized extension of the water line on Grand River Avenue to Van Atta Road as outlined in staff memorandum dated March 27, 2013.

Board members and staff discussed the following:

- Allowing installation of the water line is a separate issue from who pays for the water line
- Applicant intends to pay for the water line
- Suggestion to renew this item to overrule previous Planning Commission denial by a two-thirds vote which would allow for extension of the water line
- Robert's Rules of Order allow for a renewal of the motion
- Township Board included this area in the urban services management area earlier in this meeting

- Suggestion to ask the Planning Commission if it would be willing to reconsider its position

It was the consensus of the Board to place this item on for action at the next Board meeting.

D. Fireworks Ordinance Options

Manager Richards summarized fireworks ordinance options as outlined in staff memorandum dated March 28, 2013.

Board members discussed the following:

- Suggestion to repeal and reenact the state law
- Suggestion to limit the non-state holiday exemption period to the fireworks that used to be authorized by state law the remaining days of the year (335 days of the year)
- Belief the current state law exempts low impact fireworks
- Consumer fireworks would only be legal the day before, the day of, and the day after ten recognized holidays (30 days)
- Limit the use of low impact fireworks to adults or children over the age of 10 with parental supervision and limit hours from 9:00 AM to 10:00 PM for the remaining 335 days of the year
- Unrealistic to think minors are not going to set off fireworks without parental supervision
- Preference to keep prosecution out of the proposed ordinance
- Proposed ordinance mirrors the language contained in the Michigan Fireworks Safety Act of 2011, including the verbiage regarding storage of confiscated evidence at the expense of the violator if found guilty
- Meridian Township Police will be making the determinations in these situations
- Township cannot regulate the discharge of consumer grade fireworks, other than what is dictated by state law, for the day before, the day of, and the day after ten recognized holidays (30 days)
- Consumer fireworks would not be allowed in Meridian Township the remaining 335 days of the year
- If the statute does not designate restitution, the Township cannot seek restitution in court
- Language should include enforcement language to allow for Township prosecution if necessary
- Preference not to include an age restriction for low impact fireworks
- Passage of a local ordinance is not necessary as prosecution could be left to the elected county prosecutor
- Prosecution by the elected county prosecutor would provide fines which would be designated to the library
- Consensus reached if the age requirement is removed
- Prosecution should be done through the Township

It was the consensus of the Board to include elements discussed in the revised ordinance and place this item on for action at a future Board meeting.

12. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT (None)

14. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:09 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary