

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
349-1200, Town Hall Room
TUESDAY, NOVEMBER 20, 2001, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Stier, Woiwode
ABSENT: Trustee Such
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief Gary Gibbons, EMS/Assistant Fire Chief Dale Monnier, Personnel Director/Assistant Manager Paul Brake, Attorney Mike Woodworth

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:20 p.m.

2. PLEDGE OF ALLEGIANCE

Police Sergeant Lana Howell led the pledge of allegiance.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

A. Introduction of New Police Sergeant - Lana Howell
Chief Gibbons introduced new Police Sergeant Lana Howell.

B. Introduction of New Police Officer - Marc Lemcke
Chief Gibbons introduced new Police Officer Marc Lemcke.

4. PUBLIC REMARKS*

Supervisor McGillicuddy opened Public Remarks.

Molly Wingrove, 2649 Melville Drive, East Lansing, read from a prepared statement and provided photographs regarding rental properties in the Wardcliff neighborhood. [Prepared statement and photographs in Official Minute Book]

Frank Webster, 3845 Roxbury, Okemos, read from a prepared statement in support of the Citizens Police Academy. [Prepared statement in Official Minute Book]

Bobby Burton, 5204 E Brookfield, East Lansing, stated his concerns and submitted photographs regarding rental housing in the Wardcliff neighborhood. [Photographs in Official Minute Book].

Bob Homan, Cable Communications Commissioner, made himself available for questions regarding Agenda Item #7G. (Focus Group Facilitator for Cable Refranchising).

Dorothy Van Looy, 2870 Roseland, East Lansing, stated her concerns regarding rental housing in the Wardcliff neighborhood.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT

Trustee Woiwode reported the Briarwood/Van Atta Task Force met Sunday, November 18, 2001 and would have a proposal before the Board soon.

Trustee Brixie reported the Van Atta Task Force has a meeting scheduled on Saturday, December 8, 2001 at 9:30 a.m. at the Harris Nature Center and would have a proposal before the Board soon.

Treasurer Hunting reported the winter property tax bills would be mailed the first week of December; and reminded the public that the Tax Collection Policy does not provide for the acceptance of postmarks in determining the timeliness of payment.

Supervisor McGillicuddy announced the Meridian Historic Village Christmas Open House would be December 1-2, 2001 from 2:00 - 5:00 p.m. She reminded the Board that the Meridian Township Night for the Wonderland of Lights at the Potter Park Zoo would be December 1, 2001 at 5:30 p.m.

6. APPROVAL OF AGENDA — OR CHANGES

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

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Board Members discussed the following items:

- Details of Agenda Item #7E. (Architectural Services to Assist Library Task Force)
- Agenda Item #7B(1) (October 29, 2001 6:00 p.m. Special Meeting Minutes)

Clerk Helmbrecht moved to adopt the Consent Agenda. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

- BI-1 Tammy Housler, President, Sisters II, d.b.a. Buddies Pub & Grill, 3048 Lake Lansing Rd, East Lansing; RE: Water & Sewer Rate Increase
- BI-2 Terry Linn Cook, President, Sisters I, d.b.a. Buddies Pub & Grill, 1937 W. Grand River Ave, Okemos; RE: Water & Sewer Rate Increase
- BI-3 Kenneth D. Jewison, P.E., Environmental Engineer, Manufactured Housing Program, . . . , MDEQ; RE: Winslow's Mobile Home Terrace & Spagnuolo's Restaurant sewage systems.
- BI-4 Ronald Bahrie, Attorney at Law, 6810 S Cedar St, Ste 2-C, Lansing; RE: Tacoma Circle Access
- BI-5 Ann L. Alchin, 2227 Hamilton Road, Okemos; RE: Speed Enforcement on Hamilton Road
- BI-6 Trustee Woiwode; RE: Comments on Water & Sewer Rates
- BI-7 Friends of Historic Meridian Winter 2001 Edition of "The Gatekeeper"

(2). Staff Communication/Referral (SC)

- SC-1 Mark Kieselbach, Director of Community Planning & Development; RE: Building Valuation Data
- SC-2 Community Resources Commission 2002 Regular Meeting Schedule
- SC-3 Press Release: Holiday in the Woods at the Harris Nature Center
- SC-4 Press Release: Moonlight Stroll at the Harris Nature Center
- SC-5 Press Release: Underwater Video Presentation at the Harris Nature Center
- SC-6 Michigan Townships Association Legislative Fax November 9, 2001 Edition
- SC-7 Michigan Townships Association Legislative Fax November 2, 2001 Edition

SC-8 Tom Ransom, 3129 Birch Row, East Lansing; RE: Appreciation to EMS Personnel

Clerk Helmbrecht 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 Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

B. Minutes

Clerk Helmbrecht moved to approve and ratify the minutes of the October 29, 2001 6:00 p.m. & 6:30 p.m. Special Meetings as submitted. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

C. Bills

Clerk Helmbrecht moved that the Township Board approve the Manager's Bills as follows:

General Fund/Special Revenue	\$ 153,743.19
Public Works	\$ 34,639.96
<u>Total Checks</u>	<u>\$ 188,383.15</u>
<u>Credit Card Transactions</u>	<u>\$ 11,187.69</u>
Total Purchases	<u>\$ 199,570.84</u>

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

D. Assessing Stipulations

- Campus Hill Apartments

Clerk Helmbrecht moved that the Township Assessor be authorized to sign a Tax Tribunal stipulation with Campus Hill Apartments on the following commercial property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2001	285153	4964 Campus Hill Drive
<u>Assessment/Taxable</u>	2001	\$972,100/917,249
<u>Proposed Asmt/Taxable</u>	2001	\$858,500/858,500

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- Richard W. McKee
Clerk Helmbrecht moved that the Township Assessor be authorized to sign a Tax Tribunal stipulation with Richard W. McKee on the following residential property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2001	0284626	2070 M-78
<u>Assessment/Taxable</u>	2001	\$60,000/60,000
<u>Proposed Asmt/Taxable</u>	2001	\$47,700/47,700

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- E. Architectural Services to Assist Library Task Force
Clerk Helmbrecht moved that the Township Manager be authorized to enter an agreement with David Milling & Associates for Preliminary Architectural Design Services for a Central Library Facility on the Township Office Site at a cost not to exceed \$3,000. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- F. Ratify Appointment of Police Officer
Clerk Helmbrecht moved ratification of Charles Glumb to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- G. Focus Group Facilitator for Cable Refranchising
Clerk Helmbrecht moved to authorize the Township Manager to enter into an agreement with a facilitator to conduct focus group meetings and adjust the Cable Fund Budget in an amount not to exceed \$7,000 from that fund's balance. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- I. Grant Submission for "Get Michigan Youth Moving"
Clerk Helmbrecht moved to authorize staff to submit a grant application to the "Get Michigan Youth Moving" Grant Program to support "Playing with a Purpose" after-school experiential recreation program for middle school youth in Haslett in the amount of

\$6,250. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

J. Zoning Amendment #01120 (Township Board) C1, C2, and C3

(1) Section 82-11.3D.2 & Section 82-11.3E.1 - C-1 Bank Drive-Through Windows - **Final Adoption**

Clerk Helmbrecht moved adoption of a resolution that the Township Board hereby Finally Adopts Ordinance No. 2001-16, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Deleting Section 82-11.3D.2 and Adding Section 82-11.3E.1.” Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

(2) Section 82-11.3E.2 & Section 82-11.4E.1 - Expansion of Use in C-1 & C-2 - **Referral**
Clerk Helmbrecht moved the Township Board refer Zoning Amendment #01120 to the Planning Commission to consider a change to the proposed Section 82-11.3E.2 and Section 82-11.4E.1 to read as follows:

Where the gross floor area of a building does not increase an existing use that was permitted by right, by conditional permit or by special use permit occupying the same C-1 district location as of the effective date of this section may request a special use permit to exceed the district’s specified maximum size limit.

Where the gross floor area of a building does not increase an existing use that was permitted by right, by conditional permit or by special use permit occupying the same C-2 district location as of the effective date of this section may request a special use permit to exceed the district’s specified maximum size limit.

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

(3) Section 82-11.4C.1 & Section 82-11.5C.1 - Removal of Restrictions in C-3 - **Final Adoption**
Clerk Helmbrecht moved adoption of a resolution that the Township Board hereby Finally Adopts Ordinance No. 2001-17, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Deleting Section 82-11.4C.1 and Amending Section 82-11.5C.1.” Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

K. Water & Sewer Amendments

(1) Water Ordinance Amendment - Chapter 111A - **Introduction**

Clerk Helmbrecht moved adoption of a resolution that the Township Board hereby Introduces for Publication and Subsequent Adoption Ordinance No. _____, entitled “Ordinance Amending the Code of Ordinances of the Charter Township of Meridian, Michigan, by Amending Chapter 111A.” Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

(2) Sewer Ordinance Amendment - Chapter 111 - **Introduction**

Clerk Helmbrecht moved adoption of a resolution that the Township Board hereby Introduces for Publication and Subsequent Adoption Ordinance No. _____, entitled “Ordinance Amending the Code of Ordinances of the Charter Township of Meridian, Michigan, by Amending Chapter 111.” Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

8. QUESTIONS FOR THE ATTORNEY (None)

9. ACTION ITEMS (PINK)

A. 2002 Board Meeting Agenda

Trustee Woiwode moved adoption of 2002 Township Board Meeting Schedule Resolution. Seconded by Trustee Brixie.

VOICE VOTE: Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

B. Final Plat #00012 (Ember Oaks) Phase I, 34 lots
Director Kieselbach introduced the proposed plat.

Board Members discussed the following:

- Developer compliance with conditions of preliminary approval
- Location of pedestrian/bicycle pathway
- Developer offer of property donation for a pathway rather than the provision of easements
- Environmental Commission evaluation of wetlands and woodlands on property
- Pipeline easement adjacent to phase I
- Marking of potential pathway location
- Installation and notification of survey monuments
- Open space requirements for a Planned Residential Development (PRD)

Trustee Brixie moved adoption of a resolution that the Township Board approves the Final Plat of Ember Oaks with the following condition:

1. **The final plat shall be revised to include the easement recording information related to the pipeline.**

Seconded by Trustee Stier.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Signed and Sealed Resolution in Official Minute Book]

10. DISCUSSION ITEMS (ORCHID)

Supervisor McGillicuddy opened Public Comment.

Jack Schneider, Senior Vice President, Fifth Third Bank, 2501 Coolidge Road, East Lansing, spoke in support of Agenda Item #10B. (Rezoning #00160 (SP Investments)).

The Board addressed Agenda Item #10B. (Rezoning #00160 (SP Investments)) before Agenda Item #10A. (Special Use Permit #01111 (Eyde) by unanimous consent.

A. Special Use Permit #01111 (Eyde), Three (3) Office Buildings in Hannah Research Center (See Below Agenda Item #10B).

B. Rezoning #00160 (SP Investments)

Director Kieselbach introduced the proposed rezoning to rezone property located at Jolly Road and Alaiedon Parkway from PO (Professional Office) & C-1 to C-2.

Board Members discussed the following:

- Determination of the number of vacant banks in the Township
 - Possible Planning Commission restriction of SUP approval for drive-through windows to bank use
 - Drive-through windows in C-1
 - Nearness of site to residential properties
 - Alignment of access drive with Alaiedon Parkway
 - Comprehensive Development Plan zoning
 - Transfer of property for storm water detention to the Ingham County Drain Commissioner
 - Alternate access sites to Jolly Road
 - Notification of neighborhood associations and residents
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- Special Use Permit #01111 (Eyde)
Director Kieselbach introduced the proposed special use permit for three (3) office buildings in the Hannah Research Center.

Mark Clouse, representing the applicant, spoke in support of the special use permit.

Board Members discussed the following:

- Current lighting plans
- Elevation changes between the subject site and adjacent residential properties
- Restrictions on the height of lighting
- Estimated traffic volume for proposed development
- Previous rezoning of parcel
- Resolution of resident concerns for lighting, screening and water runoff
- The number of parking spaces
- Total size of the buildings combined
- Limits on building size in the PO (Professional Office) zoning district
- Potential development of remaining property
- Potential impact of this development on adjacent neighborhoods
- Options for increased buffer to the east

Supervisor McGillicuddy recessed the meeting at 7:47 p.m.

Supervisor McGillicuddy reconvened the meeting at 8:00 p.m.

11. VISION SESSION: Board Goal #1

- A. Amendments to State Statute - State Representative Paul DeWeese
Supervisor McGillicuddy introduced State Representative Paul DeWeese to speak regarding growth management issues and discuss House Bill 4176 considered in 1995.

Representative DeWeese discussed the Legislature's increasing focus on land use and growth management issues. He discussed the considerations in implementing Urban Growth Boundaries.

Board Members discussed the following with Representative DeWeese:

- Maryland growth boundary legislation
- The need for a regional approach
- Defeat of the "Coordinated Planning Act"
- The threat of annexations to growth management and regional cooperation
- Potential success of bi-partisan initiatives
- Farmland preservation and tax assessments
- Impact of term limits on legislation
- Importance of local control
- Delay of Annexation legislation
- Differentiation between rural and urban Townships
- Communications with state legislators

Supervisor McGillicuddy thanked Representative DeWeese for his presence.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened public remarks.

Virg Bernero, 68th District State Representative, spoke in appreciation of the Board's work on land use planning.

Judy Linn, 5435 Van Atta Road, Okemos, spoke in support of farmland preservation

Charles Louis Willems, 1387 Hickory Island, Haslett, discussed his work with Director Severy in determining the location of the sewer main on Hickory Island.

Carl Harmon, 1924 Birchwood, Okemos, discussed the importance of regional cooperation, options to consider for growth boundaries and options to reduce farmland tax assessments.

13. POSSIBLE CLOSED SESSION

Treasurer Hunting moved to go into closed session to discuss ongoing litigation pursuant to MSA 4.1800 (18)(8E). Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Stier, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

Supervisor McGillicuddy recessed the meeting at 9:16 p.m.

The Board adjourned to the Nelson Room to hold a closed session.

Trustee Woiwode moved to go into open session. Seconded by Clerk Helmbrecht.

VOICE VOTE: Motion carried 6-0.

Supervisor McGillicuddy reconvened the meeting at 11:30 p.m.

Trustee Woiwode moved to call a special meeting on November 27, 2001 at 8:30 a.m. to hold a closed session to discuss pending litigation. Seconded by Clerk Helmbrecht.

VOICE VOTE: Motion carried 6-0.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 11:35 p.m.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Paul J. Cassidy, Secretary