

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, July 23, 2019 **6:00 pm.**

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

ABSENT: Trustee Wisinski

STAFF: Deputy Township Manager/ Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Economic Development Director Buck.

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 Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Local Street Bond – August 6, 2019

Deputy Manager Perry provided a presentation on the Meridian Township Local Street Bond proposal that is on the August 6, 2019 ballot. He provided details on the reasoning and strategy behind the proposed road management program.

Board discussion: difference between bonding and special assessments, past experience with special assessment districts for repairing roads instead of township-wide bond, 25% of tax base is commercial and professional/office – they pay their “fair share” with bond and not with special assessments, warranty work on road projects, likelihood of return contractors over 10 year span, use of bid process, road condition illustration, PASER ratings & categories, interest costs of bonds, staggering of bonds over three installments, inconsistencies of construction season, bonding provides some flexibility.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:32 pm.

Motion carried 6-0

A. Communications

Trustee Opsommer 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 Sundland.

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

NAYS:

Motion carried 6-0

B. Approval of Minutes – July 9 2019 Regular Meeting

Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of July 9, 2019 as submitted. Seconded by Trustee Sundland.

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

NAYS:

Motion carried 6-0

C. Bills

Trustee Opsommer moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Sundland:

Common Cash		\$	278,721.65
Public Works		\$	92,176.19
Trust & Agency		\$	848,048.08
	Total Checks	\$	1,218,945.92
Credit Card Transactions		\$	4,793.42
July 5 to July 17			
	Total Purchases	\$	<u>1,223,739.34</u>
ACH Payments		\$	<u>780,034.12</u>

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

NAYS:

Motion carried 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS

A. Mixed Use Planned Unit Development #19014 (Eyde)

Director Kieselbach provided a presentation on the proposed Mixed Use Planned Unit Development (MUPUD) submitted by Louis J. Eyde Family LLC. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance.

Supervisor Styka opened the public hearing at 6:55 pm

Samantha Eyde, 2290 Science Pkwy., Okemos; discussed the need for sign waivers due to the number of businesses at the property and explained the window coverage waiver to stay consistent with surrounding buildings.

Treasurer Deschaine asked about the charging station and gazebo to be included.

Clerk Dreyfus asked about the landscaping plans for the front of the building.

Jeff Keyes, Kebs Inc., 2116 Haslett; explained the landscaping to be included.

Trustee Jackson asked where other signs were located on the property.

Ms. Eyde explained the need for the signs due to multiple tenants being present on the property and the tenants being located in separate buildings.

Trustee Jackson asked if there would be signs on the facade of the building.

Ms. Eyde explained there may be signs on the doors and interior, but nothing on the face of the building.

Justin Kilgore, 2859 Eyde Pkwy., Okemos; asked what parking would be included in the development.

Director Kieselbach stated Professional/Office Zoning had a minimum requirement of 3 parking spots per thousand square feet, and 5 parking spots per thousand square feet for larger buildings. He noted there are 291 parking spaces on the property, which meets the parking requirements.

Supervisor Styka closed the public hearing at 7:05 pm

B. Elevation Brownfield Plan Amendment

Principal Planner Menser provided a presentation on the proposed amendment to a previously approved brownfield plan for the Elevation at Okemos Point submitted by Okemos Pointe, LLC. He noted the recommendation for approval from the Meridian Township Brownfield Redevelopment Authority.

Dave Van Haaren, Director of Economic Development, Triterra, 1375 S. Washington Avenue, Suite 300, Lansing; provided a summary of the original plan, the proposed amendment, and the content of the plan.

Will Randell, CEO, True North Development, 2410 Woodlake Drive, Suite 440 Okemos, provided a presentation on the proposed revised project approach and explained details of the brownfield plan amendment being requested.

Eric Helzer, Advanced Redevelopment Solutions, PO Box 204, Eagle; provided further details on the proposed revised project approach.

Supervisor Styka opened the public hearing at 7:28 pm

Supervisor Styka closed the public hearing at 7:29 pm

12. ACTION ITEMS

A. Sierra Ridge Preliminary Plat Extension

Treasurer Deschaine moved to adopt the resolution extending preliminary plat approval for the remaining 30 lots in Sierra Ridge Estates to July 1, 2021. Seconded by Trustee Jackson.

Board discussion: development density not appropriate for the site, impact of “no vote,” existing waivers from subdivision regulation, extension of past approvals, development in dense area of the Township, desire of density and smaller lots, recently-approved Newton Pointe development to the north constitutes a “new and significant change” thus plat should be denied, reducing density would create buffer with Newton Pointe, process of denying the extension.

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

NAYS: Clerk Dreyfus

Motion carried 5-1

13. BOARD DISCUSSION ITEMS

A. Mixed Use Planned Unit Development #19014 (Eyde)

Board discussion: attractiveness of proposal, would not add any parking, contiguous building construction, questions on green space provided, limited waiver requests, no current signs on parcel, construction of signs, matching signage on adjacent parcels, two signs to be installed, inclusion of gazebo, 28% front glass coverage and 50% minimum required, glass coverage matches existing buildings, few MUPUDs for office use, MUPUD intended for traditional developments not office/medical, conditions that halted past development on the site.

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

B. Special Use Permit #19091 (Eyde)

Board discussion: building is 36,000 square feet.

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

C. Elevation Brownfield Plan Amendment

Board discussion: change from 11 year to 18 year tax capture timeframe, increase in admin costs from \$86,000 to over \$600,000, increased development costs, original brownfield plan covered all phases, impact of lender's request, discrepancies in early valuations, almost \$2.5 million in added activities for environmental remediation, administrative and legal fees not included in additional activities, 8,000 square foot reduction in commercial space, minor amendments handled by staff, removal of Marketplace building considered minor amendment by Township Planning Dept, ordinance allows for up to 10% changes in building square footage, elimination of Marketplace building perceived as significant amendment – not minor, inability for developer to find an operator for a Marketplace building, parking restrictions, possibility of adjusted market amenity component, tire store building will be repurposed, increased demolition costs due to buried debris, \$400,000 demolition costs for Phase 1A, increased interest costs of 1.42% given to developer, construction of Phase 3 will be included in capturable value, expected completion dates, incentives to build Phase 3, no brownfield costs associated with Phase 3, Phase 3 construction projected for 2023, concern of reduced/reversed valuations, 2.4% average annual rent increase over last 20 years in Michigan, applicants incentive to keep Brownfield Redevelopment Authority in good health.

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

D. Special Use Permit #19041 (Williams Volkswagen, Inc)

Director Kieselbach provided an overview of the requested special use permit to construct an addition to a building greater than 25,000 square feet in size at the Okemos Auto Collection located at 2186 Jolly Road.

Jeff Williams, 2008 Bellwood, Okemos; provided details on the proposed special use permit.

Board discussion: additional parking to increase imperviousness within ordinance minimum, parking increase from 301 spaces to 364 spaces, inclusion of electric charging stations, reasoning behind increased parking spaces, dealership being relocated from Lansing, differences between parking for display and parking for employee/customers, imperviousness concerns

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

E. Inter-Governmental Agreement with Bath Township

Deputy Manager Perry provided an overview of the Inter-Governmental Agreement with Bath Township that will allow Bath Township to provide utility service the proposed development by Giguere Builders.

Trustee Opsommer moved to suspend rules. Seconded by Treasurer Deschaine.

VOICE VOTE: Motion carried 6-0

Trustee Opsommer moved to approve the attached resolution for provision of sanitary sewer and water service by Bath Charter Township to Parcel No. 3302-02-04-100-013 in the Charter Township of Meridian. Seconded by Trustee Jackson.

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

NAYS:

Motion carried 6-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:49 pm.

Supervisor Styka Closed Public Remarks at 8:50 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 6-0

Supervisor Styka adjourned the meeting at 8:51 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK