

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, August 6, 2020 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine (arrived at 6:13 pm); Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Information Technology Director Gebes, Economic Development Director Lane, Finance Director Mattison, Human Resources Director Marx, Parks and Recreation Director Maisner, Community Planning Director Kielselbach; Principal Planner Menser, Communications Manager Yates; Joe Wade

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

Clerk Dreyfus called the roll of the Board.

4. PRESENTATIONS

A. Special Recognition for a Water Rescue by Ronald "Alex" Steiner and Brian & Jackson Reed by Fire Chief Hammel

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:07 pm check the time

Kevin Roragen, Loomis Law Firm, representing Indian Lake Homeowners Association (ILHA), stated ILHA has shared its concerns with the developer, Andev Group (SUP 20021, agenda item 13A) and the Township staff, regarding concerns on their request to update the natural features inventory survey.

Joe Neller, Green Peak Innovations, 10070 Harvest Peak, Dimondale, MI, summarized Special Use Permit (SUP) #19191 supported constructing a medical marijuana provisioning center on Northwind Drive (agenda item 13D).

Joe Pavona, president ILHA, 4726 Arapaho Trail, Okemos, stated ILHA has worked cooperatively with the Andev Group developer (SUP 20021) in addressing all of their concerns except the surface water management plan and the natural features survey.

David Lewis Scoul, 4845 Mohican Lane, Okemos, spoke about SUP 20021, resident concerns ignored at the Planning Commission.

Athena McClain, 4738 Arapaho Trail, Okemos, voiced concern with traditional design of senior center (SUP #20021) and can promote the spread of diseases such as COVID.

Katie McPhearson, 4715 Mohican Lane, Okemos, spoke in support of addressing the water concerns referenced by residents relative to SUP #20021 development site.

Joe Zimmerman, 4715 Mohican Lane, Okemos spoke in support of addressing the water concerns relative to SUP #20021 development site and concerns about the Ingham County Drain Commissioner not addressing issue.

Tom and Mary Haas, 1491 Franklin, Haslett, sang Happy Birthday to Treasurer Deschaine.

Supervisor Styka closed public remarks at 6:29 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager thanked HOMTV Department for election coverage and thanked election inspectors, introduced new Administrative Intern Ben Peacock, thanked Joyce Marx as she is about to retire as HR Director. HR Director thanked the Township Board.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

A. Election Report – Clerk Dreyfus

- Reported the results of the August 4th Primary Election.
- All 19 precincts except the Absent Voter Counting Board (AVCB) had ballots checked and results transmitted/reported by approximately 11:30 pm.
- The AVCB had received approximately 11,000 ballots, they were on track but fell behind at the end of the night. Not an issue with high-speed tabulator, issue with opening and processing ballots before they get to tabulator.
- The data cards received from Ingham County had a file path error on them, which resulted in transmission issues; County representatives returned to the Township with Clerk and worked on issue until 9:30am, County manually entered election results Wednesday afternoon.
- 16 AVCB workers scheduled, by Election Day 5 had cancelled. COVID precautions were in place and it worked out well, 16 would have been tight.
- November AVCB plans: use Town Hall Room instead of Nelson Room; expanding to three teams for opening and preparing the ballots; and purchasing an additional letter opener. There were previous software issues with the tabulator but it was working correctly on Election Day.
- Total number of voters: 13, 331; total voter turnout was 41% and of all the ballots casted, 82% were absentee voters.

Clerk Dreyfus:

- Reported receipt of communication from County Treasurer listing foreclosed properties in the Township and where required, the Township can attach applicable municipal liens.

Treasurer Deschaine:

- Attend Election Committee meeting on July 23.
- Attended Economic Development Corporation (EDC) Meeting on August 6.
- Received communication from County Treasurer, gives Township to right of first refusal.

- Discussed with Department Directors and no interest in acquiring two parcels, third one is attached to Nemoke Trails and will be reviewed by the Land Preservation Board for the back taxes of approximately \$2,000.

Trustee Opsommer:

- Asked Clerk about the programming card working on the tabulator, Clerk Dreyfus replied the County programs the software chips, they came to Clerk's Office to test transmission previous week and it worked fine.
- Land Preservation Advisory Board Meeting on Wednesday, August 12 at 6 pm at the North Meridian Road Park. Social distancing will be maintained and please bring a mask.

Trustee Sundland:

- Attended August 6 EDC meeting; discussion on the gift card program; denied the redevelopment fund application from Pine Village but they will be resubmitting; JC Penney will remain in Meridian Mall; upcoming grand opening of the Marketplace on Green.

Trustee Wisinski:

- Attended Environmental Commission meeting on August 5; pursuing an environmental justice program that may align well with the diversity, equity and inclusion task force; working on implementing a tree planting program and developing an alternative recycling event. Commission is encouraging the youth members to be involved in these two events.

Supervisor Styka

- Attended the Corridor Authority Board Meeting.
- Attended a local officials meeting to discuss issues in surrounding areas and sharing issues and solutions; will try to meet on a more regular basis.
- Attended the neighborhood meeting on the Silverleaf development.
- Attended the Okemos Downtown Development Authority meeting.
- Attended the EDC meeting.
- Attended an update session from Congresswoman Slotkin on releasing Federal Covid-19 relief funds to Michigan.

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried: 7 - 0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Supervisor Styka moved to add a Special Meeting of the Township Board to discuss the budget on Tuesday, September 22 at 6 pm. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried: 7 - 0

Trustee Opsommer moved to adopt the Consent Agenda as presented. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried: 7 - 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 Jackson.

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

NAYS: None

Motion carried: 7 - 0

B. Approval of Minutes - July 21, 2020 Regular Meeting

Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of July 21, 2020 as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried: 7 - 0

C. Bills

Trustee Opsommer moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Jackson.

Common Cash	\$ 559,630.14
Public Works	\$ 694,830.34
Trust & Agency	<u>\$1,239,492.43</u>
Total Checks	\$2,493,952.91
Credit Card Transactions	
7/15/2020-7/29/2020	
Total Purchases	<u>\$ 9,192.83</u>
ACH Payments	<u>\$ 538,083.32</u>

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

NAYS: None

Motion carried: 7 - 0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS

A. Walnut Hills Dangerous Buildings

Supervisor Styka called the public hearing to order at 7:01 pm.

Meridian Township Attorney Mathew Kuschel summarized the process of the enforcement hearing under the dangerous buildings code on as follows:

- Property owner and/or interested parties will have an opportunity to explain why the hearing officer's decision and order should not be enforced
- The enforcing agency (township staff) will present the evidence, township board will then ask questions of staff and property owner
- The property owner will be able to provide any additional statements/evidence on how the order can be modified or enforced, and staff can provide rebuttal facts
- Other interested parties can speak during Public Comment
- After public hearing, the Board will either approve, disapprove or modify the hearing officer's decision and order
- Summarized the steps which lead up to the enforcement hearing before the Township Board

Director Kieselbach summarized as follows:

- The public hearing was held June 29 by the Hearing Officer, Building Board of Appeals consisting of three members appointed by Township Supervisor
- The hearing was on the dangerous buildings and structures at 2874 Lake Lansing Road commonly known as Walnut Hill Country Club; structures included the residence on Lake Lansing Road, the clubhouse, pool and pool building, maintenance building, and a shed.
- At the hearing, the Hearing Officer ordered that all building be made safe and secure by noon on June 30; the residence, pool and pool building, maintenance building and shed be demolished by August 13. For immediate action, the clubhouse was to be made fully secured and the pool was to be drained and cleaned by July 1 and to remain free of water and debris until demolished or filled.
- A property inspection was scheduled for July 2; the property owner did not attend the inspection and had failed to comply with order to clean pool, keep pool free of debris and make the clubhouse safe and fully secured.
- Second inspection was conducted on July 16; the same issues were found that the owner had not complied with the order of securing the buildings and cleaning the pool; this action resulted in the issuing the non-compliance report to the Building Board of Appeals and initiated this public hearing.
- At one point, the clubhouse was secured but it has been vandalized again and today was found unsecured.

Associate Planner Menser showed pictures of current conditions of site buildings and noted the areas of recent vandalism.

Fact Finding:

Trustee Opsommer asked if the Township Board determines costs and repairs is greater than the state equalized value on buildings, the order shall comply with demotion within 21 days after the hearing; Attorney Kuschel replied the accelerated demolition is based on assessed value but the Board needs to consider yes, the cost to repair the residence is greater than its value but when looking at the other structures, should it be based on the 2019 or 2020 value. In 2020, the Township Assessor did value the buildings at zero and there is some factual basis to proceed with the accelerated demolition but 2019 has different valuations and 2020 value is based on land use. Due to the condition of the residence, he suggested proceeding with the accelerated demolition and if the accelerated demolition is not added for the other structures, the property owner could have 60 days to comply with this order (October 5).

Clerk Dreyfus asked if the of any of the buildings were structurally sound. Director Kieselbach replied the maintenance and clubhouse have been wide open and unsecure which is the definition of a dangerous building. Code Enforcement Officer Joe Wade reported maintenance building has a rolled roof and it is dangling over side. There are spiral cracks in the block and believes there are structural issues. The residence by Lake Lansing Road is dangerous. The east wall bowed, the roof has collapsed inside and so have the floors. The pool house has been severely damaged by vandalism and roof is sagging. There may be structural issues but believes the cost of repairs would be very close to the cost of demolition. The pool is a very dangerous area for children and wildlife. The property is vast and wide open and hard to keep people away from it. The fence around the pool is only 4 feet tall, which is inadequate. The clubhouse appears structurally sound but is dangerous because it continues to be broken into and vandalized.

Trustee Opsommer asked if the property owner had received their demolition permits yet and if the order needs to be enforced by August 13. Director Kieselbach replied the owner has not submitted for the demolition permits. The order was to secure permits to demolition all but the clubhouse by August 13 and to secure the clubhouse and make it safe by June 30.

Treasurer Deschaine asked if there have been calls and/or injuries on the site. Chief Plaga replied the department has received several malicious destruction of property complaints and it is posted "no trespassing". Police staff are regularly check on the site but it is impossible to keep people out of buildings. To his knowledge, there have not been any injury reports.

Property Owner:

Steven Schafer reported he has entered into a contracted with Michigan Demolition and they have applied for soil erosion and demolition permits. He has been waiting for the disconnect confirmations from Consumers but was told the one for the residence is forthcoming and plan to move ahead with demolition next week. He stated he has been emailing Code Enforcement Officer Wade to keep him informed of the progress with Consumers. He is planning demolition of all buildings and removing the pool. He plans to weld clubhouse door shut and erect a fence during the demolition process. He installed cameras and caught individuals responsible for vandalism. A number of youths from the Skyline neighborhood have been caught that he has not prosecuted but due to the on-going problems, he is now prosecuting trespassers. He is following instructions from the Hearing Officer, has been communicating with Code Enforcement Officer Wade and believes all the vandalism is from neighborhood youths.

Supervisor Styka asked if Mr. Schafer has documentation supporting his information. Mr. Schafer replied yes. When asked if the document has been given to staff, Mr. Schafer replied yes. Code Enforcement Officer Wade stated he has received some of the correspondence from Mr. Schafer but the demolition permit would be through building and engineering staff. He has spoken with Brian VanOrder, owner of Michigan Demolition. As of yesterday, he was in the process but has not been submitted yet. Mr. Schafer stated has emailed the correspondence from Consumers and Mr. VanOrder has applied for the soil erosion permit pulled from Engineering and demolition permit from Building and executed contract for the demolition of the structures with Michigan Demolition today.

Clerk Dreyfus asked what the owner wants. Mr. Schafer replied he plans to comply with the consent judgement and then plan to proceed with development plan for site. He plans to demolish the buildings beginning next week.

Trustee Opsommer asked if the residence is required to be demolished by August 14. Mr. Schafer stated he is waiting for the clearance letter from Consumers to start demolition and plans to proceed with the remaining demolition as soon as possible. When asked about the lack of ability to secure clubhouse, Mr. Schafer stated he plans to secure the building again. He believes that once demolition begins, this will no longer be a problem. He is currently prosecuting a parent and youth for trespassing and vandalism, and is installing additional cameras.

Treasurer Deschaine stated this is an attractive nuisance property and should be secured. Mr. Schafer reported the water has been removed from pool and a fence is around it. He will remove the debris as soon as he can. Individuals are constantly trespassing on the property. When asked about demolition by August 13, Mr. Schafer stated he has taken action by August 13 by applying for permits and will go out tomorrow and secure the property again.

Township Manager Walsh stated he has not spoken with Mr. VanOrder about permits. The permits are applied for in the building and engineering departments. He has not been involved in this project at all and the staff have handled it all.

Attorney Kuschel reported an email was sent to Mr. Schafer inviting him to walk the property. Mr. Schafer reported there has been damage of over \$100,000 to the clubhouse, but the clubhouse has not been secured and there has been building damage. The pool has been drained but it still contains some water and debris and Mr. Schafer has indicated when they attempted to clean it was in a dangerous condition. Mr. Schafer was to have had a signed demolition contract by August 13 and he had additional time to finish demolition. According to this information, Mr. Schafer is not late but the issue is that the clubhouse has not been secure which resulted in this hearing. Mr. Schafer stated Brian VanOrder indicated he knew Township Manager Walsh and Mr. VanOrder confirmed dropping off permits to Engineering and Planning today. Deputy Township Manager Perry outlined the steps to obtain a demolition permit.

Wisinski asked the age of buildings, if they are pre-1978 or 1980. Director Kieselbach replied the residence and most of the buildings are in the late 1970s and nothing new since 1990. Prior to demolition, will there be lead or asbestos inspection, Director Kieselbach replied it is required to test for lead, asbestos, contaminants, and has to be completed by a licensed contractor and it is required; list of what is needed before issuing demolition contamination; as part of the building permit process. When asked if it has been received yet, Director Kieselbach replied no. Attorney Kuschel stated the assessing records show several buildings were built in 1988; one in 1966 and another in 1993. The residence appears to be early 1900s.

Supervisor Styka closed the public hearing at 7:53 pm.

12. ACTION ITEMS

A. Environmental Commission Appointment

Trustee Jackson moved to approve the appointment of Luca Wisinski, as a youth member, to the Environmental Commission for a term ending 12/31/2021. Seconded by Trustee Opsommer

Discussion:

Attorney Kuschel suggested Trustee Wisinski should abstain from the vote due to her family relationship (Trustee Wisinski is the mother of Luca Wisinski).

Clerk Dreyfus moved to accept Trustee Wisinski's offer of abstaining on the Environmental Commission appointment of her son. Seconded by Treasurer Deschaine.

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

NAYS: None

Motion carried: 6 - 0

Discussion on Main Motion:

The Environmental Commission has recommended the appointment, Mr. Wisinski is a member of Okemos High School Earth Club, thanked applicant for applying; he is a junior at Okemos High School and can share his experiences with other students.

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

NAYS: None

ABSTAIN: Trustee Wisinski

Motion carried: 6 - 0

B. Walnut Hills Dangerous Buildings

Discussion:

When asked for an opinion on 21-day timeline versus 60-day time line with respect to the clubhouse, Attorney Kuschel suggested using the 21-day option only on residence as it is the most dangerous structure.

Trustee Opsommer move to modify the order requiring that the owner shall comply with demolition of the residence within 21 days after the date of today's hearing and complete demolition of the clubhouse within 60 days after the date of today's hearing in compliance with our Township Attorney's opinion. Seconded by Trustee Wisinski.

Board Discussion:

Currently date of demolition completion on the residence is September 3, motion accelerates date to August 27 and the remaining buildings need to be demolished by October 5; Building Board of Appeals recommended a quicker timeline for clubhouse because of inability to secure clubhouse; many resources have been spent on this issue; order includes securing the buildings until demolished; confirmed the pool will also be demolished and filled in under the order.

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

NAYS: None

Motion carried: 7-0

C. Land Preservation Millage Renewal

Treasurer Deschaine move to support the attached Resolution to adopt the Land Preservation Millage Renewal and Reduction Proposal for placement on the November 3, 2020 Ballot at the reduced rate of one-tenth mill (.10) for a period of ten years, as prepared by the Township Attorney. Seconded by Trustee Jackson.

Board Discussion:

Belief there will be enough funds to acquire additional acreage in the future; tax increases for public safety impedes ability for more millages; Land Preservation Advisory Board (LPAB) discussed millage history, started at .75 mills and been reduced down to the .333 mills, initial funding created trust fund and interest generated is used for preservation, stewardship activities, and staff; voted to approve reduction to .10 millage.

Program retains 28% of original trust fund, proposed lower millage will generate \$200,000, interest and millage will keep program fiscally responsible; goal was 600 acres currently have nearly 1,000 acres, belief in need to focus on stewardship rather than acquisition, Parks Director reported the program has been in effect since 2000 and is very successful; stewardship is a long-term planning goal, Land Preservation is extremely popular with citizens.

All Township taxes (including special millages) are on winter tax bill and all school millages are on the summer tax bill; Township Attorney was asked to confirm the language with respect to 2019 mentioned in the millage language.

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

NAYS: None

Motion carried: 7 - 0

Treasurer Deschaine left the meeting at 8:27

D. EMS-Fire Department Millage Renewal

Trustee Jackson moved to support the attached Resolution to Adopt the EMS – Fire Protection Millage Renewal Proposal for placement on the November 3, 2020 Ballot at a reduced rate of .6339 mill for a period of sixteen years, as prepared by the Township Attorney. Seconded by Trustee Opsommer

Discussion:

- The millage helps provide for 32 paramedic/firefight positions, equipment and training
- The current millage at .6445 mills expires in 2019 and the proposed renewal is at reduced amount of .6339 mill for 16 years; without the Headlee Override

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

NAYS: None

Motion carried: 6-0

E. Police Department Millage Renewal

Trustee Opsommer moved to support the attached Police Protection Millage Renewal Proposal to be placed on the November 3, 2020 Election Ballot. Seconded by Trustee Jackson

Discussion:

- Renewal without the Headlee Override; Police and Fire departments have sufficient annual revenue to be structural sound and this is a simple renewal to keep the two millages where they are currently at.

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS: None

Motion carried: 6 – 0

Treasurer Deschaine returned to the meeting at 8:29 pm

F. Land Preservation Advisory Board Appointment

Trustee Opsommer move to approve the appointment of Matt Bozung to the Land Preservation Advisory Board for a term ending 12/21/2023. Seconded by Trustee Jackson.

Discussion:

Mr. Bozung works for Granger Construction Company and is excited to serve on the Land Preservation Advisory Board.

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

NAYS: None

Motion carried: 7 – 0

Board Members took at 10-minute break

13. BOARD DISCUSSION ITEMS

- A. Special Use Permit #20021 (Andev Group) to construct a building greater than 25,000 square feet

Principal Planner Menser outlined the Special Use Permit (SUP) request to construct a building for a senior living community on 10.73 acres of a 58 acre undeveloped parcel at the east end of Hannah Boulevard. The project is proposed to be constructed in two phases. Phase 1 is 111,105 square feet consisting of 109 assisted living and memory care units and Phase 2 is 156,438 square feet consisting of 121 independent living units.

Board Discussion:

Not ideal location for project – original location to the west would be better; 37 acres to the south is deed-restricted due to floodway area, 16.5 acres to north should be preserved through deed restriction or donation to Land Preservation Program, could serve to protect against storm water runoff and protect adjacent neighborhood, eliminate one building wing and add a story level to another part of building; create natural buffer and reduce imperviousness and decrease closeness to neighborhood; trail system existing, amenity could be bridge over Red Cedar created to allow residents to access to Dawn Avenue to Grand River Avenue, reducing footprint of building and preserve property's diverse natural features; moving garage, generators, and trash/recycling area to reduce traffic & noise; updating natural features assessment and preserve large diameter trees, environmental treasures in this area.

Need to address storm water and significant flooding in the area, work with Drain Commission, aging population creates need for this type of multi-facet development, Andev Group has a good reputation, would like to see concession from the property owners (Eyde) to donate the 16.5 acres to north to the Land Preservation Program, proposed development has no connection with Hannah Lofts MUPUD, height increased to save natural area to the east; possibility of cut-through traffic through adjacent neighborhood; concern over project being too close to Red Cedar River, Natural Features Study performed in November 2016 and season not representative of ecological activity, holistic approach looks at the big picture and not individual elements, additional story in height may affect privacy and be intrusive into a neighbor's backyard; scaling down the project to protect the neighborhood.

Natural Features Study was completed in 2016; concerns raised that it was completed in November and this is not a season representative of ecological activity and request it be updated; concerns with too much impervious surface given current water issues on surrounding site, list of trees in the inventory mapped out with the proposed building.

Andev Group rep stated Eyde owns land to the north; they have no control over the development of that site. Roadway is on a cul-de-sac and a lane for emergency services vehicles. Plan does not

require any variances. The setback on the land to east is twice as far as required under Ordinance. Does not believe updating the natural features inventory is necessary or that it had occurred in November, may delay building timeframe, put two story section nearest the residences because it will be screened and bermed. The two-story portion of the development is memory care and but they will not go to third story. In response to Covid-19, designed outdoor entrances accessible by family members and outdoor garden areas, cannot change the footprint and size at this point, will share storm water studies with neighbors.

Developer asked if they can acquire northern parcel and donating land, response that they cannot purchase the parcel, too costly and he believes the Eyde's plan to develop the site, suggestion to contact Eyde and see what can be done, suggestion was made for tangible outcomes such as buffer distance, the land to the north being preserved, uncertainty regarding natural feature study update. Economic Development Director will work with the developer on issues mentioned.

Director Kieselbach reported the building coverage on the site for this project is 19% and the Ordinance allows for 35%. The setback requirements for the two story memory portion Ordinance requirements 50 feet and the proposal is at 170 feet.

Board consensus to place this item on a future Board meeting agenda.

- B. Rezoning #20010 (Ho Cho) 5654 Okemos Road RR (Rural Residential) to RAA (Single Family-Low Density)

Principal Planner Menser outlined the rezoning request and reported the Planning Commission recommended denial of the request.

Board Discussion:

Planning Commission's denial of applicant's proposal, property owner asked to rezone the property to RAA and then he can divide the lots for possible sale and development; future development, would require wetland on northwest corner of property to be delineated; rezoning request appears to be out of character for this site; economics cannot be the primary driving force for rezoning request; Land Use Map shows current zoning as being appropriate.

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

Supervisor Styka noted the meeting time of 10 pm. Board action needed to proceed with new items.

Trustee Opsommer moved to complete the agenda. Seconded by Trustee Wisinski

VOICE VOTE: Motion carried: 7 - 0

- C. Rezoning #20030 (Planning Commission) 5937 Potter Street C-1 (Commercial) to RN (Mixed Residential)

Principal Planner Menser summarized the rezoning request and the Planning Commission initiated and approve the rezoning request.

Board Discussion:

Support rezoning from C1 to RN, currently a non-conforming use and with the rezoning, it can continue to be used as a residential property as a use by right, rezoning is consistent with the Future Land Use Map, Township initiated rezoning request due to need to protect homeowner.

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

- D. Special Use Permit #19191 (Green Peaks Innovations) medical marihuana provisioning center on Northwind Drive

Principal Planner Menser outlined the new construction on the undeveloped parcel located on the east side of Northwind Drive, south of Grand River Avenue. The Planning Commission recommends approval of the Special Use Permit.

Board Discussion:

Project needed in this area and the elevation appears appropriate for the site; questions about Protégé Academy, Platinum Dance Academy and Play located nearby; Principal Planner replied Protégé Academy is an instruction center for salon training, Play is a drop-off play center for children with parents present, but it is not a licensed day care. Building owner stated Play and Platinum Dance Academy have vacated their spaces in the center.

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

- E. Rezoning #20040 Michigan Baptist Convention) 4606 Hagadorn Road RR (Rural Residential) to PO (Professional Office)

Principal Planner summarized the rezoning of approximately 5 acres located on Hagadorn Road. Former church no longer in operation, requesting to rezone the parcel. Planning Commission has recommend approval. Last year's request offered to rezone with conditions to a MPUD but this request is from the Church as a rezoning to PO with no conditions.

Board Discussion:

Church request for PO zoning, previous MUPD zoning was not appropriate with this site, likely lead to student housing, PO zoning is appropriate for this site.

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

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 10:18 pm.

Athena McClain, 4738 Arapaho Trail, Okemos, recommended Andev Group relocate senior center project to the Baptist Church site previously discussed; the best Continuing Care Communities (CCC) allows for true aging in place and questioned proposed CCC for SUP#20021.

Phyllis Vaughn, 6100 Balog Court, Haslett, regarding SUP #20021, asked "where you like to be when you get old." She advised board to look at the actual care being offered to seniors. In Grange Acres, there is a lot of noise and no amount of trees prevents it, concerned about the type of senior center being proposed.

Katie McPhearson, 4715 Mohican Lane, Okemos, regarding SUP #20021, site is a treasure, residents support updating the natural feature assessment and do it before the animals migrate out, need to preserve the green space of this community.

Joe Zimmerman, 4715 Mohican Lane, water levels in the area need to be addressed because the increase in water has killed many trees, development in this area will result in the decrease of wildlife.

Supervisor Styka Closed Public Remarks at 10:28 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS - None

16. CLOSED SESSION

17. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried: 7-0

Supervisor Styka adjourned the meeting at 10:29 pm.

RONALD STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK