

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
349-1200, Town Hall Room
TUESDAY, OCTOBER 19, 2004, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Stier, Such
ABSENT: Trustee Woiwode
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Police Chief Dave Hall, EMS/Assistant Fire Chief Dale Monnier, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of the Pedestrian/Bicycle Pathway Millage Renewal and the Meridian Park System Millage Renewal on the November 2nd ballot.

Deb Nolan, 4329 Heartwood, Okemos, presented herself as a candidate for Ingham County Commissioner in the 12th District and expressed her interest in juvenile justice issues.

Will Tyler White, 4695 Okemos Road, Okemos, spoke in support of members of the Township Board, millage renewals, the Libertarian Party and in opposition to the ballot proposals.

Billie Jo O'Berry, 1195 Clayton Court, Mason, urged the public to vote the non-partisan portion of the ballot in the November 2nd General Election and consider her candidacy for 55th District Judge.

John Anderson, 215 W. Newman Road, Okemos, expressed concern over the traffic in Meridian Township and alleged "unnecessary" lawsuits.

Keith Oberg, 1585 Hillside Drive, Okemos, thanked the Board and the Township Clerk for providing political candidates with Board packets, thanked several staff members for various information requested over the last three (3) months and suggested an amendment to the budget for the expense of the Okemos Road construction.

Gil White, 6005 E. Lake Drive, Haslett, commended the Board for its vision relative to Zoning Amendment #03090, the Mixed Use Ordinance.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Treasurer's Report

Treasurer Hunting summarized current fixed maturity investments by fund, non-fixed investments, delinquent personal property tax collections and 2004 distributions.

Clerk Helmbrecht noted more absentee ballots have been requested and mailed than ever before and encouraged residents to expeditiously return their ballots.

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Trustee Brixie announced the Meridian Area Business Association (MABA) is sponsoring an East Side Speak Easy at the Williamston Road House on October 23rd from 8:00 P.M. until midnight to raise money for the Meridian Senior Center.

Trustee Brixie also noted that she attended the Okemos Public School Parent Council meeting where it was stated there has been an increase in the number of students attending the Okemos School system for 2004.

Trustee Such, liaison to the Haslett Public School District, has scheduled a meeting with the new superintendent's staff on November 11, 2004.

Treasurer Hunting, liaison to the Okemos Public School District, attended the School Board Meeting last evening and learned the School Board narrowed down the list of interviewees on the development of the Hulett Road property to three (3) local developers. The highest bidder was not one of the three (3) finalists.

Cell Tower Litigation: (Questions for the Attorney (See Agenda Item #8))

Q. Contrary to what has been mentioned and stated over and over and over again here at this meeting and in other places around the community, the cell tower case in which the Eyde's have sued the Township has not been concluded. Isn't that correct, Andria?

A. That is correct. There is no final disposition in that case as of today's date.

Q. It is not just a matter of a damage hearing that needs to be done; it is the case itself that has not been decided?

A. That is correct.

Supervisor McGillicuddy congratulated the Meridian Senior Center on its ninth birthday. She also attended a cultural event at the Bharatiya Temple and congratulated St. Luke Lutheran Church on its mortgage burning last Sunday.

Police Chief David Hall announced Halloween would be celebrated on Sunday, October 30, 2004 from 6:00 P.M.-8:00 P.M.

EMS/Assistant Fire Chief Dale Monnier announced the three (3) fire stations would be open on Saturday from 10:00 A.M. until 1:00 P.M. for children to obtain glow sticks to be used for visibility on Halloween.

6. APPROVAL OF AGENDA — OR CHANGES

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

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

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

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

Trustee Such 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 Clerk Helmbrecht.

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(1). Board Deliberation (BD)

11B Eleanor V. Luecke, President, LINC, PO Box 40, Okemos; RE: Opposition to Rezoning #04020 (Hovey)

(2). Board Information (BI)

BI-1 Charles Louis Willems, PO Box 184, Haslett; RE: Blocking of Carlton Street

BI-2 Richard B. Foster, 4990 Country Drive, Okemos; RE: Hearing on Rezoning/PRD #02080 (Georgetown)

BI-3 Eleanor V. Luecke, President, LINC, PO Box 40, Okemos; RE: Opposition to Rezoning #04140 (MS Realty)

BI-4 The Michigan Townships Association, 512 Westshire Drive, Lansing; RE: October, 2004 Issue of *Capital Currents*

(3) Regional Linkage (RL)

RL-1 Mike Bryanton, Ingham County Clerk, PO Box 179, Mason; RE: Resolution Responding to the Dues Increase Proposed by the Tri-County Regional Planning Commission

RL-2 Lee K.Gerard, Superintendent, Okemos Public Schools, 4406 North Okemos Road, Okemos; RE: Request for construction of a pedestrian/bicycle pathway along the east side of Hulett Road from Capeside to Bennett Road

(4). Staff Communication/Referral (SC)

SC-1 Letter from Township Manager Gerald Richards to John Midgley, Ingham County Road Commission; RE: Okemos Road Widening Project with Medians

SC-2 Michigan Townships Association Legislative Fax October 1,, 2004 Edition

SC-3 Michigan Townships Association Legislative Fax October 8, 2004 Edition

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

NAYS: None

Motion carried 6-0.

B. Minutes

Trustee Such moved to approve and ratify the minutes of the September 21, 2004 Regular Meeting and the October 5, 2004 Regular Meeting as submitted. Seconded by Clerk Helmbrecht.

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

NAYS: None

Motion carried 6-0.

C. Bills

Trustee Such moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 194,614.50
Public Works	\$ 131,435.48
Central Park Drive Debt-Administrative Fee	\$ 262.50
Check #1063 –JP Morgan Trust Co.	
Total Checks	\$ 326,312.48
Credit Card Transactions	\$ 12,036.63
Total Purchases	\$ 338,349.11
ACH Payments	\$ 192,612.81

Seconded by Clerk Helmbrecht.

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

[Bill list in Official Minute Book]

- D. Resolution to Adopt Ordinance Incorporating by Reference the 2003 International Fire Code with Meridian Amendments, **Final Adoption**
Trustee Such moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that the Township Board hereby FINALLY ADOPTS Ordinance No. 2004-10 entitled “Ordinance Adopting and Incorporating by Reference the 2003 International Fire Code with Meridian Amendments” and directs the Clerk of the Charter Township of Meridian to publish the Ordinance in the form in which it is adopted at least once prior to the next regular meeting of the Township Board.

Seconded by Clerk Helmbrecht.

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

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item #5)

9. HEARINGS

A. Modification of Wetland Use Permit #04-03-01 (Fedewa), Sierra Ridge
Supervisor McGillicuddy opened the public hearing at 6:35 P.M.

Director Kieselbach summarized the proposed amendment as outlined in staff memorandum dated October 15, 2004.

Supervisor McGillicuddy asked Director Kieselbach if the final mitigation for the original approval in Wetland #7 was at a 2 to 1 ratio.

Director Kieselbach responded that the final determination was a 2 to 1 ratio.

Supervisor McGillicuddy then pointed out that the modified request was for a ratio of 1.5 to 1 as opposed to 2 to 1.

Treasurer Hunting asked Director Kieselbach for clarification as to where the mitigation for the original approval was to be placed.

Director Kieselbach stated Board approval of the original request stated there could be fill of Wetland #7 to the extent necessary to construct the road, sidewalk and utilities. Mitigation would have to occur in this existing wetland, making it larger at the western portion.

Trustee Such asked if Wetland #7 was designated as such principally because of the vegetation or because standing water existed.

Director Kieselbach responded that typically there has not been standing water as it is a low area that naturally takes drainage in. The wetland is mostly ground water fed.

Trustee Such asked if the wetland to the north which is proposed for mitigation has standing water.

Director Kieselbach answered that this wetland is also groundwater fed, although one wetland consultant report indicated the wetland contained standing water in the month of August.

Trustee Such asked if staff had looked at a 2 to 1 mitigation ratio at the site to the north.

Director Kieselbach stated he would request the Township wetland consultant's opinion on the layout at that wetland.

Supervisor McGillicuddy thought that when the original request was discussed some time ago, the Ingham County Drain Commissioner (ICDC) had proposed some type of polishing pond where he could ensure that the wetland stayed hydrated.

Director Kieselbach indicated that the ICDC had looked at the project.

Supervisor McGillicuddy would be interested in seeing the proposed mitigation to the north at a 2 to 1 ratio as one of the concerns of the applicant was to maintain a specified number of lots. It was her feeling that he may lose just as many lots in Wetland #7 as in Wetland #3 with the 2 to 1 ratio.

Clerk Helmbrecht believed that the ICDC referenced the polishing pond for Wetland #7.

Leonard Provencher, 5824 Buena Parkway, Haslett, asked if the setback crossed Newton Road and if the Township needed a joint agreement with the Ingham County Road Commission in the event the wetland would have a detrimental effect on Newton Road.

Director Kieselbach responded that the edge of the wetland does come near Newton Road. It was mentioned during the preliminary plat process that the sidewalk would need a permit at the time it was proposed.

Supervisor McGillicuddy added that the sidewalk could be designed to be a boardwalk.

Treasurer Hunting clarified that it was a situation where the road would be grandfathered.

Supervisor McGillicuddy closed the public hearing at 6:48 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

John Anderson, 215 W. Newman Road, Okemos, spoke to the alleged Township deficit for the years of 2003 through 2005 and the cell tower lawsuit.

Supervisor McGillicuddy closed public comment.

A. 2005 Budget Resolution

Trustee Brixie moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN hereby adopts the 2005 Budget shown below, and subject to technical and typographical corrections to the narrative.

2005 Budget Resolution

The following budget resolution is proposed for Board consideration:

WHEREAS, the Township Clerk and Board received the proposed 2005 Township Budgets on September 3, 2004, submitted in conformance with MSA 5.46(24) and MSA 5.46(25); and

WHEREAS, the Township Board deliberated over the 2005 Township Budgets on September 14, 2004 and September 21, 2004 and conducted a Public Hearing on October 5, 2004,

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN hereby adopt the 2005 Budget shown below, and subject to technical and typographical corrections to the narrative.

2005 REVENUE SUMMARY

	<u>GENERAL FUND</u>	<u>SPECIAL REVENUE FUNDS</u>	<u>DEBT SERVICE FUNDS</u>	<u>PUBLIC WORKS FUNDS</u>	<u>INTERNAL SERVICE FUNDS</u>
REVENUES					
Taxes	\$8,807,320	\$2,206,300	\$255,460	\$0	\$0
Licenses & Permits	302,500	0	0	0	0
Intergovernmental	3,178,800	15,000	0	0	0
Charges For Services	2,350,200	30,000	0	7,389,500	931,250
Interest	250,000	64,190	590	117,400	5,000
Special Assessments	0	96,200	0	0	0
Other	338,100	426,650	0		30,000
SUBTOTAL	15,226,920	2,838,340	256,050	7,506,900	966,250
OTHER FINANCING SOURCES					
Operating Transfers In	0	265,420	0	55,000	0
TOTAL REVENUES	\$15,226,920	\$3,103,760	\$256,050	\$7,561,900	\$966,250

2005 EXPENDITURE SUMMARY

	<u>GENERAL FUND</u>	<u>SPECIAL REVENUE FUNDS</u>	<u>DEBT SERVICE FUNDS</u>	<u>PUBLIC WORKS FUNDS</u>	<u>INTERNAL SERVICE FUNDS</u>
EXPENDITURES					
Legislative	\$136,110	\$0	\$0	\$0	\$0
General Government	4,262,500	0	0	0	0
Public Safety	9,721,160	31,800	0	0	0
Public Works	121,500	405,830	0	6,221,720	0
Health & Welfare	64,890	9,050	0	0	0
Recreation & Culture	583,760	697,760	0	0	0
Other	0	368,140	0	0	540,640
Capital Outlay	282,000	967,500	0	1,364,500	357,000
Debt Service	176,920	0	256,050	436,420	0
SUBTOTAL	15,348,840	2,480,080	256,050	8,022,640	897,640
OTHER FINANCING USES					

Operating Transfers Out	<u>55,000</u>	<u>265,420</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$15,403,840</u>	<u>\$2,745,500</u>	<u>\$256,050</u>	<u>\$8,022,640</u>	<u>\$897,640</u>

BE IT FURTHER RESOLVED that the following millage is ordered to be levied on December 1, 2004, for the purpose of funding the 2005 Township budget with the monies raised to be paid into the appropriate funds:

<u>PURPOSE</u>	<u>2004</u>
CHARTER OPERATING	4.2254
VOTED OPERATING	
Capital Area Transit Authority	0.1953
Enhancement Activities (2002)	0.0989
Fire (2004)	0.6445
Land Preservation (2000)	0.7356
Parks & Recreation (2004)	0.3190
Pedestrian/Bicycle Pathways (2004)	0.2787
Police (2004)	<u>0.6117</u>
TOTAL VOTED OPERATING	<u>2.8837</u>
TOTAL ALL OPERATING	<u>7.1091</u>
Public Safety Debt	<u>0.1770</u>
TOTAL ALL DEBT	<u>0.1770</u>
TOTAL ALL MILLAGES	<u>7.2861</u>

Seconded by Trustee Such.

Board members discussed the following:

- Appreciation to the Township Manager and staff for the budget in light of reductions in state revenue sharing
- Tax rate of 7.2861 mills significantly less than the City of East Lansing or City of Lansing
- Reduction in the millage rate each year over the last four (4) years
- Retention of more than the auditor's recommendation for a healthy fund balance
- State revenue sharing derived from two (2) categories; one is constitutional and cannot be diminished
- State revenue sharing reduced fifteen percent (15%) over the last two (2) years

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

NAYS: None

Motion carried 6-0.

- B. Zoning Amendment #03090 (Township Board), **Final Adoption**
Trustee Stier moved [and read into the record] NOW THEREFORE BE IT RESOLVED, THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2004-08, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, amending Chapter 86, Article IV, Division 4, by adding Section 86-440.”

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

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- A step in the right direction to begin mixed use developments and redevelopments
- Ordinance will be “tweaked” with first projects

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

- C. Preliminary Plat #04042 (White Family Properties LLC), request to plat Whitehills Lakes #7, a 6 lot single family home subdivision north of Pine Hollow Drive, west of BL-69
Trustee Such moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants approval of the preliminary plat for a single family subdivision of six lots, commonly known as Whitehills Lakes #7, located north of Pine Hollow Drive and west of BL-69 with the following conditions:

1. **Approval is granted in accordance with the Preliminary Plat dated August 5, 2004, prepared by KEBS Inc., indicating six single family lots, subject to revisions as required.**
2. **The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.**
3. **The temporary turnaround for Fenwick Court shall be subject to the approval of the Director of Public Works and Engineering and the Fire Chief. It shall be built in accordance with Township’s Engineering Design and Construction Standards.**
4. **Final utility plans will be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.**
5. **Storm sewer leads shall be provided to each lot in the subdivision. The final location of the lead shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to the leads.**

6. The applicant shall apply for and receive a Land Clearing Permit prior to any construction or grading on the site.
7. A five foot wide concrete sidewalk shall be constructed along the west side of Fenwick Court within the subdivision.
8. A seven foot wide concrete pathway shall be constructed along the north side of Pine Hollow Drive. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The pathway shall be built in accordance with Township's Engineering Design and Construction Standards.
9. Street trees shall be required throughout the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.
10. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the pond, west of the preliminary plat. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
11. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
12. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Treasurer Hunting.

Board members discussed the following:

- Works toward completion of the Whitehills Lakes development
- Received unanimous support at the Planning Commission level
- Designated as commercial on the Future Land Use Map

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

NAYS: None

Motion carried 6-0.

- D. Zoning Amendment #04100 (Planning Commission), revise definition for "newly discovered evidence", **Final Adoption**

Trustee Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2004-09, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Amending Section 86-2."

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

Seconded by Trustee Such.

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

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

John Anderson, 215 W. Newman Road, Okemos, spoke in opposition to Rezoning #04030 (Hovey).

Supervisor McGillicuddy closed public comment.

A. Modification of Wetland Use Permit #04-03-01 (Fedewa), Sierra Ridge

Board members, staff and the applicant discussed the following:

- Possibility of satisfying the 2 to 1 ratio by mitigation in both wetlands
- Impetus for modification request due to belief by the Township's wetland consultant and the applicant belief wetland #7 was not suitable for mitigation
- Mitigation based on volume, not surface area
- Applicant's belief that lot owners surrounding small wetlands "creep" into the wetland over a period of time
- Prevention of lawn "creep" with modified proposal in Wetland 3 as lots are much deeper
- Applicant's willingness to place voluntary signage as wetland notification
- Board request that the Township's wetland consultant determine the effect of fill on the cottonwoods
- Applicant's preference to use the MDEQ guidelines of 1.5 to 1 mitigation area
- Applicant's willingness to increase mitigation ratio to 2 to 1 if there is sufficient room adjacent to Wetland #3 which does not protrude into the lots
- Standing water in Wetland #3 will preclude "creeping"
- Possibility of the applicant opening up Wetland #7
- Water flows underneath the road away from Wetland #7 in the direction of Sleepy Hollow
- Authority of the Board to ask an applicant to create a wetland and then preserve it

It was the consensus of the Board to prepare motions for approval and denial for the November 4th Board meeting.

B. Rezoning #04030 (Hovey), request to rezone approximately 6.9 acres at 5177 and 5241 Marsh Road from RR (Rural Residential) and RA (Single Family-Medium Density) to RC (Multiple Family-Medium Density)

Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated October 15, 2004.

Mr. Hovey urged the Board to support the Planning Commission recommendation to rezone the entire 6.9 acres to RD (Multiple Family-Low Density, 8 units per acre). He clarified his original intent was to construct senior housing. Due to the decrease in the number of units per acre, the character of the project has changed to a "for sale" condominium venture.

Board members and staff discussed the following:

- Planning Commission recommendation to rezone as RD
- Applicant must go before the Planning Commission with a special use permit request
- Maximum number of units under the RD zoning would be 51
- Possibility of exceeding the 60-40 split called for in the 1993 Master Plan at build out
- Single family units could only be constructed as a PUD or SUP
- Traffic trips as 340 with RD, 215 as RDD based on 51 units
- Staff to provide updated traffic counts for Marsh Road at the next Board meeting

- Popularity of detached single family condominiums over attached condominiums
- Different price range for duplex and detached condominiums than attached multiple unit building
- Vacancy rates for multiple unit condominiums
- Provides infill in an already dense area
- Project promotes walkable community concept

It was the consensus of the Board to place this item on for action at the November 4th Board meeting.

- C. Rezoning #04130 (Planning Commission), request to rezone approximately 3.17 acres at 4536, 4544, 4552, 4558 and 4564 Van Atta Road and the entrance of Van Atta Woods Park from C-2 (Commercial) to RRA (Single Family, Suburban Estate)

Director Kieselbach summarized the proposed rezoning as outlined in staff memorandum dated October 8, 2004.

Board members discussed the following:

- Rezoning as a downzoning
- Unanimous support at the Planning Commission
- Proposed zoning closer to the Future Land Use Map and the Master Plan designation than currently on the site
- Possible code violations on site to be investigated by staff

It was the consensus of the Board to place this item on for action at the November 4th Board meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Keith Oberg, 1585 Hillside Drive, Okemos, expressed disappointment that the cost of the Okemos Road widening was not included as part of the budget as passed by the Board.

Manager Richards pointed to his memorandum on the Okemos Road Widening Project which stated the Township would still retain the auditor's recommended two month fund balance even if the Township was responsible for the entire \$800,000. Also mentioned in the memorandum is the fact the Township is applying for grant funding for the project and a request has been submitted to contribute thirty percent (30%) of the cost. Any monies to be expended on the project will not occur until the summer of 2005, allowing time to amend the budget if necessary.

Gil White, 6005 E. Lake Drive, Haslett, expressed the need to incorporate what we like into our zoning ordinances. He also expressed his views on the upcoming election regarding the definition of leadership.

John Anderson, 215 W. Newman, Okemos, discussed his definition of smart growth.

Supervisor McGillicuddy closed Public Remarks.

Treasurer Hunting responded to an earlier comment that the reason the Board often compares Meridian Township to East Lansing is due to its close population count.

13. POSSIBLE CLOSED SESSION

Treasurer Hunting moved, Pursuant to Section 8, to go into closed session upon the request of personnel for the purpose of Manager evaluation. Seconded by Trustee Such.

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

Supervisor McGillicuddy recessed the meeting at 8:02 P.M.

The Board adjourned to the Upstairs Conference Room for a closed session.

Trustee Such moved to return to open session. Seconded by Treasurer Hunting.

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

NAYS: None

Motion carried 6-0.

Supervisor McGillicuddy reconvened the meeting at 8:37 P.M.

Trustee Such moved to go forward as discussed in closed session. Seconded by Treasurer Hunting.

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

NAYS: None

Motion carried 6-0.

14 ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 8:38 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary