

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 18, 2017 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland
ABSENT: None
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Assistant Chief Ken Plaga

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Clerk called the roll of the Board.

4. MOMENT OF SILENCE & RECOGNITION-TRUSTEE JOHN R. VEENSTRA

Clerk Dreyfus read a Memorial Resolution he wrote honoring former Trustee John Veenstra, and presented the resolution to members of Mr. Veenstra's family. A motion for the Board to approve the resolution was passed unanimously.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened Public Remarks.

Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060, citing concerns with poorly drained soils and the impact of over-development on drainage in the area.

R_x Harrington, 820 Piper Road, Haslett, offered his eulogy for former Trustee John Veenstra, characterizing him as a local citizen activist who lived his life for his constituency and the causes in which he believed.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced support for Kathy DeVito's letter regarding Board behavior and in opposition to Rezoning #16060 as it is not smart growth. He stated the Police and Fire Millage ballot language does not mention pension liabilities. Mr. Provencher objected to only one public comment opportunity at Transportation Commission meetings and believed the Board representative to the Commission is "too forceful."

Karla Hudson, 6009 Skyline Drive, East Lansing, indicated she was surprised when Trustee John Veenstra came to her door to discuss an issue she wrote a letter about. She voiced opposition to Rezoning #16060, citing safety issues for the children, increased traffic and nature "issues."

Michael Hudson, 6009 Skyline Drive, East Lansing, stated John Veenstra really cared and he made a difference. He believed Rezoning #16060 is a bad idea as the location abuts a working farm, has concern with additional traffic and drainage issues, adding the current zoning designation is appropriate.

Donna Rose, 6207 Cobblers Drive, East Lansing, described John Veenstra as a politician who was also a "nice" guy and always there "for the people." She spoke in opposition to Rezoning #16060. Ms. Rose shared that as one of the Meridian Township appointees to the Capital Area Transportation Authority (CATA) Board of Directors, she will be voting to cease planning of the BRT at tomorrow's CATA Board meeting.

Fred Stacks, 5913 Highgate Avenue, East Lansing, spoke in opposition to Rezoning #16060, noting the addition of 400 new homes in the area will cause existing home values to decrease. He voiced concern there is no firm plan in writing.

Bill Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060, citing traffic and construction equipment concerns. He stated there has been no information from the East Lansing School Board regarding the impact additional children may have on nearby Donnelly elementary school.

Chester Lewis, 5944 Patriots Way, East Lansing, encouraged the Board to seriously consider the recommendation of the Planning Commission and follow their lead regarding denial of Rezoning #16060.

Bruce Kuffer, 16675 Austin Way, East Lansing, voiced opposition to Rezoning #16060. He asked the Board to consider what could be done if the zoning designation does not change.

Milton Scales, 1534 Downing Street, Haslett, spoke to what John Veenstra meant to the Meridian community, stating no "non-full time" employee of the Township worked harder than him. He suggested a pathway in the Township be named after Mr. Veenstra.

Ody Norkin, 3803 Sandlewood, Okemos, noted John Veenstra was a teacher and mentor to him. He stated several neighbors in the Briarwood subdivision are supportive of the Planning Commission recommendation to deny Rezoning #16060.

Neil Bowlby, 6020 Beechwood Drive, Haslett, questioned Item #77 contained in the Township Bills regarding the purchase of utility police interceptor vehicle(s). He spoke in opposition to Rezoning #16060. Mr. Bowlby requested an explanation of language contained in the Granger Recycling Agreement.

Jan Jenkins, 6030 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060. She displayed photographs of flooded areas on the property which demonstrate why this land is not suitable for large scale development, noting the photos display "regular" land that is flooded after a heavy rain.

Eleanor Heusner, 6216 Skyline Drive, East Lansing, read a prepared statement in opposition to Rezoning #16060, fearing the lowering of property values of existing homes in the surrounding area. She also voiced concern with drainage and safety of children attending school nearby.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Local roads meeting this week to begin their review of streets to be repaved in 2017
- Capstone MUPUD will be on the Township Board agenda for May 2, 2017
- 2016 audit findings will be made available to the Board for its May 16th Meeting
- Sleepy Hollow neighborhood meeting will be held on May 3rd at 6:00 P.M. in the Central Fire Station Community Room
- Towner Road Park groundbreaking to be held April 19th at noon will be rescheduled to a future date
- Location of a bench and naming of a pathway dedicated in honor of former Trustee John Veenstra is already underway and will come before the Board when plans are formalized

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported the following:

- Attendance at the March 23rd Transportation Commission Meeting
 - Approximately 4 miles of road can be repaved for the \$650,000 budgeted
 - 125 miles of roads in the Township will take 45 years to repave at the current schedule
 - Additional funding through a millage may be needed to move up the current timeline

- Attendance at the last Economic Development Corporation (EDC) Meeting
 - Issues discussed included health of Meridian Mall and moving the Farmers Market to the mall
 - Two ribbon cutting ceremonies planned for the 3D printers being donated to Haslett Public Schools on Monday, April 24th at 8:30 A.M. at both Ralya and Murphy Elementary Schools
- Attendance at the Michigan Townships Association (MTA) conference last week
 - Four Meridian Township police officers volunteered to be the color guard and presented at the conference

Trustee Opsommer reported the following:

- CATA Board of Directors will meet tomorrow to discuss audit committee recommendations to address state issued fines concerning non-payment of income tax withholdings
 - Recommendations include requests for proposal (RFPs) regarding auditing services

Clerk Dreyfus reported the following:

- John Veenstra encouraged him to run for office
 - John's family will donate a bench in honor of John to be located at Lake Lansing Park North
- Deputy Clerk Joan Horvath will retire May 9 and he thanked her for her many years of excellent service to the Township
- Attended a question and answer session for Clerks in Ingham County sponsored by the vendor providing new election equipment which will be used in our August 8th election
- May 2nd election for Haslett and East Lansing Schools for residents who live in those school districts
 - Precincts 18 & 19 in the East Lansing school district have been consolidated with East Lansing
 - Affected Meridian Township voters have been sent notification of their changed polling location for this election
- Haslett Community Church to activate a 60 solar panel rooftop array
 - Dedication service schedule for April 23rd at 11:15 A.M. at the church
- Concern with the change he discovered in the Harkness Law Firm renewal contract from the current two (2) year time frame to three (3) years as noted in Paragraph No. 28
- Concern with the lack of report by the Board's CATA representative concerning CATA's fine for late payment of payroll taxes and continued significant overtime costs for its bus drivers

Treasurer Brixie reported the following:

- Attendance at the last Land Preservation Advisory Board (LPAB) meeting
 - Undertaking of a vernal pool identification project
 - Burning at the Davis Foster Preserve
- Township will conduct a personal property tax auction for sale of equipment seized from Hampton Jewelers to be held online on April 27th at www.repocast.com
 - Seizure was in accordance with state law
 - Proceeds from the tax sale will go towards satisfying tax liens for both Meridian Township and Lansing Township

Trustee Jackson reported the following:

- Attendance at last week's MTA conference along with several members of the Board
 - MTA works with and for Meridian Township, as seen recently by the amicus brief related to the dark store issue
 - MTA's primary purpose is to "corral" the resources of townships to promote their interests at the state level
 - New Board of Directors elected

In response to previous comments by the Clerk, Trustee Opsommer clarified the following:

- As the Board representative to CATA, he was not in attendance at the March 15th CATA Board meeting (due to a scheduling conflict) where the income tax withholding issue was first brought to the CATA Board's attention

- Bus Rapid Transit (BRT) will be discussed at tomorrow night’s meeting
 - Rationale for terminating funding for the BRT project was the reengineering required for project approval would cost \$700,000
- Bus driver overtime is an ongoing issue
 - Driver absenteeism can cause overtime

Supervisor Styka reported the following:

- LO Eye Care will open a new branch in Meridian Township on April 26th
- Meridian Township’s semi-annual recycling event will take place April 22nd at Chippewa Middle School
- State requirement (through Proposal A) mandates school districts maintain a specific level of millage
 - Haslett voters will be asked to approve the standard state required millage on May 2nd
- East Lansing May 2nd millage question seeks funding to rebuild and modernize its elementary schools
- Clarification that Item #77 in the Township Bills is for three (3) police cars

Manager Walsh stated the renewal contract for prosecutorial services should be for two (2) years, included to provide the option to hold the firm, at a future date, to the current price for services.

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda amended as follows:

- **Move Agenda Item #9 B (1): March 21, 2017 Regular Meeting Minutes to Action Item #12E**

Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

A. Communications

Treasurer Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

B. Minutes

(2) Treasurer Brixie moved to approve and ratify the minutes of the March 30, 2017 Regular Meeting as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

(3) Treasurer Brixie moved to approve and ratify the minutes of the April 4, 2017 Regular Meeting as submitted. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

C. Bills

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

Common Cash	\$	310,814.24
Public Works	\$	501,799.57
Trust & Agency	\$	3,199.25
 Total Checks	 \$	 815,813.06
 Credit Card Transactions	 \$	 8,725.60
 (March 30 to April 12, 2017)		
 Total Purchases	 \$	 <u>824,538.66</u>
 ACH Payments	 \$	 <u>397,465.94</u>

Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Bennett Village Phase #2 Streetlighting SAD #424-Resolution #3 & #4

Treasurer Brixie moved to approve Bennett Village Phase #2 Public Streetlighting Improvements Special Assessment Dist5rict No. 424, Resolution #3, which approves the construction of the public improvement, the estimate of cost, and defraying the cost by special assessment; determines the special assessment district and directs the making of an assessment roll; and to approve Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on May 16, 2017. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

E. Support Emergency Operations Plan Update

Treasurer Brixie moved to approve the updated Support Emergency Operations Plan and authorize the Township Manager and department contacts to sign the agreement. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None

Motion carried unanimously.

- F. Lake Lansing Watershed Advisory Committee Appointments
Treasurer Brixie moved that the following property owners be reappointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2019: Robert Hollenshead, 6068 Columbia; Ronald Rowe, 6247 E. Lake Drive; and Larry Wagenknecht, 6097 Partridge. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

- A. Commercial Planned Unit Development #17014 (Saroki), Demolish and Reconstruct Gas Station at 1619 Haslett Road
 Supervisor Styka opened the public hearing at 7:23 P.M.

Director Kieselbach summarized the proposed commercial planned unit development (CPUD) as outlined in staff memorandum dated April 11, 2017.

- Applicant
 Robert Saroki, 3650 Stallion Way, Commerce, believed the proposed reconstruction of the existing gas station site will be safer and more aesthetically pleasing. He added the reconstruction will include a convenience store and on-site mechanics.

Adam Patton, PM Environmental, 3340 Ranger Road, Lansing, described the environmental condition of the property relative to the potential for brownfield funding to facilitate redevelopment. He explained the site is contaminated with soil and groundwater which exceeds Michigan’s cleanup criteria as a result of former service station and gas station operations. Mr. Patton explained the owner is not liable for cleanup but has “due care” requirements to appropriately construct and manage the property relative to the existing contamination. He noted the use of Brownfield Tax Increment Financing will financially assist the owner in addressing these conditions. Mr. Patton stated the total investment is \$1 million, with preliminary brownfield eligible expenses totaling up to \$200,000.

- Public
 Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced appreciation for redevelopment of the site. He inquired how the requests for setback waivers differ from what currently exists. Mr. Bowlby wondered how the architectural features of the building conform to the proposed architectural desires for the Potential Intensity Change Area (PICA) areas.

Supervisor Styka closed the public hearing at 7:38 P.M.

12. ACTION ITEMS

- A. Rezoning # 17010 (Portnoy & Tu) north of 2476 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office)-**Final Adoption**
Treasurer Brixie moved to adopt the resolution for final adoption of Ordinance No. 2017-04 pursuant to Rezoning Petition #17010. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

B. Meridian Township Brownfield Authority

Trustee Jackson moved to adopt the resolution establishing the Brownfield Redevelopment Authority for the Charter Township of Meridian and appointing Board members pursuant to and in accordance with the provision of Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Seconded by Treasurer Brixie.

Board discussion:

- Board members support for creation of this authority
- Membership will include the Township Manager, one representative each from the Planning Commission (PC) , EDC, Environmental Commission (EC)and three members having an interest or expertise in the fields of engineering, finance or law
- Change to the Application for Public Service will include the Brownfield Redevelopment Authority (BRA)
- Membership will be appointed at a future Board meeting

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

C. Recycling Center Operation Agreement & Road Improvement

Trustee Deschaine moved to approve the Agreement for Recycling Services with Reclaimed by Design and authorize improvements to the entrance drive at a cost not to exceed \$10,000.00. Seconded by Clerk Dreyfus.

Board discussion:

- This important Township asset needs to be well managed
- Citizen complaint regarding hours of operation has been remedied
- Revised elements of the agreement

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

D. Kansas Road Public Sanitary Sewer Improvement; SAD #52-Resolution #5

Treasurer Brixie moved to approve the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 – Resolution No. 5, which approves the special assessment roll; designates the project as “Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52”, the assessment roll as the “Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52”, and the district as the “Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52”; adopts the amount of \$117,191.20 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Jackson.

Assistant Township Manager/Director of Public Works and Engineering Perry summarized the proposed sanitary sewer improvements as outlined in staff memorandum dated April 12, 2017.

Board discussion:

- One property owner asked for a second lateral to be added once the lot was split
- Meridian Township hired a different contractor to perform that installation and incorporated the cost into the overall assessment
- The treasurer's office will send out special assessment bills on June 1st to all property owners within the SAD, with the first installments due July 1st

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

NAYS: None

Motion carried unanimously.

E. March 21, 2017 Regular Meeting Minutes

Trustee Deschaine moved to amend the March 21, 2017 minutes as follows:

- **Amend Page 8 under "E. Findings of the Local Officials Compensation Commission (LOCC)" by adding a bullet point directly under Board and staff discussion which reads: "This motion is being made in consideration of the tremendous sacrifices the current and future employees have made in renegotiating their pensions and with consideration of the public safety millage we are asking our residents to consider in August."**
- **Amend the fifth bullet point by deleting "Reminder" and inserting "Belief"; strike "including the Manager"**
- **Amend the seventh bullet by deleting "Board member belief that"; delete "the" after "2012", and delete "of the Clerk, Treasurer, Supervisor and Board Trustees"**
- **Amend the tenth bullet by deleting "statement that comparatively speaking," and inserting "belief that"**
- **Delete the 13th bullet**
- **Delete the 14th bullet in its entirety and insert "Board member belief that voting a raise for Board members in the same meeting as unanimously approving an approximate 1.5 millage is wrong and "turns my stomach"**
- **Add a bullet to read: "Board member belief that the Township is in a crisis with unfunded pension liability and there is an important message to send to voters that we take it seriously and we are going to do our part by refusing the raises and to make a sacrifice"**

Seconded by Treasurer Brixie.

Board discussion:

- Difficulty in following proposed changes to the minutes which are not in writing
- Support for inclusion of the amended language which sets the tone of the conversation regarding shared sacrifice by Board members
- Board member concern with creation of a transcript when it suits the needs of individual Board members while not wanting a transcript when it does not suit the needs of those same Board members
- Board member belief best practices say the Township Board already has minutes which are too lengthy
- Audio of Board meetings is reviewed by staff to ensure the essential gist of the meeting is included in the minutes

- Concern the extensive amendments are an attempt to recreate the past to suit “political needs”
- Board member belief revised draft minutes are out of protocol
- Board member belief the proper procedure is to amend minutes during the next Board meeting
- Board member belief best practices as presented during MTA workshops indicate “less is more”, a transcript should not be created, and Board members should not be involved in “minutia”
- Board member suggestion for comments regarding the minutes to be made under Board member comments
- Clerk’s office is open to receiving constructive comments after the meeting
- Language in all caps contained in Agenda Item #14 are revisions requested by the Supervisor
- Board member belief the minutes have become politicized by the minute taker
- Explanation of the process previously used regarding review of draft minutes prior to submission in the packet
- Board member belief there is an unconscious bias in the minutes produced by the minute taker
- Board member concern over a disproportionate number of bullet points contained in the minutes espoused by one Board member
- Board member preference for the minutes to be shorter and neutral in content
- Board member concern the politicization of minutes takes place outside of the public venue during discussions among Board members
- Belief of the Clerk it is “unfair” for any one Board member to receive draft minutes ahead of other Board members
- Explanation of “tyranny of the majority”
- Board member suggestion to receive legal advice on this issue
- Minute taking process will be discussed at next week’s study session

VOICE VOTE: Motion failed 3-4 (Clerk Dreyfus, Supervisor Styka, Trustees Jackson, Sundland)

Treasurer Brixie moved to amend Page 12 under Neil Bowlby’s comments as follows:

- **Delete “believed politics were involved by certain Board members” and insert “questioned the motives of the Board”**
- **Delete “HAD A SPOUSE WITH A PROFESSOR SALARY, BUT THE CLERK DID NOT” and insert “IS MARRIED TO A UNIVERSITY PROFESSOR AND FROM A DUAL INCOME HOUSEHOLD, AND THE CLERK IS SINGLE.”**

Seconded by Trustee Deschaine.

Board member discussion:

- Concern with the assertion that sex, marital status and family income is relevant to a conversation about compensation
- Board member belief the proposed amendment is an example of politicizing the minutes
- Board member belief the Treasurer took exception to the above referenced comment because an old sexist idea was that a woman doesn’t need an income because her husband has a job and was used to “push” women out of their jobs

VOICE VOTE: Motion carried 4-3 (Clerk Dreyfus, Supervisor Styka, Trustee Sundland).

Clerk Dreyfus moved to approve the minutes as amended. Seconded by Trustee Sundland.

VOICE VOTE: Motion failed 3-4 (Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer)

13. BOARD DISCUSSION ITEMS

A. Commercial Planned Unit Development #17014 (Saroki), Demolish and Reconstruct Gas Station at 1619 Haslett Road

Board and staff discussion:

- Rationale for establishment of a commercial planned unit development (CPUD) was partly to provide waivers to deal with inconsistencies created for older sites through ordinance changes
- All property owners within 300 feet of the subject property were notified of both Planning Commission and Township Board public hearings
- Appreciation for a redevelopment proposal for one of the four corners in Haslett
- East side of the building will be constructed of split-face block
- Impervious surface on the current site is approximately 75%
- Redesign consists of 83.72% impervious surface
- Bicycle parking will be located north next to the service bays
- Concern that only two sides of the building are brick when all four sides are visible
- Board member preference for the brick to be applied equally throughout the building
- Canopy design is aesthetically pleasing
- Requested explanation on how to operate a business with no loading zone
- Nature of the business does not necessitate the need for a large loading area to accommodate a semi-truck
- Small delivery trucks (vans) will utilize a parking space for delivery
- Applicant and the Township Fire Department will review the design to ensure there is adequate space to accommodate a fueling truck
- History of seemingly abandoned cars stored on the property which leaked into the ground
- Proposed increase in the footprint from 1,674 square feet to 5,500 square feet to be used as a repair shop and convenience store
- Proposed increase in the gasoline pump area from 1,752 square feet to 3,480 square feet
- Existing gas station has four (4) fuel pumps, one of which is not covered by the canopy
- Proposal is to have four (4) pumps under the canopy, resulting in a larger canopy
- Applicant is proposing the removal of three (3) trees
- Township code requires an outdoor gathering space to be a minimum of 300 square feet
- Proposed 96 square foot area next to the building is proposed for outdoor seating
- Interpretation of the definition of a “degraded site” previously used as a service station relative to qualification for a brownfield tax credit
- Board member appreciation for the current “amazing” landscaping
- Board member belief the “thrust” of this redevelopment is the convenience store, which requires several waivers
- Board member preference for a reduction in the size of the convenience store and added greenspace
- Canopy fell four (4) years ago due to rust
- Packet provides a listing which shows existing and proposed variances for comparative purposes
- Notices were sent to all property owners within 300 feet of the subject property

- Concern regarding infringement on adjacent business property
- Location of a structure two (2) feet away from the adjacent property owner's line relative to meeting the "vision for the future"
- CPUD was written to provide redevelopment of older difficult sites which do not meet current standards
- Applicant could have chosen to not use the CPUD process
- Setback requirements are adopted, in large part, for safety reasons
- Concern whether there are fire or safety issues with the proposed building location close to lot lines
- Development Review Committee (DRC) consists of staff from the departments of Engineering, Public Works, Fire, Building and Planning who meet to review the plan prior to its submission to the Planning Commission
- Convenience store will provide a grocery for Haslett residents
- Continued concern with the extent of the waivers requested for the side yard and rear setbacks as well as the waiver for the amount of impervious surface
- Proposal will expand the size of the current uses; fuel station(s), convenience store and repair service

It was the consensus of the Board to place this item on the agenda for its May 2, 2017 Board meeting.

- B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road
Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated April 11, 2017.

Board discussion:

- Board deliberations take the Future Land Use Map (FLUM) and existing conditions into consideration
- Rezoning request would result in significant adverse impacts on the natural environment (i.e., wildlife habitat) which is in direct conflict with rezoning criteria B (3)
- Utilization of property as a golf course provides for greenspace
- Lower density zoning designation would have significantly fewer environmental impacts than the proposed RAA designation
- Maximum number of lots under the current zoning v. proposed rezoning
- Planned unit development (PUD) is an option in any residential zoning district
- Difference between a planned residential development (PRD) and a PUD
- Letters from the public contain thoughtful arguments against the proposed development
- Importance of the entirety of the Township's ecosystem
- Overwhelming resident belief the proposed rezoning would be a detriment to nearby properties
- Applicant statement the golf course operations are no longer economically viable
- Board member belief the golf course does not relate to the issue of whether the property's zoning designation should be RR or RAA
- Board member belief the current RR zoning designation is appropriate given the zoning categories which surround the property, the presence on the north end of the Land Preservation Trust Land and the farm land further to the north
- Walnut Hills Golf Course has been greenspace for more than 100 years
- Surrounding neighborhoods have been built up around the existence of this open greenspace
-

- Board member belief the proposed rezoning will negatively impact the current stability and negatively affect the stated goals and objectives of the Township as stated in both the current and proposed Master Plan
- Board member belief that availability of housing in Meridian Township is primarily that which is built on RAA zoned land and there is no need for new land to be categorized as RAA
- Increase in the tax base is not the only Board consideration when determining the best value of our land and resources
- Board member belief there are other community needs in the area “greater” than additional housing
- Appreciation for the land use expertise of two (2) Board members who previously served on the Planning Commission
- Staff preparation of a resolution consistent with the Planning Commission recommendation to deny the rezoning

It was the consensus of the Board to place this item on for action at its May 2, 2017 Board meeting.

C. Granger Recycling Agreement

Assistant Township Manager/Director of Public Works & Engineering Perry summarized the Granger Recycling Agreement request as outlined in staff memorandum dated April 18, 2017.

Tonia Olson, Director of Governmental and Public Relations, Granger Container Service, 16980 Wood Street, Lansing, explained the history of the Recycle More Program which started in Meridian Township in 2006, a service which provided for a free recycling tub for customers who subscribed to their trash service.

Board, staff and Granger representative discussion:

- Belief that removal of the cost barrier (\$1.50/month) for the larger cart will likely improve the recycling rate
- Recycling of glass is no longer prohibited
- Granger currently has similar programs with other municipalities in the area
- Granger has the vast majority of customers in Meridian Township
- Compromise regarding current bag tag customers who wish receive the large cart for recycling and ten (10) bags per year at an annual bag tag service fee of \$50
- Request for Granger to provide a table of fees for comparative purposes
- Meridian Township has a high recycling rate (67%) compared to other municipalities
- Expressed caution in entering into the proposed agreement as \$21 per month for residential service is at the high end statewide and prohibits any sole source agreement in the future
- Staff preference for the Township to further review the contract provisions
- Granger provides sole source to some communities in the area
- Explanation as to why bid market prices and single subscription market rates are different
- Sole source communities do not have a bag tag program
- Interest in obtaining an estimate of the number of households who are snow birds
- Financial advantage of recycling
- Granger currently provides a subscription for yard waste (6 bags/week) as well as a one-time collection

It was the consensus of the Board to continue discussion of this issue at a future Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened and closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer added the BRT Small Starts Grant Program funding was eliminated through the executive budget recommendation at the federal level, but reminded Board members that it is not the budget. He believed the elimination was due, in large part, to the environmental assessment costs to reengineer the project.

Trustee Deschaine reported the EDC will soon have a vacancy.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried unanimously.

Supervisor Styka adjourned the meeting at 9:49P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary