



## AGENDA

CHARTER TOWNSHIP OF  
MERIDIAN  
TOWNSHIP BOARD  
REGULAR MEETING  
September 1, 2015  
6:00 P.M.



1. CALL MEETING TO ORDER\*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. PUBLIC REMARKS\*
6. APPROVAL OF AGENDA
7. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes – August 18, 2015 Regular Meeting
  - C. Bills
  - D. MS4 Post Construction Control Administrative Policy
8. QUESTIONS FOR THE ATTORNEY
9. HEARINGS (CANARY)
  - A. 2016 Recommended Budget
10. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. Extension of Special Use Permit #13-12051 (Douglas J)
  - B. Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan – Ember Oaks
  - C. Marsh Pointe PILOT (Payment in Lieu of Taxes)
  - D. Resolution in Recognition of the Haslett Beautification Association's Tenth Anniversary
  - E. 2015 Township Citizen Survey
11. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. 2016 Recommended Budget
12. PUBLIC REMARKS\*
13. TOWNSHIP MANAGER REPORT
14. BOARD MEMBER COMMENTS & REPORTS
  - A. Treasurer's Quarterly Report
15. ADJOURNMENT
16. POSTSCRIPT - ANGELA WILSON

\*PUBLIC REMARKS (Any topic - 3 minutes per person)

\*\*PUBLIC COMMENT (Agenda item specific - 3 minutes per person)

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

*Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; [www.meridian.mi.us](http://www.meridian.mi.us)*

+ Appointment of President Pro Tem and/or Temporary Clerk if necessary

*Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.*

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, AUGUST 18, 2015

(1) Board Deliberations (BD)

BD 10E Board of Directors, Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Okemos; RE: Comments about the 2015 Citizen Survey

(2) Board Information (BI)

- BI-1 Brant Johnson, Brant Johnson & Associates, 2875 Northwind Drive, East Lansing; RE: Correspondence from El Oasis, LLC, regarding food truck vending in Meridian Township
- BI-2 Susie Brewster, 4379 Wausau Road, Okemos; RE: Dog Park in Meridian Township
- BI-3 Robert H. Digby, 4125 Naubinway Road, Okemos; RE: Support for the extension of municipal water along the Grand River Avenue corridor east of Van Atta Road
- BI-4 Doug and Ruth Rutherford, 5909 W. Sleepy Hollow Lane, East Lansing; RE: Request for the Ingham County Drain Commissioner to make improvement to the Raby Drain drainage in Sleep Hollow subdivision
- BI-5 Frank Hatfield, 1578 Sylvan Glen, Okemos; RE: Appreciation for the new Okemos Road pedestrian bicycle pathway over the Red Cedar River
- BI-6 Mike McCurdy, 5458 Okemos Road, East Lansing; RE: McCurdy Goats
- BI-7 Janet J. Allen, 1115 N. Melita Road, Sterling; RE: Support for the McCurdy family to retain their goats
- BI-8 Linda Carrington, 5808 Bayonne Avenue, Haslett; RE: Support for the McCurdy family to retain their goats
- BI-9 Jean Bronson, 2123 W. 3<sup>rd</sup> Avenue, Sault Saint Marie; RE: Support for the McCurdy family to retain their goats
- BI-10 Stephen Rudner, 9707 Portage Lake Avenue, Pinckney; RE: Support for the McCurdy family to retain their goats
- BI-11 Mary Lou Simi-Rudner, 9707 Portage Lake Avenue, Pinckney; RE: Support for the McCurdy family to retain their goats
- BI-12 Kayleigh Brauer, 4205 Southport Circle, Apt. 1D, Okemos; RE: Support for the McCurdy family to retain their goats

(3) On File in the Clerk's Office(OF)

Material submitted at the August 18, 2015 Board Meeting

Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Self-created graph titled "Normalized Percent of 90-foot Coverage", four (4) self-created comparative depictions of cell tower coverage at various heights and Section 86-438 (e) (2) a. and b. of Meridian Township's Wireless Communications Ordinance relative to the wireless communication facilities overlay district

Chuck Barbieri, Foster Swift, 313 S. Washington Avenue, Lansing; RE: Copy of the petition process for drains organized under Chapter 20 of the Michigan Drain Code, template of the proposed Daniels Drain Notice of Intent to File Petition by Meridian Township and a proposed Meridian Township resolution to petition for improvements of the Daniels Drain

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
SEPTEMBER 1, 2015**

**Board Deliberations (BD)**



# LIAISON FOR INTER-NEIGHBORHOOD COOPERATION



A MERIDIAN TOWNSHIP FEDERATED HOMEOWNER ASSOCIATION

P.O. Box 40 • Okemos, Michigan 48805

August 27, 2015

Meridian Township Board of Trustees  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: Comments about the 2015 Citizen Survey

Dear Meridian Township Board,

At our last two LINC meetings we discussed the importance of the Citizen Survey and how to get the most useful information from the custom questions. It is important that the custom questions be designed so as to give guidance to the Board as it plans for the future.

We identified three broad categories that we think are important for further inquiry:

1. Environmental sustainability - This category includes topics such as alternative/clean energy sources, energy conservation, and recycling.
2. Infrastructure - This category includes things such as road improvements, pathway improvements, road diets, and aesthetic improvements such as landscaping in the commercial core of the township.
3. Development - This category includes things such as the Urban Services Management District, high-density housing, the impact of development on traffic, affordable housing, and new versus re-development.

We also believe it is important that the design of the custom questions differentiate between general feelings among the respondents toward these topics (almost everyone is in favor of recycling and better roads) and the extent to which the township should directly invest in improvements in these areas. It would also be useful, in those areas where township investment is indicated, to ask about the preferred methods for funding such improvements; should taxes be levied versus reallocation of available monetary resources. We offer an example question below:

Question: To what extent do you agree that Meridian Township should make monetary investments in the following:

- a. Solar energy panels on Township buildings
- b. Energy conservation measures (i.e. LED interior lights in Township buildings)
- c. Adding electric vehicles to the Township Motor Pool
- d. Local road improvements/repaving
- e. Sidewalk/pathway improvements
- f. Landscaping of commercial areas, especially the commercial core
- g. Revitalization of existing commercial areas (Haslett Village Square, Carriage Hills, etc)

The answer choices could be something like: Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree

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JD 10E

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A follow-up question could ask about the method of funding for the above: increased taxes versus reallocation of existing funds.

We would also like to reiterate the suggestion of having some sort of incentive for recipients to complete their survey and submit it. Perhaps local businesses could be enticed into providing "prizes" to be awarded in a lottery with winners chosen from among those submitting their survey. Some ideas that came up were a spa treatment from Douglas J, gift certificates from Township merchants, dinner for two at XXX restaurant, with a grand prize (perhaps purchased by the Township) of a tablet computer or smartphone. We are fairly confident that local merchants might relish the opportunity to have their name/brand reaching 1400 township residents at a very low cost.

Sincerely,

LINC Board of Directors

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BDIOE

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
SEPTEMBER 1, 2015**

**Board Information (BI)**

## Brett Dreyfus

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**From:** Jonberi <jonberi@aol.com>  
**Sent:** Monday, August 17, 2015 4:50 PM  
**To:** Board  
**Cc:** Julie Brixie; Frank Walsh; Brett Dreyfus; Carol Hasse; Mark Kieselbach; Carol Morganroth; Cindy Cummings  
**Subject:** Food Truck Vending Operations  
**Attachments:** Vendor's license application clarity.doc; Vendor's license application clarity.odt

Good afternoon Township Officials.

I am sending an El Oasis, LLC, correspondence regarding food truck vending in Meridian Township.

I attached to formats in case of a problem preventing from downloading.

We gladly appreciate the assistance provided to us thus far and hope to proceed with a food vending policy soon.

Please contact me if I can be of any assistance.

Thank you so much.

Brant Johnson  
Brant Johnson & Associates  
Small Business Consultants  
2875 Northwmd Drive,  
East Lansing, MI 48823  
(517) 230-1841  
[jonberi@aol.com](mailto:jonberi@aol.com)

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BI-1

SEP 0 1 2015

August 17, 2015

To: Frank Walsh  
Township Manager

CC: Board of Trustees

Mark Kieselbach,, Community Planning and Development

David Hall  
Police Chief

From: Monica Gamboa  
Owner  
El Oasis, LLC

Re: Food Truck Vending

Township Manager and all township officials, my name is Monica Gamboa, owner of El Oasis, LLC, food truck vending. I am writing this correspondence regarding Food Truck vending in Meridian Township. As we had our representative, Brant Johnson, of Brant Johnson & Associates, LLC, process our application for a vending license, the application, the ordinance and the process was confusing and unclear. We request that Meridian Township provide more clarity and parity with applicants of Food Truck vending as compared to other vendors; and to allow food truck vendors to vend for a minimum of 120 days, particularly, until a food truck policy is officially implemented.

Per our recent relations with Meridian Township officials, we appreciate the manner in which township officials have responded to our concerns regarding the confusion with food truck vending. El Oasis experienced frustration and confusion throughout the application process, however, it is refreshing to see a municipality respond to a concerned business entity so promptly.

As we reviewed the "updated" Vendors Ordinance (Article IV Vendors, Division 1), such information was unclear:

1) Pursuant to Sec. 38-121. (Conduct defined as vending), the ordinance refers to vending in paragraph (1) "the act of offering merchandise..." What is the definition of "merchandise"? Does "merchandise" include the act of offering prepared meals for consumption?

2) The section continues, "from a fixed place not within a building or a from a fixed place in a temporary structure or shelter..." What is the definition of a "fixed place"? This is confusing, because page (1) of the vendor application asked whether the application is for a "fixed location" or "handcart". The ordinance says "fixed place not within a building". Does that include food trucks or food wagons? The ordinance's language is very vague and unclear as to how a food truck complies with the application.

The Planning Department indicated that "merchandise" does include food vending and that a "fixed place" does apply to food truck vending. However, if food trucks comply with the language of the

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Vendor's Ordinance, then why doesn't Division (2) Section 38.157 (Term) of the ordinance apply to food truck vending and allow vending for 120 days? Currently, a food truck vendor's license is only valid for 14 days. Did the township trustees intend for food truck vending to be limited to only 14 days, when this ordinance was written?

Are all vendors limited to 14 day licenses, such as MSU paraphernalia, fireworks, Christmas tree vendors, the Purple Carrot, and the Ice Slush Truck which is parked on the Lake Lansing beach grounds?

3) After careful review of Article IV. (Vendors), pursuant to Division 1. Section 38-124 (Location and time limitations), the language states, "When any vendor engages in the conduct using a "handcart, pushcart, wagon, motor vehicle, railroad car..." We believe that such language applies to food trucks. Therefore, a food vendor is a vendor under Article IV. (Vendors).

But after further review, this section says that "such vendor shall not occupy any site, or any other location within 1,000 feet of that site, for a period in excess of 14 days, either continuously or intermittently, during the period of a valid license." And pursuant to Division (2) Section 38.157 (Term), a license is valid for 120 days.

One interpretation is that a vendor is prevented from vending at a site continuously or intermittently in excess of 14 days, however, the license is valid for 120 days. Thus, the vendor may operate at another site, so long as, the new site is not the original applied for site or within 1000 feet of that site during the period of a valid license (120 days), and/or, such vendor may revisit the original site, applied for, after a few days recess post the 14 day expiration. What was the intention of the township trustees when this section was written?

Section 38-124 seems vague and unclear. According to township officials, this section prevents a vendor, specifically a food vendor, from operating more than 14 days. It is unclear as to why a food truck vendor's license is limited to 14 days and other "merchandise" vendors exceed 14 days. We do not believe there is parity between food vendors and other vendors. Did the township trustees intend to require food vendors to cease vending at a site in excess of 14 days but to allow other types of vendors different allowances?

4) El Oasis was required to reapply for a vendors license for an additional 14 days in order to vend for each additional 14 days, plus an application fee. Article IV (Vendors) does not indicate that an additional application and fee is required each additional 14 days. Article IV, Section 38-157 (Term), states that "such license shall be valid for not more than 120 days from its date of issuance." We request clarity on this confusion. What was the township trustees' intention with application fees within Article IV ordinance for a vending application and fees?

5) Section 38-155 (Bond; issuance), requires a \$500 bond deposit, but the township treasurer may not return the deposit for up to 6 months after expiration of the license. Therefore, this leads us to believe, that, since the return of the deposit may take up to 6 months, then the license was intended to be valid for more than a 14 day vending period. What was the township trustees' intention for the 6 month bond return period, if food vending is only for 14 days?

6) El Oasis was informed that a police background check was required for all of our vendor employees, at our expense. Is such an inquiry common? The Vendor Ordinance does not include any language requiring police background checks. As an inquiry, are all vendors required police background checks, such as: carnival vendors, t-shirt vendors, Christmas tree vendors, the Purple

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Carrot, etc?

7) El Oasis had to submit a Temporary Special Zone Use Permit for an additional \$60 from Planning and Development. The Vendor Ordinance does not include language that a Temporary Special Zone Use Permit is required. Pursuant to Division (1) Section 38-125 (Setback Requirements) says vendors must conduct vending in accordance with the setback requirement of the Master Plan for Major Streets and Highways. So, as long as we operate within the proper setback requirement, why is a Temporary Special Zone Use Permit required and omitted from the ordinance? Additionally, after researching Code 1974, § 64-3(11)(b), there is no clarity as to the requirement of a Temporary Special Zone Use Permit for vendors. If the township trustees intended for vendors to submit a Temporary Special Use Permit, why is such requirement omitted from the ordinance?

El Oasis, LLC, will happily comply with all of the necessary requirements that Meridian Township requires for our food truck to operate under the proper rules. But we do ask, "is there a lack of parity for food truck vending operations compared to other vending operators in Meridian Township?"

After positive communications with the Township Manager, the Planning Director, the Township Clerk and Treasurer, along with a few Trustees, we understand that the vendor's license is antiquated and did not envision food trucks. And, we were told that township officials are preparing a food truck policy for the Trustees within the next 30 days.

We request that the township provide clarity with the Vendors Ordinance and allow food truck vendors the ability to vend for a minimum of 120 days at a single location. Particularly, until a new policy is implemented.

We thank you for all of your cooperation and assistance. If you have any concerns and questions, please contact our representative, Brant Johnson, at (517) 230-1841. We thank you again.

Sincerely,

Monica Gamboa  
Owner  
El Oasis, LLC

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## Sandy Otto

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**From:** Susan Brewster <brew22@aol.com>  
**Sent:** Monday, August 17, 2015 11:33 AM  
**To:** Board  
**Subject:** Dog Park!!!! Sent to Lou Ann Meiser

Hi Lou Ann

I was just walking my dog on leash and was remembering how several years ago John and I contributed \$100 for a dog park( and would be happy to give more) and at the time it was a high priority and now nothing has been done.. It would be so easy to take a little bit of Central park and inclose it. If you look at East Lansing's you can see... We have met the nicest people at dog parks we have driven too but would love to have one in our community and I know it would be a big hit.. Let me know if it is in the works or forgotten or if you need help with nothing to promote it.....Don't forget the people who get exercise and camaraderie at a dog park and maybe don't use any of the other facilities.

Thanks so much Susie Brewster

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BI-2

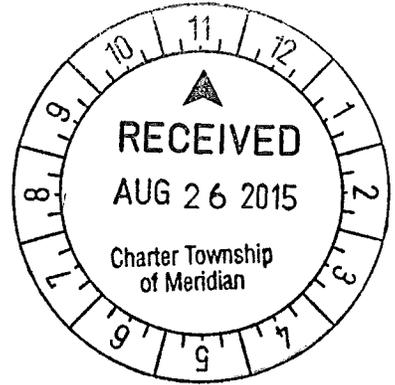
SEP 01 2015

To the Township Board:

It has come to my attention recently that there is an issue or some pending issue regarding the supplying of city water to the township area east of Vanatta Road.

Based upon what I have heard from residents and businesses along the Grand River Ave corridor east of Vanatta Road, they are in favor of such a project. They anticipate such a project would improve quality of life including business, and are aware of any potential assessment and taxation issues.

ROBERT H. DIGBY  
4125 NAUBINWAY ROAD  
OKEMOS, MICHIGAN 48864

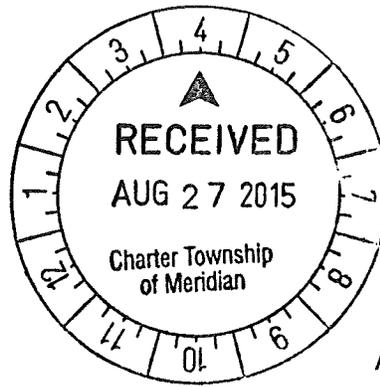


SEP 0 1 2015

BI-3

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To: Meridian Township Board  
From: Doug and Ruth Rutherford  
5909 W. Sleepy Hollow Ln.  
E. Lansing M



August 24, 2015

Dear Board Members,

As Meridian Township property owners, we request the Ingham County Drain Commission move to improve the Raby Drain drainage in our Sleepy Hollow subdivision.

We have lived here (lot 6) for over 30 years and have seen the evolution of destruction in our wooded lot. For example, a trail we made on our property and walked on in the past is now underwater and blocked by fallen trees, many of them mature trees. Since the building of the Cider Mill subdivision we have noticed a sharp increase of the flooding.

We support and agree with the request for action by our neighbors, Thomas and Lynn Pinnavaia and the letter they wrote you July 30, 2015.

Sincerely,

Doug Rutherford

Ruth Rutherford

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BI-4

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## Sandy Otto

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**From:** Frank Hatfield <hatfield@egr.msu.edu>  
**Sent:** Thursday, August 27, 2015 9:40 AM  
**To:** Board  
**Cc:** Younes Ishraidi  
**Subject:** new bridge

To the Board --

Thank you for the new Okemos Road bike/pedestrian bridge over the Red Cedar River. It makes the crossing much safer and less stressful. The through-bridge design dramatically expresses its importance, and the arched shape echoes the existing camel-back bridge. The style and bright color create an iconic addition to the Okemos landscape. But most important is the reduction of hazard for non-motorized travel.

-- Frank Hatfield



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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BI-5

SEP 01 2015

## Sandy Otto

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**From:** Mike McCurdy <mikemccurdy74@gmail.com>  
**Sent:** Monday, August 17, 2015 6:11 PM  
**To:** Frank Walsh; Board  
**Cc:** Carol Hasse; Mark Kieselbach  
**Subject:** Re: McCurdy Goats

Board of Trustees,

I am re-sending this email originally sent on Aug. 10 to ensure that it was received. I have not received a response. I am hoping the B.O.D. will bring this matter to conclusion at it's meeting tomorrow night by agreeing to waive half of the fee. I have been commanded to appear in court on Thur. 8/20 at 10:15 am in Mason on this matter. I have already missed work over this issue on several occasions while meeting with various representatives of the township and this seems unnecessary. I hope it is clear that we are seeking to come to a solution with the township and court action is both unnecessary and might be misconstrued as rudeness.

Sincerely,  
Mike McCurdy

Dear Board of Trustees,

Thank you all for the time you have taken in discussing the issue of our goats and zoning. We especially thank trustees Veenstra, Dreyfuss and Brixie who have all taken time to talk with me personally about this issue. It is clear that there is a desire to find a solution to the current problem without resulting to the courts.

On the advice of Frank Walsh and trustee Brixie, we have decided we would like to apply for rezoning for just our own property 5458 Okemos Rd. at this time. There may be other applications forthcoming but do to the issue of our nonconforming goats it seems the planning dept. would prefer to deal with our request separately and ASAP and not await a larger application.

We still face what we consider to be a large fee associated with this rezoning application. The fee is \$820. We have received support from Trustees Veenstra and Dreyfuss in considering the possibility of waiving this fee. Trustee Brixie suggested that waiving the fee would be unfair to other applicants.

We have decided to attempt to find a compromise. We would like to ask the Board of Trustees to waive half of the rezoning fee. We are prepared to pay the other half. We believe this to be fair for the following reasons:

- The majority of this fee is a set application fee and would not change if we were applying for 100 acres or 1 acre. As we are separating our application from future applications by our neighbors at the township's request this puts an unnecessary burden of cost on the application for our property.
- The issue with our goats is an issue that has been brought to light by the township. No complaint exists on record against our goats. In essence this issue never really needed to be an issue if the township could have left well enough alone.
- Our goats are enjoyed by the community at large and hence are an asset to the community. This has been proven by many letters, emails, facebook messages and petition signers requesting a solution be found which allows our goats to remain on our property. I hazard a guess that no goats in Township history have ever received such an out pouring of support.

These three items together make this a unique situation worthy of action by the board of trustees. The situation is unique enough that it should be clear that no precedent is being set that would apply to other situations.

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BJ - 6

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While waiving half the fee will have no significant impact on the township, and will set no meaningful precedent, it will bring the fee within a range that we feel our family is able to afford. We feel this compromise is a way we can move forward in a positive manner that is fair to both the township and ourselves. We look forward to being able to put this issue behind us, allowing our goats to live as law abiding creatures once again.

Sincerely,

--

Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

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Mike McCurdy  
Facilities Director  
MSU Student Housing Cooperative  
(517)488-7702

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## Sandy Otto

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**From:** Janet Allen <rawnursejanet@yahoo.com>  
**Sent:** Friday, August 21, 2015 9:52 AM  
**To:** Board  
**Subject:** McCurdy Goats

Dear Meridian Township,  
Please rezone of whatever you need to do to allow the McCurdys to keep their little goats. They are clean, healthy fun animals and are posing no danger or nuisance to anyone.  
Dr. Janet J Allen

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BI-7

SEP 0 1 2015

## Sandy Otto

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**From:** Linda <lindacarrington@hotmail.com>  
**Sent:** Friday, August 21, 2015 1:19 PM  
**To:** Board  
**Subject:** McCurdy's Goats

Dear Board of Meridian Township,

I am writing on behalf of the McCurdy's on Okemos Rd. in Okemos, with regard to their Goats. I have written somewhere before, but, I have had no confirmation that you received the email.

Will you please allow this family to keep their goats? It makes no sense to make them get rid of them. The goats hurt no one. There were horses in the corral, the goats are in, at one time. VanAlstine's owned that land years ago and there were cows, on the land behind the McCurdy's house, and a meat market, as well.

There are buffers around the corral that the goats are in and I do not understand why this is an issue. If people can raise chickens in Lansing, in the neighborhood, people should be able to raise their goats, on that piece of land that McCurdy's live on.

Please do the right thing and allow the McCurdy family to keep their goats!!!!

Kindly,

Linda M. Carrington  
5808 Bayonne Ave  
Haslett, MI 48840

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BI-8

SEP 0 1 2015

## Sandy Otto

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**From:** beanardo09@gmail.com on behalf of Jean Bronson <jbronson@msu.edu>  
**Sent:** Saturday, August 22, 2015 8:49 PM  
**To:** Board  
**Subject:** McCurdy Goat Outrage

Dear Meridian Township Board of Trustees,

My family and me are outraged that you are trying to force the McCurdy family to get rid of their goats! Especially since they live on a sizable plot of land and have a farm! I grew up on a farm when I was young. I now realize as an adult how fortunate I was to grow up with the benefit of raising and growing our own food. Not to mention the amazing life lessons we learned early on as children, of which the animals had everything to do with!

Furthermore, I was severely allergic to cows milk as a baby and small child to the point where I would be covered in hives and even had them in my throat! My parents got and milked goats, since goats milk is so similar to human milk and I was not allergic. In that sense, goats even helped nourish me as a child to grow strong and healthy.

Moreover, goats can eat things normally harmful to humans, like poison ivy! Wouldn't that be amazing to have an animal that would naturally eliminate poison ivy and other weeds from your property without having to use chemicals that could be harmful for the ecosystems?! Goats have even been used as natural lawn mowers by some, where they simultaneously fertilize as they mow the grass. Not to mention how they are even friends to the McCurdy children.

I remember how befriending animals on my farm as a child benefits me even today. I believe I am more compassionate, yet assertive (as sometimes you have to be bossy with animals), and therefore even more confident as an adult learning to be around goats and other farm animals.

For these reasons, goats are extremely beneficial animals to keep. It is very sad and infuriating to think of the government literally taking these children and family's furry friends away. If this family lived in a subdivision, it would make total sense! But they live on a farm!!

I hope the board will seriously reconsider and rescind this decision.

Thank you sincerely for your time,  
Jean Bronson

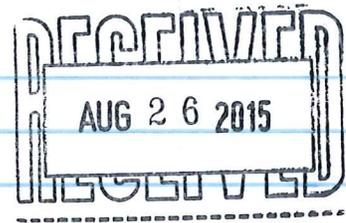
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BI-9

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AUG. 01, 2015

BOARD OF ZONING  
CHARTER TOWNSHIP OF MERIDIAN  
5151 MARSH ROAD  
OKEMOS MICHIGAN 48864



DEAR BOARD OF TRUSTEES, MERIDIAN TWP  
I AM WRITING TO SUPPORT THE  
MCCURRY FAMILY IN THEIR APPEAL TO  
BE PERMITTED TO KEEP THEIR GOATS.

THESE GOATS ARE SMALLER THAN  
MANY DOGS AND ARE NOT A NUISANCE.

PLEASE CONSIDER GRANTING A VARIANCE  
FOR THESE MILD MANNERED CREATURES.

Sincerely  
STEPHEN RUDNER

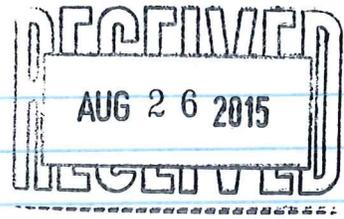
A handwritten signature in dark ink, appearing to be "SR" followed by a long horizontal line.

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BI-10

SEP 01 2015

August 1, 2015



TO: Charter Twp of Meridian,

RE: McCurdy Family Goats,

I am writing in support of the goat farm to promote healthy life-styles in our Michigan communities. They live at 5448 Okemos Rd. They are quiet and do not smell. They are not a nuisance as they are in their enclosure.

My daughter in the Peace Corp in Paraguay would love to have goats for her village. Also it is too far to send them there.

Please consider this request as an important part of Michigan culture to help sustain our family farms.

Sincerely,  
Mary Ann Amis-Rudner

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BI-11

SEP 01 2015

**Brett Dreyfus**

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**From:** Kayleigh Brauer <kayleigh\_brauer@yahoo.com>  
**Sent:** Thursday, August 27, 2015 9:21 AM  
**To:** Board  
**Subject:** McCurdy Family

To Whom it May Concern,

As a member of this community, I support the McCurdy family and their goats. My parents have goats and what most people don't realize about them is they are a lot like dogs. They are friendly, affectionate and just want to be loved. Do any of you remember what it was like as a child to be fascinated and in awe of animals? Did you ever get to enjoy feeding goats at a zoo? I often think this world would be a better place if we, as adults, cared about animals as much as we did when we were children. With that being said, please don't take away this family's goats and the right to sustain their household with them. Thank you for taking time to read this.

Sincerely,  
Kayleigh Brauer

SEP 01 2015  
BI-12

SEP 01 2015

**PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the August 18, 2015 Regular Meeting as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the August 18, 2015 Regular Meeting with the following amendment(s): [insert amendments].**

**SEPTEMBER 1, 2015  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, AUGUST 18, 2015 5:00 P.M.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra,  
Wilson  
ABSENT: None  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public  
Works Derek Perry, Director of Community Planning & Development Mark  
Kieselbach, Police Chief Hall, Director of Human Resources Joyce Marx

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 5:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. CLOSED SESSION

A. Township Manager Annual Performance Review

**Clerk Dreyfus moved that the Township Board go into closed session to discuss the personnel evaluation of the Township Manager pursuant to MCL 15.268(a). Seconded by Trustee Scales.**

VOICE VOTE: Motion carried unanimously.

Supervisor LeGoff recessed the meeting at 5:02 P.M.

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

**Trustee Wilson moved to return to open session. Seconded by Treasurer Brixie.**

VOICE VOTE: Motion carried unanimously.

Supervisor LeGoff reconvened the meeting at 6:00 P.M.

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Tim Potter, 4632 Van Atta Road, Okemos, spoke in support of completion of the pathway on the east side of Okemos Road between Central Park Drive and the Nancy Moore Park area. He suggested reconsideration be given to a width of eight (8) feet instead of the previously proposed 14 feet to reduce the cost in an effort to use Township or county millage funds for completion. He also spoke in support of the issues contained in three letters in the Board packet from the Tri-County Bicycle Association:

- Extension of the Inter-urban Pathway under Marsh Road when the county bridge project commences next year

- Motion-activated Rectangular Rapid Flash Beacon at the Okemos Road crossing of the Inter-Urban Pathway
- Need for non-motorized transport infrastructure along Okemos Road between Sandhill and Jolly Roads

Mr. Potter addressed the washed out pathways across from St. Martha's Church, one of which needs to be closed until it is repaired.

Ody Norkin, 3803 Sandlewood, Okemos, requested the Board take action on the Township's Redi-Ride program by expanding hours to offer 24/7, 365 day service to accommodate the needs of the Township's senior citizens and disabled. He expressed concern Meridian Township taxpayers are paying \$20 per ride, more than double the cost of an average taxi ride. Mr. Norkin requested the Township Board schedule a dialogue on this issue by placing it on a future agenda. He questioned why taxpayers would entrust the system with funds for improving CATA's Route #1 (\$168 million) if \$400,000 per year in millage funds has to be expended by CATA to facilitate Redi-Ride.

Dr. Lloyd Bingman, 1425 Ambassador Drive, Okemos, provided an update on his position relative to the Ember Oaks project, adding a meeting with the developer resulted in commitment via letter the next phase will be subject to the same restrictions as are currently in place. He expressed satisfaction the Schroeder's are trying to do what is needed for residents of the Ponderosa subdivision.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced concern there has been no advancement to reopening the pathway in front of the Aldi project on Marsh Road. He offered his support for the proposed improvements contained in the letters from the Tri-County Bicycle Association.

John Esser, 5448 Okemos Road, spoke in support of completion of the pathway on the east side of Okemos Road between Central Park Drive to just south of the entrance to Nancy Moore Park. He stated this pathway completion project has been overlooked for more than 20 years. Mr. Esser stated if the completion is projected into the future, it will be more expensive than the current estimate of \$1 million. He questioned the liability to the Township if there is another injury or death on the walkway along Okemos Road. Mr. Esser stated Township residents have waited for years for grant money which has never materialized.

Neil Bowlby, 6020 Beechwood Drive, Haslett, announced Liaison for Inter-Neighborhood Cooperation (LINC) will meet this Thursday in the Haslett Library community room beginning at 6:45 P.M. He corrected a comment he made two meetings ago regarding the availability of Freedom of Information Act (FOIA) documents by the Clerk, stating the Clerk was correct. Mr. Bowlby expressed appreciation to the Clerk for providing him with the previous FOIA response form as requested. He expressed concern there was no sewer cleaning data provided in the Manager's second quarter report. Mr. Bowlby assessed the slide which was included in the Manager's quarterly update which showed the Township is above where it needs to be for a five year sewer cleaning plan. He addressed Board behavior at the last meeting, speaking specifically to Board members usurping the authority of the Supervisor as outlined in the Board Policy Manual. Mr. Bowlby addressed Robert's Rules of Order relative to allowing the Supervisor to introduce the items of business, noting the Treasurer introduced a motion to appoint a member to the Greater Lansing Taxi Authority Board which was seconded by Trustee Scales. He requested Board members allow the Supervisor to introduce items of business before any motions are made or discussion ensues.

Sagar Singichetti, 3939 Crooked Creek Road, Okemos, voiced concern the cell tower to be located near Grand River and Park Lake Road would be located in the “gateway” from East Lansing into Meridian Township. He noted Clinton County postponed action on a proposal to construct a 300 foot 911 tower within its boundary.

Mike McCurdy, 5458 Okemos Road, Okemos, expressed safety concerns relative to the need for the extension of sidewalk along the east side of Okemos Road between Central Park Drive to just south of the entrance to Nancy Moore Park.

Nick Gavrilides, 3627 Stagecoach Drive, Okemos, spoke to the Forsberg Drive connection between the Ponderosa Estates subdivision and the next phase of Ember Oaks. He requested the Board consider the safety of neighborhood children which currently enjoy a cul de sac and low traffic volume.

Doug Federau, 5370 Okemos Road, East Lansing, stated there are 10,000-12,000 cars per day which travel Okemos Road, a road that is in substandard condition. He noted the extension of sidewalk along the east side of Okemos Road between Central Park Drive to just south of the entrance to Nancy Moore Park has been on the Master Plan for more than 20 years. He voiced concern with the ability for cars to pull off the road once the fire station is built, pedestrians are on the road and a fire truck or emergency vehicle is responding to a call.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Draft copy of the 2016 budget will be made available to Board members on Friday to comply with the 120 day requirement prior to the end of the calendar as indicated in the Charter Township Act of Michigan
- Township is working to reopen the sidewalk on Marsh Road in front of the Aldi construction project
- Staff is studying the issue of food trucks and information will be brought to the Board in an effort to determine how Board members wish to proceed with food truck legislation
- Staff is working with the Board to finalize questions to be placed on the citizen survey

7. BOARD COMMENTS & REPORTS

Clerk Dreyfus noted the updates to FOIA policies and guidelines as well as the Request for Public Records have been completed as a result of action at the last meeting. He reported his attendance at today’s Regional Prosperity Initiative where partners reviewed the metrics of the prosperity dashboard, an online tool which contains 26 metrics (e.g., unemployment, housing costs, etc.) Clerk Dreyfus announced Jane Rose, Executive Director of the Meridian Historical Village has written a book called *Meridian Township*, a history of our Township. Copies of the book are available at [www.arcadiapublishing.com](http://www.arcadiapublishing.com).

Trustee Veenstra agreed with citizens who indicated the need for a pathway on the east side of Okemos Road; however, much of it will need to be boardwalk over wetlands. He added American Association of State Highway and Transportation Officials (AASHTO) standards require it to be built 14 feet in width, which he believed could be reduced to eight (8) feet to lower the cost of pathway installation. Trustee Veenstra believed filling in other pathway gaps would be a more effective use of pathway funds. He endorsed the letters from Tri-County Bicycle Association, as there is a need to extend the Inter-urban Pathway under Marsh Road at the same time the bridge over the railroad tracks is rebuilt by the county and a need for an improved pedestrian bicycle pathway in the vicinity of Jackson National Life.

Trustee Veenstra supported the Board holding a thorough discussion on Redi-Ride and requested it be put on a future Board agenda. He agreed with earlier citizen comment that something needs to be done with the continued sidewalk closure in front of the Aldi project on Marsh Road. Trustee Veenstra spoke in favor of the Township offering to pay half of the rezoning fee for Mr. McCurdy.

Trustee Wilson indicated she spoke with the Ingham County Drain Commissioner (ICDC) regarding the ongoing drain work outlined in the Pinnavaia letter. She reported the ICDC spoke with Mrs. Pinnavaia and they are having a conversation about the drain work required to be performed on her property in order to alleviate her concerns.

Trustee Scales reported Director Perry, County Commissioner Nolan and he met with residents in the eastern section of the Township regarding road conditions and is looking to engage our state representative, state senator and our US congressman regarding the road program in the state as a whole. He attended the August 14<sup>th</sup> ribbon cutting ceremony of Premier Dance Studio in Haslett. Trustee Scales announced Meridian Township resident, Judge Laura Baird, was sworn in yesterday as the next president of the Michigan Judges Association.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the amended agenda as provided. Seconded by Trustee Styka.**

VOICE VOTE: Motion carried unanimously.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

**Treasurer Brixie moved to adopt the amended Consent Agenda. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried unanimously.

A. Communications

(1) Board Deliberations (BD)

BD 11A/13B Ginger Yang, Owner/Therapist, LotusVoice Integrative Therapies, LLC, 4994 Park Lake Road, East Lansing; re: Appeal of SUP #15061 (Jacobs Engineering)

BD 13C James Sinadinos, Socrates Investment, LLC, 4706/4707 Okemos Road, Okemos; RE: Support for the Douglas J Project in downtown Okemos (SUP #13-12051)

(2) Board Information (BI)

BI-1 Susan Luks, 2292 E. lake Lansing Road, East Lansing; RE: Objection to the Newton Road Paving, SAD No. 43

BI-2 Judy Kindel, 2915 Margate Lane, East Lansing; RE: Goals and Objectives

BI-3 Thomas and Marilyn Pinnavaia, 5901 East Sleepy Hollow Lane, East Lansing; RE: Request for support to have the Ingham County Drain Commissioner make improvements to the Raby Drain in the Sleepy Hollow subdivision

- BI-4 Darryl Burris, President, Tri-County Bicycle Association, PO Box 22146, Lansing; RE: Request for the Township to extend the Inter-urban Pathway east under the Marsh Road bridge to Haslett Road and beyond
- BI-5 Darryl Burris, President, Tri-County Bicycle Association, PO Box 22146, Lansing; RE: Request for the Township to install a push-button or motion-activated Rectangular Rapid Flash Beacon at the Inter-urban Pathway crossing at Okemos Road
- BI-6 Darryl Burris, President, Tri-County Bicycle Association, PO Box 22146, Lansing; RE: Concern with the lack of non-motorized transport infrastructure in the planned improvements to Okemos Road between Sandhill and Jolly Roads
- BI-7 Mike McCurdy, 5458 Okemos Road, East Lansing; RE: McCurdy Goats
- BI-8 Mike McCurdy, 5458 Okemos Road, East Lansing; RE: McCurdy Goats
- BI-9 Thomas Cook, 300 R7umsey Avenue, Lansing; RE: Employment Protections in the Meridian Township Nondiscrimination Ordinance
- BI-10 Brent Forsberg, President, T.A. Forsberg, Inc., 2422 Jolly Road, Suite 200, Okemos; RE: August 1, 2015 incident on their Okemos Pointe property
- BI-11 Ann Zimmerman, 2344 Coyote Creek Drive, Okemos; RE: Response to the August 5, 2015 letter from Brent Forsberg
- BI-12 Brent Forsberg, President, T.A. Forsberg, Inc., 2422 Jolly Road, Suite 200, Okemos; RE: Request for the Board to consider action on the same night as discussion for MUPUD #15024 and SUP #15101 (Okemos Pointe)

(3) On File in the Clerk's Office(OF)

Material handed out at the August 4, 2015 Board Meeting

Angela McGuire, 6024 Newton Road, East Lansing; RE: Objection to the Newton Road Public Road Improvement Special Assessment District No. 43

Mike Bateman, 6031 Newton Road, East Lansing; RE: Objection to the Newton Road Public Road Improvement Special Assessment District No. 43

Pam Fraker, 351 Newman Road, Okemos; RE: Opposition to any CATA millage  
Leon Puttler, Bath Township Trustee, 14480 Webster Road, Bath; RE: Review of the current Redi-Ride Program

Ziona Bisno, 6045 Oakpark Trail, Haslett; RE: Concern with the limitations of scheduling for Spec-Tran and a request for Board exploration of transportation alternatives for the elderly and disabled

Susan McGillicuddy, 5115 Country Drive, Okemos; RE: Opposition to renewal millage or increase for CATA Redi-Ride

Karla and Michael Hudson, 6009 Skyline Drive, East Lansing; RE: Suggested improvements to the service provided by Redi-Ride

Petition signatures to support the retention of goats on the property owned by Michael McCurdy at 5458 Okemos Road, East Lansing

Material submitted at the August 4, 2015 Board Meeting

Bettie and Paul Menchik, 4414 Cherry Hill Drive, Okemos; RE: Support to increase the availability of Redi-Ride

Thomas Bartley, 1527 River Terrace Drive, East Lansing; RE: Request for proper administration of the Red-Ride Program by evaluating who is the targeted ridership and how that ridership will best be served

Katy Kemeny, 3874 Sandlewood Drive, Okemos; RE: Support for a review of the Redi-Ride program

Wally Markham, 3815 Sandlewood Drive, Okemos; RE: Request for a review of the Redi-Ride program prior to 2018

Donald and Elizabeth Kaufman, 16763 Meadowbrook Drive, Haslett; RE: Concern with limited service currently offered by Redi-Ride and Spec-Tran

**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 Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried unanimously.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the August 4, 2015 Regular Meeting as amended. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff, 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	\$ 773,462.21
Public Works	\$ 333,913.29
Total Checks	\$ 1,107,375.50
Credit Card Transactions	\$ 7,547.60
Total Purchases	<u>\$ 1,114,923.10</u>
ACH Payments	<u>\$ 421,906.78</u>

**Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried unanimously.

(Bill list in Official Minute Book)

D. Set the 2016 Budget Public Hearing for September 1, 2015

**Treasurer Brixie moved that a public hearing be held at 6:00 P.M. in the Town Hall on September 1, 2015 for the purpose of taking comments regarding the 2016 Charter Township of Meridian Recommended Budget. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

E. Discharge of Property Rehabilitation Mortgage

**Treasurer Brixie moved to approve discharging the Rental Property Rehabilitation Program Mortgage from 6132 Columbia St. Haslett, MI 48840, Parcel No. 33-02-02-03-408-001. Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Items #10, #11A, #13A)

Q. Our attorney here sent us an opinion about the procedure that we should follow when the question came up of a member of this Board recusing themselves. Unfortunately, that opinion was marked confidential. I believe there was nothing in that opinion that needs to be kept from the public. I would ask for a declaration that that mark of confidentiality no longer applies and we can share that opinion with the public which, I think, is a very good thing to do so the public will be informed about the procedure we need to legally follow if a member of this Board wants to recuse themselves.

A. I'm not sure that is a question, but let me respond to it. We always mark any communication to the Board as confidential to preserve the attorney/client privilege, but the Board controls the exercise of the privilege. If you, as a Board, decide that you want to make an opinion public, what we would ask is that you first consult with us, and if we don't see a legal reason or a liability reason, then it would be up to the Board to decide whether you want to make it public.

Q. And that's what I'm, in effect, doing. I'm asking is there any reason why we shouldn't make that opinion public.

A. There's no liability reason that I can see.

Q. Do we need a Board motion to make it public, or what?

Board discussion:

- Board member suggestion that from that legal opinion a policy be drafted for the Board to abide by and then move to strike the previous Board policy to be in alignment with the advice from the Township attorney

ATTORNEY COMMENT: It is a matter for the Board; we would be happy to work with you on it in the direction you would like to take.

Q. This brings up an interesting point. Just to clarify: if we get any legal opinion, it's all going to be marked confidential, discuss it with you to make sure it is vetted appropriately for any impact, and then if it's negligible and there is no impact to the Township, as a matter of course, we should always vote as a Board to be able to allow ourselves to release that information.

A. The Board controls...the Township isn't the client, the Board is the client, so it's a Board action.

Q. So we should all be committed as individual Board members to not divulge in that until there is a Board vote on it regardless of the issue.

A. Correct. No individual member of the Board has the ability to waive the privilege.

11. HEARINGS

- A. Appeal of Special Use Permit #15061 (Jacobs Engineering) – Request to Install a Cell Tower at 4980 Park Lake Road

Supervisor LeGoff opened the public hearing at 6:51 P.M.

Director Kieselbach summarized the Planning Commission's approval of the special use permit to locate a cell tower at 4980 Park Lake Road as outlined in staff memorandum dated August 12, 2015.

- Applicant  
Rob Labelle, Williams Williams Rattner & Plunkett, 380 North Old Woodward Avenue, Suite 300, Birmingham, and legal counsel for Verizon Wireless, stated the Township's ordinance encourages cell tower location in a highly business oriented area immediately adjacent to a highly traveled road in the vicinity of a variety of other things which are similar in use and intensity of use (e.g., railroad and billboard). He believed the decision made by the Planning Commission is entitled to deference and would be upheld in the absence of manifest error in their judgment. Mr. Labelle stated this appeal is also governed by the Telecommunications Act.

Mr. Labelle read Section 7b3 of the Telecommunications Act as follows: "Any decision by a state or local government or its mentality thereof to deny a request to place, construct or modify personal wireless services facilities shall be in writing and supported by substantial evidence contained in a written record."

Mr. Labelle indicated assertions or conditions regarding aesthetics would not be considered evidence. He read from a decision out of the 6<sup>th</sup> Circuit Court of Appeals which specifically addressed a site in Michigan: "There must be evidence, and not just any evidence. Evidence that is substantial, and substantial evidence must be substantiated by something. General concerns from a few residents that the tower would be ugly or that a resident would not want it in his back yard are not sufficient. If, however, the concerns expressed by the community are objectively unreasonable, such as concerns based upon conjecture or speculation, then they lack probative value and will not amount to substantial evidence".

Mr. Labelle noted Verizon Wireless works to find the least intrusive site, believing the proposed location to be consistent with the character of the area on a major thoroughfare near other tall structures relative to intensity of use in a business area. He stated it should not be surprising that such a business area needs cell phone service, as the potential to overload the capacity of existing towers to handle all the traffic within the business district exists. Mr. Labelle believed the cell phone provider clearly demonstrated the need for the proposed site by providing materials contained in the Board packet.

Mr. Labelle asserted the Board cannot apply the ordinance in a way which would create an effective prohibition (excerpt from the Telecommunications Act): The regulation of the placement, construction and modification of personal wireless services by any state or local government shall not prohibit, or have the effect of prohibiting, the provisional personal wireless services." He alleged this language deals with the specific area Verizon is attempting to address (i.e., search ring) which delineates an area of inadequate service. Mr. Labelle offered an example by the appellant that if the cell tower can be seen from any location, it is unwanted and, because it is unwanted, is used as criteria for denial of the tower. He stated this rationale constituted an effective prohibition.

Mr. Labelle read from the Telecommunications Act: "No state or local government or instrumentality thereof may regulate the placement, construction or modification of personal wireless services on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." He cautioned the Board to distinguish the types of radiation relative to a cell tower. Mr. Labelle defined radiation as any point source which emits waves, offering an example of the ripples resulting from throwing a pebble into a pond. He clarified ionizing radiation is the type which damages human tissue, noting a cell tower emits radio waves, which are non-ionizing radiation. Mr. Labelle cited a statement on the American Cancer Society's website which states there is no evidence suggesting emissions from a cell tower cause any type of health effects. He presented several examples of devices (radios, televisions, cell phones, wireless devices, etc.) which emit radio waves exponentially higher in intensity than a cell tower at ground level. Mr. Labelle believed if the type of radio waves emitted from the aforementioned devices had a negative health impact on humans, that evidence would have surfaced many years ago.

Mr. Labelle did not believe the Land Division Act applies in this case, citing language from the act which states land division: "applies to a division for the purpose of sale or lease of more than one year." He alleged the Land Division Act was never intended to apply to leases relative to utility services. Mr. Labelle alleged Verizon "stepped down" its legal rights when it moved from a lease to an easement agreement. He indicated an easement agreement is different than a lease, as it grants fewer rights than a lease. Mr. Labelle asserted a lease entitles a tenant to all the benefits (and protections) of the landlord-tenant provisions, which are not afforded in an easement agreement. He offered an example of a dispute between the land owner resulting in "padlocking" the site, and Verizon would not have recourse. Mr. Labelle alleged when the Land Division Act was created, it was not intended to apply to utility type uses because if it was applicable to utilities, every Consumer's Energy and Detroit Edison easement would have to be a separate piece of land which could not meet the requirements under the Land Division Act. Mr. Labelle believed Verizon is similar to utilities and offered a switching building in an electrical substation owned by Detroit Edison as a comparative example.

Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, indicated the property is located in a C-2 district with a billboard and commercial building on site in a high traffic area with "similar" intensities. He noted the appellant's letter alleged the Planning Commission made its decision without enough proof presented to support the cell tower at the proposed site, as only one representative for the applicant provided favorable evidence during the three (3) Planning Commission meetings. Mr. Calloway reminded Board members the Planning Commission met three (3) times to perform their due diligence on this proposal with evidence presented by experts (Michigan certified engineers) for Verizon Wireless, and decided to approve the cell tower at the proposed location. He stated Meridian Township's cell tower ordinance does not require the Township to hire independent engineers to affirm or deny evidence presented for a project before them.

Mr. Calloway also read a statement contained in the appellant's letter which stated, "The proximity of the proposed site for this project is the front gate to the Township. The 90 foot tall structure right by the gateway would become a destructive and distasteful welcome sign for people entering Meridian Township." He stated Mr. Labelle adequately covered the Township's obligation concerning decisions made about cell phone towers with regard to aesthetics. Mr. Calloway stated the Planning Commission vetted Ms. Yang's comment during the three (3) meetings where this was discussed and decided her allegations did not have substantiation relative to this application.

Mr. Calloway noted another statement contained in the appeal indicated: "There's a cluster of health related businesses [and she names quite a few] within one (1) mile of the proposed project." He alleged since the issue of health effects had been thoroughly vetted and addressed under the Telecommunications Act, he did not believe the appellant's statement relative to this application.

Mr. Calloway noted another point in the appeal stated: "During the last meeting, several Commissioners were concerned about legal issues should the Commission ultimately deny the application." He clarified that at the last meeting, Planning Commissioners reviewed the Telecommunications Act relative to cell tower location to delineate their rights under the Act, determining the legal extent of the Township's exposure in the event of denial. Mr. Calloway believed such action was their due diligence in considering the cell tower application. He did not believe Commissioners were "traumatized" about the Township being sued, as alleged by the appellant.

Mr. Calloway addressed the last allegation in the appeal: "The proposal for the first cell tower application before the Township in a long time and the process of approval/denial should be set as an example for future reference, given that wireless communication is a growing business in general." He responded that one of the issues discussed during a Planning Commission meeting was the proposal meets the requirements of the Township's cell tower ordinance, alleging a denial "to set an example" contradicts what is allowed for cell towers by ordinance. Mr. Calloway indicated the necessary remedy would be to amend the Township's cell tower ordinance to prohibit cell towers in the C-2 district.

- Appellant

Ginger Yang, LotusVoice Integrative Therapies, LLC, 4994 Park Lake Road, East Lansing, offered a photograph of her business in relation to the proposed cell tower, highlighting it is proposed to be located adjacent to her business. She indicated she owns the building and recently paid off her loan. Ms. Yang added that she has been a residence of Meridian Township since 2000 and provided other personal information about her background in the Township. Ms. Yang extensively described the nature of her health care business.

Ms. Yang indicated when the proposal first came before the Planning Commission at its June 8, 2015 meeting, the original application indicated it would be a land lease, proposed a 1,000 gallon liquid propane tank for the backup generator, made no mention of colocation for other carriers and did not indicate it would be of stealth design. During that meeting, she asserted the representative for Verizon Wireless stated he would provide additional data at the June 22, 2015 Planning Commission meeting. She maintains that, instead, the applicant came back with a revised plan at that June 22<sup>nd</sup> meeting, changing the type of agreement from a lease to an easement, the fuel for the backup generator from liquid propane to diesel, and the applicant would now allow colocation on the tower.

Ms. Yang provided the Board with a legal definition of an easement. She referenced staff documents which delineated lot width and lot area requirement for leasing within C-2 zoning district standards. Ms. Yang believed that by claiming the application is a renewable easement v. a lease, the Township is allowing Verizon Wireless to circumvent Township ordinances. She discussed the pros and cons of various fuels for the backup generator. Ms. Yang stated her clientele are health conscious and sensitive to environmental elements.

Ms. Yang questioned the need for the cell tower at the proposed location, as the only data presented during all three (3) Planning Commission meetings was from the cell tower company. She alleged the Planning Department failed to present an unbiased, informed or verified engineering analysis to the Planning Commission on the need for the cell tower in

that specific location, requesting more evidence be provided to justify the Commission's decision.

Ms. Yang believed it made more sense to construct a new tower at the Dawn Avenue location with a subsequent need to request several variances than to construct a tower at the proposed location. She showed pictures of buildings and sites on Dawn Avenue, adding industrial sites already emit noise and odors. Ms. Yang also mentioned other sites on Park Lake Road which she believed could serve as an alternative site for the location of the cell tower.

Relative to the legal ramifications which could result from denial of the cell tower application, Ms. Yang believed the legal concerns expressed by Planning Commissioners at their July 13, 2015 meeting should be verified by a legal consultant rather than by speculation or self-interpretation of the law by Planning Commissioners. She referenced a May 31, 2015 news article in the *City Pulse* titled, "Attack of the 300-foot mushroom" which discussed the denial of a cell tower proposal in Clinton County.

Ms. Yang asserted the proposed location for the cell tower is not the best choice as Grand River Avenue is the most important business district inside Meridian Township and is considered the "frontgate" to the Township. She questioned if a 90-foot tower should be a welcome sign to visitors entering the community. Ms. Yang challenged the Board to consider whether this tower fits into the vision of future development of the Township.

Ms. Yang alleged that given wireless communication is a growing business in general and this proposal is the first cell tower application before the Township in a long time, the process of approval/denial should be set as an example for future reference. She questioned the number of antenna which could be placed on cell phone towers.

Ms. Yang believed the Planning Commission approved the proposal "out of fear" of being sued and all legal issues needed to be verified by a legal "consultant." She referenced a July 1, 2015 on-line article ([www.paloaltoonline.com](http://www.paloaltoonline.com)) titled "New Rules Approved for Proposed Cell Tower" and discussed its merits.

Ms. Yang concluded by stating the Township should be involved in master planning, "not rubber stamping." [Appellant submitted a Powerpoint presentation identified as Board Deliberation #11A/13B in the August 18, 2015 Board packet]

- Planning Commission representative:  
Planning Commissioner Deits addressed the myriad issues vetted by the Planning Commission:
  - This location is the type of preferred location indicated through the Commission's reading of Township ordinance
  - He indicated the Planning Commission felt both of the aforementioned issues were consistent with the Township's ordinances and, therefore, there was no substantive basis to reject the project on those grounds.
  - Issue of the easement  
Planning Commission members were "puzzled" by the question of the legal definition of a permanent renewable easement v. lease and how that would impact the positioning of this tower and the Land Division Act's impact on that decision.

Planning Commissioners did not hear the argument from the applicant during their meetings that this should be treated like a public utility. Commissioner Deits determined that cell tower companies are not a public utility.

The staff report contained in both the Planning Commission packet and the Board's packet stated the applicability of the Land Division Act would be dealt with by the Zoning Board of Appeals (ZBA), since a variance would be required. It is customary that if a variance is required, the Planning Commission conditions its approval on the "necessary variances." Commissioners concluded this issue was "not one they would weigh the decision based upon."

- Height of the tower

Planning Commissioners agreed the tower was to be constructed according to the height limitations, etc. embodied in the Township's cell tower ordinance.

Commissioner Deits reiterated the "sense" of the group was that, given the applicant is willing to allow collocation on the tower, having the tower there at that height allows for collocation. He added that since this is a line of sight communication, the higher up on the tower, the more effective the signal. Commissioner Deits stated a short tower becomes less desirable to collocate and another tower needs to be built, with a resulting question on the balance between how many towers in the Township (i.e., one 90 foot tower vs. several shorter towers).

- Backup diesel generator

Planning Commission members preferred the diesel backup powered generator instead of a liquid propane tank for storage reasons. He reminded Board members this backup generator will only operate if the power is out and, in all likelihood, there will be no lights and power in the adjacent businesses at that time. Commissioners did not believe there was an adequate concern regarding the interference with the activity of the nearby businesses during the time the backup diesel generator was in operation.

- Aesthetics and nature of the gateway to the Township

Planning Commissioners acknowledged they were strongly constrained by the Federal Communications Commission (FCC) with the "things" they could bring forward. It was the Commissioners' opinion those points were not factors they could take into account. He mentioned the clock tower on Township property, but added the Township negotiated as the owner of the property.

- Dawn Avenue

Planning Commissioners had considerable discussion on the Dawn Avenue site, which was prior to Board approval of the multi-family project scheduled to be constructed adjacent to Dawn Avenue. Commissioner Deits noted the Commission did not have a choice, as it is presented with a need and they act upon that need. He indicated it is not their job to "second guess" engineers on these matters.

- Health effects

Commissioner Deits qualified his remarks by stating the Commission would be more than happy to have a legal opinion on any portion of its decision, as they are "lay people" performing their due diligence. He showed an excerpt on the overhead projector from the FCC website which clearly elucidated what authority state and local governments have in citing cell towers as follows: "The statute also preempts local decisions based either directly or indirectly on the environmental effects of radio frequency." He offered an example of a direct effect such as someone claiming their health would be impacted by

the tower. Commissioner Deits offered an example of an indirect health effect claim as individuals who had an opinion about cell towers making the decision to not frequent a business in the area. He asserted that both examples are specifically precluded from consideration.

Commissioner Deits maintained the Planning Commission is so constrained in its ability to act in these matters that if it denied the cell tower, the Federal Communications Act enables any person to appeal the decision for expedited consideration in court. He noted litigation could be brought from the applicant but also from any resident of the area who feels their cell service has been compromised by failure to approve the tower.

Commissioner Deits concluded by indicating the Planning Commission, on balance, could not find a substantive reason upon which it could build a case to allow denial of the cell tower application.

- Public

Nora Kuo, on behalf of Kathleen Donahue-Brown, 2221 Burcham Drive, East Lansing, read Ms. Donahue-Brown's statement in opposition to the cell tower location near Park Lake Road and Grand River Avenue. She asserted Planning Commission approval was based on its fear of being sued. Ms. Donahue-Brown requested other locations be reviewed, the need for the cell tower at this location be verified, and the issue of renewable easement v. lease be addressed and resolved. She questioned whether a legal consultant had been retained by the Township to interpret the FCC regulations regarding cell towers. Ms. Donahue-Brown also questioned whether the Planning Commission Chair's suggestion of natural gas for the backup generator had been explored. She inquired if the Township had reviewed the Master Plan for the proposed location and cell tower locations in general, or is it reacting to the applicant's request for a particular location. Mr. Donahue-Brown also questioned whether the proposed cell tower fit the vision of the Mid-Michigan Program for Greater Sustainability. She asked if there was consideration given for an alternate location.

Lori Reyes, 4211 Southport Circle, Okemos, noted her review of the minutes did not indicate data was provided about the number of complaints about poor service, and she would like to be provided with that hard data. She voiced concern that the question of whether the land owner has provided a lease or easement is still unclear. Ms. Reyes indicated her research for a definition of renewable easement did not provide any results. She believed placement of the tower at the proposed location could be a detriment to surrounding businesses and requested the Board consider other location sites.

Daniel Kroth, 4320 Kenosha Trail, Okemos, believed the Township has the duty to defend its residents and businesses within it as well as reflect the views of its residents. He noted aesthetic effects do cause economic detriments to the nearby properties, homes and businesses. Mr. Kroth cited a 2014 study by the Pennsylvania Association of Realtors which revealed out of the 1,000 people polled, 79% of the respondents indicated under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or cell antenna. He cited a different 2014 study undertaken by the National Institute for Science, Law and Public Policy which found that 94% of homes buyers would pay less for property located near a cell tower or antenna. He believed it appropriate for the Board to look after the interests of its residents, both aesthetic and economic in nature through protection of property values around the proposed site.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated the applicant identified two specific needs which would be met by the cell tower; need for increased coverage in the area to the north and east and bandwidth. He stated that during a conversation with Mr. Calloway, Mr.

Calloway indicated that bandwidth issues were not height dependent; only coverage was dependent upon height. Mr. Bowlby stated the four (4) maps included in the Board packet showed coverage and signal strength at the existing condition, a 50 foot tower, a 75 foot tower and a 90 foot tower, with a colored coded legend which correlated with the intensity of signal. He alleged overlaying the two (2) maps would allow computation of the difference. Mr. Bowlby displayed graphs he created which illustrated what he believed were signal strengths at various tower heights, culminating in a statement that there is little increase in signal strength between a 75 and 90 foot tower.

Mr. Bowlby requested the board remember that capacity and band width are not dependent upon tower height. He explained his system of using the block of color, assigning them a number value, summing them up and looking at the increase. He calculated them as follows:

- 90 foot tower would provide 100%
- 75 foot tower would provide 91%
- 50 foot tower would provide 76%

Mr. Bowlby questioned whether the applicant had provided a notarized letter of intent to lease excess space on the facility to the Township as required by the Wireless Communications Overlay District Ordinance. He questioned the legality of Verizon Wireless charging a reasonable fee for a shared use lease for something on which they only have an easement, also as required by the Wireless Communications Overlay District Ordinance.

Curtis Huo, 2233 Burcham Drive, East Lansing, a 2014 graduate of Okemos Public Schools. He stated cell phones should be placed in unobtrusive locations. Mr. Huo acknowledged the official East Lansing/Meridian Township border is near the Coral Gables Plaza, but the bridge feels like the gateway into Meridian Township. He stated Mr. Kroft has provided “unbiased expert estimates and surveys” to support an alternative site for the cell tower. Mr. Huo believed property devaluation near cell towers to be a real concern and urged the Board and the applicant to reconsider the site for the proposed tower. He urged the Board to “not approach the future of this Township in the hands of biased outside corporations and planning with empty stamps of approval.”

Procedural steps for the appeal: (Questions for the Attorney (See Agenda Item #10))

Q. Do you think we should ask our questions of the staff, the applicant and the appellant now during the hearing or if it is appropriate to have those questions asked during the discussion part of the appeal?

A. It would be preferable if we did it now. This is the time where we’re building a record to support whatever decision we make, so to the extent that you have questions that are going to draw information from either the appellant or the applicant, now is the time to do it to put in on the record. I’d be happy to address a couple of questions that were raised here at the appropriate time.

Q. Also, would it be appropriate for the applicant to have a time to address what the appellant brought forth. Did we forget that step?

A. Some kind of rebuttal time would be typical in a public hearing of this type where you’re building a record.

Q. Then it would also be appropriate for the appellant to be able to respond to the applicant’s comments back, so it is basically a cross rebuttal?

A. They each get one more shot.

Q. Should we ask our attorney if it’s fair for us to limit the time to three (3) minutes?

A. For the applicant and the appellant, I think you can give them a little more time because

they do have to respond to all of the comments that have been received, as opposed to the comments that you heard from other folks; you don't give them two (2) bites of the apple. But, certainly the appellant and the applicant ought to have an opportunity to address each other's remarks.

Q. So, how much time are you talking about?

A. Whatever you think is reasonable under the circumstances; there is no test.

- Applicant's rebuttal:

Rob Labelle, legal counsel for Verizon Wireless, stated the Land Division Acts specifically states it applies to leases of more than one (1) year and specifically excludes an easement from the definition. He stated that Verizon, in this case, is receiving an easement. Mr. Labelle pointed to the definition applied by the appellant as an example, not a definition. He indicated the difference between an easement and a lease is that an easement is a right to use and a lease is the right to occupy, adding that difference is substantial. Mr. Labelle noted when you occupy something, you gain a right that requires legal requirements in order to house your usage, whereas a use is a more limited entity. He emphatically stated Verizon will not occupy the site, but use the site the same way as any other utility. Mr. Labelle clarified he was not suggesting that Verizon Wireless is a utility, but with regard to the context of the Land Division Act, Verizon is analogous to what a utility would do rather than someone who is leasing or renting an apartment. He iterated Verizon's use is distinctive from occupying the site. Mr. Labelle again used his earlier example about Detroit Edison's creation of a substation to highlight it would obtain an easement for that purpose, construct the same buildings and towers as Verizon is proposing, noting the Land Division Act is not applicable to Detroit Edison.

Mr. Labelle clarified the applicant has never used the term "renewable easement" and was unsure as to the origin of that term. He stated an easement is not required by law to be perpetual, and can be for a limited amount of time, a specific term of years, or a period of time and then renewed.

Mr. Labelle objected to an assertion the proposed project is a violation of the Land Division Act and will require a variance. He indicated if it is defined as an easement, then it is not a violation of the Land Division Act and no variance is required. Mr. Labelle believed the determination of whether the request is determined to be an easement is central to this issue. He stated Verizon has provided the information and necessary evidence to prove that is the fact in this case. Mr. Labelle emphatically declared that should the Township legally challenge there was a violation of the Land Division Act, Verizon would defend the lawsuit. He offered that legislative history for the Land Division Act makes clear it was never intended to be applied to this type of use as opposed to occupancy.

Mr. Labelle addressed the shot clock that is applicable under Michigan law, the specific time period under which the Township must act before it will be deemed approved. In this case, he noted the application was deemed administratively complete on May 18<sup>th</sup> and, as a result, August 16<sup>th</sup> was the last date this case could be acted upon. Mr. Labelle alleged it is not true the Board needs to do more review, as the Planning Commission discussed this proposal at three (3) of its meetings, with additional information provided at the last two. He believed the deliberation summary provided by the Planning Commission representative demonstrated the Planning Commission was ensuring it complied with the law applicable to the Township, which included the Telecommunications Act.

Mr. Labelle noted Verizon chose the proposed location because it complies with all requirements of the Township's Wireless Communication Ordinance, does not require a

variance and is consistent with the Township's Master Plan. He added that under the Telecommunications Act, Verizon is required to allow colocation, and is amenable to sign a notarized letter of intent because Verizon is already bound by law to do so.

Mr. Labelle addressed the graphic information supplied by Mr. Bowlby regarding the different cell tower heights and accompanying information which went along with those heights. He stated he is unsure where such "data" was obtained. Mr. Labelle refuted Mr. Bowlby's claim regarding the content of a conversation he had with Mr. Calloway from Jacobs Engineering, as line of sight is important and capacity is dependent upon height. He stated the Township's ordinance compels the applicant to provide for colocation on the tower, which Verizon could not do if the tower was not sufficient in height.

Mr. Labelle added the proposed cell tower is a grey monopole with no guy wires or lights on a site that is surrounded by trees on a major thoroughfare in a commercial district.

- Appellant's rebuttal

Ginger Yang did not understand why the cell tower does not occupy the land. She asserted the term "renewable easement" was first used by Mr. Calloway at the June 8, 2015 Planning Commission meeting. Ms. Yang maintained the proposal is for a lease, not an easement. She believed the shot clock bullies the citizens and the Township Board into making a quick decision. Ms. Yang requested an unbiased engineer confirm the data presented by the applicant and determine whether there is a better location for the tower.

Ms. Yang indicated she asked the young adults who spoke earlier to share with the Board their vision for the future of Meridian Township.

- Board discussion:

Trustee Veenstra requested clarification regarding the conversation between Leland Calloway and Neil Bowlby.

Mr. Bowlby replied he did not recall whether it was the first or second Planning Commission hearing. He alleged he approached Mr. Calloway after the meeting to distinguish between capacity and bandwidth as a result of discussion about the proposed cell tower helping with the capacity issues for the overloaded condition of the cell tower north of Haslett Road on Okemos Road. Mr. Bowlby maintained he asked Mr. Calloway whether capacity or bandwidth were dependent upon cell tower height and Mr. Calloway responded they were not.

Trustee Scales assured Ms. Yang the Board will not allow her to be bullied by any corporation. He stated the Board will get to the bottom of the issues and do what is appropriate in accordance with law.

Lease v. easement: (Questions for the Attorney (See Agenda Item #10))

Q. In listening to all of this, I heard that originally this was presented to us as a lease and later presented to us as an easement. I'm not sure if I'm correct about that, but I think that's what I heard. What I'd like to know is is this a lease, is this an easement and how does whatever arrangement this is comply with the Land Division Act?

A. It is probably the one issue that confounds the decision in this case. The question of the easement is what's at issue. There's the old saw that, you know, bad facts make bad law or good facts make bad law or the facts sometime result in a bad decision. What is troubling about this case is that it appears from the record that originally what was proposed is a lease. If there was a long term lease proposed then there's no question that the Land Division Act would require that there be a lot split, and under our ordinance in order to

have a lot split, you "gotta" have 100 feet of frontage on a public road. And, this parcel does not have 100 feet of frontage, which would mean that this parcel couldn't be split, which means it couldn't be leased, which means it would be an inappropriate place for a cell tower. Simple as that. So that's why this easement v. lease question is such a big deal.

Now, Mr. Labelle is correct in that there is a difference between an easement and a lease and the principle difference is the exclusivity of possession. So, in a situation where you have an easement, you have a right to use; you don't have a right to occupy. You have a right to cross over; you have a right to take advantage of the property, but you don't have the right to necessarily exclude others and the like.

What's confounding about this particular easement is there is an exclusive right to occupy. There is a 50 by 50 foot parcel that's surrounded by a fence and has a building and tower on it, and there is a requirement by the grantor of the easement that there be non-disturbance with anything that Verizon wants with respect to that property. In other words, the grantor must assure that Verizon is in no way interfered with in its use of the 50' by 50' parcel. And, in fact, any mortgage that comes after, any easement that comes after, any lease that comes after, any sale that comes after must, again, affirm that there's no disturbance that will interfere with Verizon's use of that 50 by 50 foot parcel.

That said, there's not a court in this state that has addressed the issue of whether you can use an easement in this situation and avoid the Land Division Act. So, what's squarely presented for us is whether we want to be the test case. Do we want to finance the issue and do we want to take on an issue where I think the law is very unsettled and where I think Verizon has a very good argument on their side that, indeed, the Land Division Act does not apply. They are not a public utility, but it's an easement. While it may look like a duck, walk like a duck and quack like a duck, you can have an easement that gives you a great deal of possessory right and can be non-exclusive and the like.

What confounds us in this case is it started out being proposed to be a lease and suddenly became an easement. What also confounds us (and something we don't have) is how much is being paid every year for this easement. If it was a buck a year, it would be one thing; something tells me it is not a buck a year. If the rate is somewhere close to what Verizon is paying for leased space, that would be a fact that would go into the question of whether or not this is really a lease in easement clothing or truly an easement. I can't give you the answer to that question and the courts can't give you an answer to that question because they haven't faced it. There's no reported decisions.

Now, let me address a couple of other issues, though, because I think it does affect the public's perception of this and the Board's responsibilities. There was an article written by Larry Merrill (who is the Executive Director of the Michigan Townships Association) just last month, titled "Lamenting the Loss of Local Control." He listed all of the things that the Legislature and the Congress have done to remove this Board's ability to address matters of local concern. One of those things where Congress and the State of Michigan have removed a good deal of our authority is in the realm of cell towers. Both Congress and the Michigan Legislature have weighed in and have severely constrained this Board's ability to regulate where cell towers go.

So, we have the shot clock; we have 90 days to decide. We have to accept the data provided by the cell company and if we want additional data, we "gotta" go get it ourselves and pay for it. We can't charge more than \$1,000 for the fee, yet we're supposed to go out and hire experts that may cost tens of thousands of dollars if we want to attempt to confound a cell tower proposal. We have several hands tied behind our

back when dealing with these situations, which is frustrating to the public because the public looks to this Board to defend its interest, and yet the Legislature and the Congress have taken away our ability to do so in many cases. This is one of those cases. I don't think the decision here made by the Planning Commission was based upon a fear of being sued, but on a recognition of the limited authority they had under the law. I thought Mr. Deits, frankly, did as good a job as a lawyer could do in explaining the difficulties that we have in addressing these issues. The Planning Commission should be complimented for taking those factors into account and recognizing the limitations that we have as a Township.

Whether a renewable easement is a lease or not is for somebody else to decide; not us. Whether we have a diesel generator as a backup, or a propane generator or a natural gas generator is not going to be a factor that we are going to be able to hang our hat on unless we can show by substantial evidence that the use of that diesel generator will have some clearly deleterious effect on the surrounding properties. It is a backup generator; it is going to be very tough to do so.

The question of need; we can address issues of need, but we have to be very specific in our findings of fact. Again, under the law that so severely limits our jurisdiction, we have to point to specific shortcomings in terms of the data that has been provided by the company with respect to need. Otherwise, we are essentially required to accept their data as being accurate. We have a great deal, again, of difficulty due to the federal and the state law.

With respect to the argument that there are other preferable locations, unfortunately that is also not the test. The test is whether this location is suitable, not whether there might be another location that others might find to be more suitable. That, again, constrains our ability to decide, which makes it very difficult.

And finally, with respect to aesthetics generally. I thoroughly respect the idea that this is the gateway to the Township. I've lived here for some 35 years as well. But, with respect to aesthetics, we need to have a specific expert report or some kind of substantial evidence that would show that the aesthetics command a different decision than approval. Again, it is a very high standard and a very difficult burden to overcome. When all is said and done, we're left with the decision of the Planning Commission and a decision by this Board will need to be made as to whether or not substantial evidence has been provided that addresses the limited factors that we can take into account to then justify denial of this application. The only one that I find to be troubling and difficult to answer one way or the other is the issue of this easement; is it a lease or is it not a lease. As a Township attorney, one of my goals is to make sure that while doing public service, I don't get you sued. I wish you to take that into account. There is not an answer to that question that I can give you.

- Q. So based on my original question and what the applicant's attorney stated to us when he stated that when they stepped down from a lease to an easement, they could actually be barred from the use of that property by the property owner, that was an incorrect statement.
- A. Again, it's one of those things where it depends. When I read this easement, when I look at the subordination and non-disturbance provisions and I combine it with the amount of the rent and the fencing of the property and what really becomes as a practical matter exclusive use, I could make a factual argument that what they have really done is leased the property and they're excluding all others from its use.

On the flip side, that's what lawyers do. There's another lawyer with a different point of view where this is a non-exclusive easement and somebody else can come in and use it provided they don't disturb Verizon's property and its use. If you get a judiciary that engages in strict construction; if it says it's an easement, it's an easement and the Land Division Act doesn't apply. If you get a judiciary that looks at it and says, "Well, if it looks like a duck, and it walks like a duck and it quacks like a duck, it's a duck", you may get a different decision. The courts have not addressed that issue.

- Q. So I can't go and buy the property tomorrow and say you can't build here.  
A. Once the tower is up, you cannot the way I read the non-disturbance agreement.

Sustaining the Appeal: (Questions for the Attorney (See Agenda Item #10))

- Q. Is there any way we can sustain this appeal?  
A. That's the decision for you to make, but I don't see a legal impediment to affirming the Planning Commission.

Evidence regarding need: (Questions for the Attorney (See Agenda Item #10))

- Q. We've been asked to be given evidence that there is a need for this. Is the need part of...the need isn't exactly in our criteria for the special use permit. I'm presuming it is somewhere in the ordinance.  
A. Well, the issue of need is one of the limitations in terms of what we can say about need based on the federal and the state law. That's the question. The applicant comes in indicating a need and we have to come up with our own evidence to countermand that. We have to have substantial evidence showing there is no need, for example, if we were going to deny this permit.  
Q. Okay. So they don't have to prove that there is a need.  
A. They have to give us some evidence, but then it falls to us to find other evidence that they're wrong.

Treasurer Brixie questioned whether the Board could add conditions which would provide remedy to some concerns expressed by the appellant. She addressed criteria number 4, 8 and 9 in the township's special use permit request standards. Treasurer Brixie read criteria number 4, which states the project will not adversely affect or be hazardous to existing neighboring uses. She indicated the appellant stated concern about the use of diesel fuel on the site and provided a comparison chart of different types of fuel. Treasurer Brixie referenced special use permit criteria number 8 which indicates the project will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person's property or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare and odors.

Treasurer Brixie requested the appellant explain "what goes on inside your business, what types of things you are doing in there."

Ms. Yang responded LotusVoice is a wellness center. She stated she is a music therapist who works with McLaren's hospice patients and also works as a massage therapist with a osteopathic doctor who refers patients dealing with chronic pain. Ms. Yang indicated most of the clients who visit her business have a medical issue and need a tranquil atmosphere and calming surroundings. She believed the noise of a diesel powered generator, as referenced by Treasurer Brixie, would be disruptive.

Treasurer Brixie pointed out that in Ms. Yang's presentation, she stated diesel fuel had odors and was bad for the environment. She inquired if Ms. Yang was concerned about the

environment in the nearby vicinity of the cell tower.

Ms. Yang responded in the affirmative, stating she is an environmentalist.

While acknowledging the diesel powered generator would only be used in a situation where power was lost, Treasurer Brixie reminded fellow Board members of the December, 2013 ice storm where residents close to this location were without power for ten (10) days.

Placement of conditions on the approval: (Questions for the Attorney (See Agenda Item #10))

- Q. Would it be appropriate for us to put on a condition that we have a natural gas generator put in there instead? Is that something that we can do within the...I mean, it seems like that can be a condition that we could add within the regular confines of the special use permit.
- A. We can put conditions on the approval for which we have substantial evidence to support applying them. I caution though, that we shouldn't rely upon opinion; we have to rely upon fact in establishing those conditions. So, to rely upon what somebody feels may be appropriate under the circumstances is not permissible under the Federal Communications Commission (FCC) rules and regulations and under federal and state law. Instead, we have to build a record where there is some evidence to support the kind of restrictions we are putting on. That's the difficulty.

Treasurer Brixie added a fuel comparison chart has been provided for us as part of the record.

Applicant's willingness to accept conditions on the approval: (Questions for the Attorney (See Agenda Item #10))

- Q. We have the applicant sitting right here. What if the applicant just walked up to the mic and said that they would agree to do that if we put that in that condition?
- A. Then it's a nonissue.

Trustee Scales believed any good community neighbor/corporate citizen would walk up to the mic and do that if they had the opportunity.

Treasurer Brixie added the site is located next to a railroad track and concern has been expressed about train collisions. She noted wherever a fuel tank it located, there is the risk of spillage. She believed it a good practice to eliminate external fuel storage tanks whenever possible. Treasurer Brixie inquired if the applicant would be amenable to installing a natural gas hookup for the generator instead of the diesel fuel.

Mr. Labelle responded they would not. He indicated the natural gas line would make the same amount of noise as the proposed diesel generator, which is similar in noise as the standard vacuum, and offered to provide the Board with specific details on that. Mr. Labelle added if there was a power outage, the Verizon generator would not be the only one on in the area. He believed the noise of the generator is not the issue. Mr. Labelle indicated the proposed diesel generator meets all requirements (and beyond) as it is double lined, has a spill containment segment placed underneath the generator and, as a general matter, is never used. He noted natural gas lines also rupture. Mr. Labelle stated that diesel, natural gas and all types of backup generators are under the same hydrocarbon regulations prescribed by the Michigan Environmental Protection Act (MEPA) as well as the Department of Natural Resources (DNR).

Mr. Labelle indicated a natural gas line would require trenching at the proposed location and

he believed it unnecessary. He stated he would take any proposed recommendation back to the applicant for consideration; however, he had not heard compelling evidence to suggest that a natural gas line was more justified than diesel, specifically given the protections required to ensure the safety of a diesel powered generator.

Clerk Dreyfus asked staff if the applicant brought to the Township an identical project but with a stealth design, would the Board be discussing the project, or is it a use by right.

Director Kieselbach responded that under the overlay district, stealth design is a use by right and would be reviewed by staff during site plan review. Director Kieselbach added that his decision on the site plan could have been appealed, but it would not have been before the Planning Commission for a special use permit.

Clerk Dreyfus requested clarification on the overlay district.

Director Kieselbach stated the Wireless Communication Ordinance is set up as an overlay district, which allows cell towers in any zoning district.

Clerk Dreyfus asked the applicant why Verizon did not choose to present a stealth design for this project.

Mr. Labelle responded the basic monopole is consistent with the character of the neighborhood, which he defined as commercial, immediately adjacent to a railroad track and a large thoroughfare. He added the site itself is an auto parts store. Mr. Labelle stated cell towers are a part of the urban/suburban landscape. Mr. Labelle added that a 90 foot stealth tower would effectively eliminate colocation, offering as examples the ramifications of antenna placement for a flagpole or tree stealth tower. He noted Verizon normally presents 200 foot cell towers for consideration.

Mr. Labelle stated the data shown by a member of the public which demonstrated different coverages at lower heights was "made up" and data does not exist which supports that assertion. He stressed that 90 feet in height is needed to close the capacity issue and deal with coverage at the same time, and indicated a stealth tower at this location would result in the need for another tower as colocation would not be feasible.

Mr. Labelle likened a cell tower to an electrical transmission tower, a water tower, telephone pole or light poles used in shopping centers in that they are all tall structures in an urban/suburban environment. He believed this grey non-corrosive tower will blend into the environment and "gerrymandering" it into something else will make it more visible. He believed making it stealth by creating it to look like a 90 foot pine tree or lit flag pole will make it stand out.

Clerk Dreyfus inquired of Director Kieselbach as to the precise time frame on the shot clock. He asked how much time is available for deliberation.

Director Kieselbach stated he did not have that information readily available.

Clerk Dreyfus inquired if the Board was required to make a decision at the next Board meeting.

ATTORNEY COMMENT: I wasn't aware that it was filed in May, but you're basically through your 90 days.

Trustee Styka inquired of the applicant as to the date the agreement with the property owner was changed from a lease to an agreement.

Mr. Calloway was unsure of the exact date, but recalled that he submitted the application and received staff review. He indicated that during staff review the Land Division Act was mentioned and when he discussed the land division with the principal planner, it was changed to an easement.

Trustee Styka believed is imperative to ascertain that date.

Mr. Labelle added it would have been before May 18, 2015.

Clerk Dreyfus pointed to a document in the Board packet dated June 4, 2015 which states the status of applicant is a land lease.

Mr. Calloway indicated a land lease was never provided to the Township.

Mr. Labelle explained that after receiving comments from the Planning Department, it was changed from a land lease to an easement. He noted the planning staff did not make changes to the application forms, as it was originally proposed as a land lease. Mr. Labelle reiterated that an easement is a "lesser" right than a lease.

Trustee Styka believed that a change in the application changes the application date, adding Verizon now has a different application.

Mr. Labelle stated that is not how the shot clock works.

Trustee Styka responded that would be an arguable point with any judge.

Mr. Calloway clarified his understanding that a complete application had to be submitted to the Planning Department to be placed on the June 8, 2015 Planning Commission agenda. He believed the Township deemed Verizon's application complete as of May 18<sup>th</sup> or they would not have been placed on the June 8<sup>th</sup> agenda.

Date on which the application was considered administratively complete: (Questions for the Attorney (See Agenda Item #10))

Q. It has always been my understanding that an application is not submitted until it is complete and if it is changed, I believe that starts the clock over again. I would like Mr. Schultz to address that question, please.

A. Staff is going to have to tell you when they deemed the application complete. We have 90 days from when we receive an application that is administratively complete to complete this process. What I heard was May 18<sup>th</sup>. If there is a different date or if there were amendments to the application or changes to it, it would start the shot clock over.

Q. You would start it over?

A. If it's a different application than what was submitted on May 18<sup>th</sup>, but I don't know the answer to that question. Staff will have to answer it.

Q. Would changing it from a lease to an easement start the clock over again?

A. Based upon the form and the application we have, I'm not sure that would be sufficient to start the shot clock over again. You'll have to look again at how staff processes these

applications and when they signed off on it so that it could be taken to the Planning Commission.

Q. Following on the time theme, if they did submit it on May 18<sup>th</sup>, does that mean that we have to decide tonight?

A. We do.

Treasurer Brixie suggested the Board take a short recess to allow the Township Attorney to work with staff to determine the date of application, which is germane to Board deliberation.

ATTORNEY COMMENT: Absolutely.

Q. If May 18<sup>th</sup> is the date, August 16<sup>th</sup> is the 90<sup>th</sup> day, and we don't have a say so anyway.

A. Potentially, only if the applicant decided to rely on the shot clock.

Attorney Labelle agreed to waive the two (2) days.

[Supervisor LeGoff recessed the meeting at 8:43 P.M.]

[Supervisor LeGoff reconvened the meeting at 8:57 P.M.]

Q. I guess we need to hear about when this clock expires.

A. Well, first of all, let Mark fill you in on when they deemed the application to be administratively complete. I think that's the first question.

Director Kieselbach explained in order to have the hearing on the Planning Commission's agenda for June 8<sup>th</sup>, the materials had to be submitted to the Planning staff and deemed complete by May 18<sup>th</sup>. The application was accepted and deemed complete on May 18<sup>th</sup> and the Planning Commission held the cell tower hearing on June 8<sup>th</sup>.

ATTORNEY COMMENT: Which means, then, regardless of what standard you pick, we're on the 92<sup>nd</sup> day, as of today, with the understanding that attorney Labelle has waived two (2) days' worth of time.

Q. Which brings it up to what date?

A. That means tonight is the night to decide this issue.

Q. I'm very concerned. I take it this 90 days is in what, federal law?

A. Well, there's federal guidelines and then there's state law. The state law is actually 60 days for colocation and 90 days for new construction.

Trustee Veenstra expressed concern that staff did not facilitate this application through the Township process before the deadline.

Trustee Scales clarified that staff did perform their duties; however, the special use permit was appealed to the Board.

Q. Does the time start after the appeal?

A. No, the time starts when the application is complete. The appeal is part of the process.

Q. Was this business about changing from a lease to an easement complete on May 18<sup>th</sup>?

A. Yes.

Clerk Dreyfus voiced confusion over why the document contained in the Board packet was dated June 4<sup>th</sup> and indicated it was a land lease.

Director Kieselbach explained it would be necessary to consult with Planning staff on that date. He added it could be deemed complete with what was originally provided.

Clerk Dreyfus inquired about when an applicant changes something within the application, questioning whether it is a change to the application from being complete to being revised as a new complete application.

Director Kieselbach explained the required lead time in order to schedule a public hearing, so if the material is received and is complete, a public hearing is scheduled. He stated if additional material is received after the application is deemed complete and before the public hearing, staff does not stop and start the clock over, as the project would need to then be renoticed and the applicant would have to pay a new fee.

Clerk Dreyfus reiterated the principal planner made the suggestion to the applicant to change the application to an easement and then the change was made, sometime after June 4<sup>th</sup>, as the document in the packet is dated June 4<sup>th</sup> and states it is a land lease. He was unclear how that could be the same application with such a significant change. Clerk Dreyfus believed the process is flawed as the appellant appealed within the proper timeframe, was brought before the Board at the next available Board meeting, and is past the 90 days. He stated there are several flaws within the process.

- Q. Apparently our Planning Department deemed the application complete on May 18<sup>th</sup>, but if there is a significant change to an application, doesn't that start the clock over again?
- A. Not necessarily. When I look at what we have in front of us, the staff memorandum is dated June 4<sup>th</sup>; the application was submitted on May 18<sup>th</sup> so the matter could be put on for a hearing in front of the Planning Commission. The question then is whether staff viewed the revisions or the modifications to the application to be so significant that it is a new application for a different kind of project. Based upon the discussion you've heard here tonight, the difference between this easement and this lease may be significant in terms of the Land Division Act, but it may not be significant in terms of the nature of the project. But that's a decision staff makes when they schedule the matter for a hearing.

Director Kieselbach added the applicant also has a right to go before the Zoning Board of Appeals (ZBA) to seek a waiver from the Land Division Act relative to the minimum standards for lot width and lot area.

Planning Commissioner Deits quoted from the June 8, 2015 Planning Commission minutes which stated, "He added a variance will not be necessary for the lease area, as the agreement with the landlord will be an annual renewable easement for the access and tower site itself."

**Trustee Brixie moved to modify the agenda to place the Appeal of SUP #15061 on as Agenda Item #12C. Seconded by Trustee Veenstra.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor  
LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried unanimously.

Clerk Dreyfus addressed an article contained in the appellant's presentation about the City of

Palo Alto which unanimously denied a cell tower earlier in 2015. Palo Alto's council used a three (3) tier system for evaluating cell phone towers: 1) allowing 150 days to make a decision; 2) applicant must be compliant with the city's development standards and 3) architectural guidelines and permit conditions. Relative to the need for expertise to refute placement of the tower, he believed the Grand River Corridor has been studied extensively and there is visioning in place for the Bus Rapid Transit along this corridor. He indicated a case could be made that the cell tower is not appropriate in this area as it is part of the BRT line along Grand River and at the entrance of the gateway into Meridian Township. Clerk Dreyfus did not believe the Board's hands are completely tied.

Trustee Wilson believed the issue of lease v. renewable easement must have sufficient standing for the Board to reverse the decision of the Planning Commission. She inquired of staff if the ZBA has previously granted a variance for a cell tower application which did not meet the requirements of the C-2 district for land division purposes.

Director Kieselbach replied the clock tower located between the Municipal Building and the Public Safety Building received similar variances as it was treated as a land division and it did not have frontage on a public street.

Relative to a stealth tower, Trustee Wilson indicated she would notice a 90 foot artificial tree (which doesn't look like a tree) more than a cell tower monopole.

Prevailing legal argument: (Questions for the Attorney (See Agenda Item #10))

Q. It seems like the only argument that we really have that might take a chance and we could be the test case in Michigan, is this lease or easement question, am I correct, Attorney?

A. The legal issue.

Trustee Wilson stated if the Township spent thousands of dollars going to court and the appeal was upheld, it would not prevent the applicant from going before the ZBA to request variance noting the Township has set a precedent of granting those.

Trustee Wilson stated if the cell tower is not placed at this location it will be placed somewhere else and be always be in someone else's "back yard."

Clerk Dreyfus believed any zoning decision made by the Board can be appealed to the ZBA. He stated it is a fallback mechanism the Township has in place. He stated the Board is the fiduciary agent of the Township and has the responsibility to uphold Township ordinances. Clerk Dreyfus believed the ZBA is structured to make determinations based on unique circumstances by allowing a panel of five (5) citizens to make those types of decisions. He encouraged the Board not to be concerned about whether the ZBA would approve or not approve the variance(s), but review the case based on its own merits and how it applies to Meridian's zoning ordinance. Clerk Dreyfus believed a significant argument could be made regarding aesthetics and a direct economic impact; however the most compelling question is the one of lease v. easement.

Trustee Wilson countered the Planning Commission vetted this project at three (3) of its meetings, looking at the language contained in Township ordinances and what state and federal law mandate. She believed the proposed cell tower project meets the standards of Meridian's ordinance with the exception of the lease v. easement question relative to the Land Division Act. Trustee Wilson believed the Board is legally constrained by how it can approve or deny the cell tower.

Trustee Veenstra believed evidence presented showed the proposed cell tower would

adversely affect the immediate neighbor to the north (i.e., LotusVoice) and fails to meet the requirement contained in the special use permit criteria number 4.

Supervisor LeGoff disagreed that the neighborhood would be adversely affected by the cell tower.

Trustee Veenstra expressed concern with the 90 day clock, given the fact the clock has run out as compelling evidence that 90 days is not sufficient. While acknowledging a 90 day requirement in state or federal law cannot be changed, he believed Township ordinances can be changed accordingly. He requested the Township attorney address when an application is revised enough so it becomes a new application and the clock is reset. Trustee Veenstra noted the applicant justified the proposed site for cell tower placement because there is already a billboard on the property. He inquired of Director Kieselbach as to the height of the billboard.

Director Kieselbach stated he did not have that information with him this evening.

Mr. Labelle stated it is 50-60 feet, a figure disputed by several members of the public determined to be 45 feet.

Trustee Veenstra inquired as to the height of the clock tower between the Municipal Building and the Public Safety Building.

Director Kieselbach replied it is 180 feet.

Trustee Veenstra reiterated that Federal Communications regulations or federal law only allows the Board limited say in these circumstances. He posed a hypothetical about construction of a 300 foot tower, asking if the Board would have to approve a tower that tall.

Director Kieselbach the applicant would apply for a special use permit for the tower, and the same standards would be applied as the tower before the Board.

Trustee Veenstra also reiterated our ordinance requires a 90 foot setback, and asked if this project meets the 90 foot setback requirement.

Director Kieselbach responded in the affirmative, as the 90 foot tower meets the setback requirement on all four sides.

Trustee Veenstra asked if the application would be "rejected" if it didn't receive the necessary variances from the ZBA.

Director Kieselbach responded in the affirmative.

Trustee Veenstra asked what variances need to come before the ZBA.

Director Kieselbach replied it would be the distance between the equipment enclosure and the backup generator, noting the ordinance requires a ten (10) foot separation and the applicant has proposed three (3) feet.

Trustee Veenstra addressed the letter from Saber Engineering which states the tower design can withstand 40 miles per hour in winter time with ice. He believed winter winds in Meridian Township can be stronger than 40 miles per hour and was concerned with tower safety in those circumstances.

Mr. Labelle responded the engineering letter addresses tolerances within engineering specifications which builds in “massive” safety factors. He noted no Verizon monopole or tower has ever fallen, even those struck by hurricanes, floods, tornadoes, and aircraft, etc.

Supervisor LeGoff closed the public hearing at 9:27 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Charles Barbieri, attorney on behalf of The Ponds Cooperative Homes, Inc., Foster Swift Collins & Smith, 313 South Washington Avenue, Lansing, offered rationale in support of the Daniels Drain Improvements. He requested the Board file a notice of intent which would allow the project to be placed on the ICDC’s “calendar” and also allow a public hearing to be established pursuant to Chapter 20. Mr. Barbieri supplied a copy of the ICDC procedures for the record, the proposed notice of intent, and a resolution approving the notice of intent.

Neil Bowlby, 6020 Beechwood Drive, Haslett, clarified the graphs he supplied relative to the cell tower. He indicated, in response to an earlier comment, the data was extrapolated from images depicting signal strength presented to the Planning Commission by Verizon, reasserting Verizon has not necessarily established the need for a 90 foot tower. Mr. Bowlby questioned whether Verizon can execute a lease for collocation given they are seeking to obtain an easement for the property. He encouraged the Board to renew the Manager’s employment contract as he has done a “great” job.

Min-Hao Kuo, 2233 Burcham Drive, East Lansing, requested the Board not allow corporations to take advantage of the legal loopholes to avert local regulations contained in Township ordinances relative to cell towers. He asked the Board if the proposed cell tower to be located in the “gateway” to Meridian Township is to be their legacy.

Ginger Yang, LotusVoice Integrative Therapies, LLC, 4944 Park Lake Road, East Lansing, voiced frustration at the bureaucracy and the lack of professionalism demonstrated in the decision making process regarding the cell tower. She expressed appreciation to Board members who have taken the time to meet with her and listened to her concerns. Ms. Yang reiterated she has been “bullied” by the so-called greatest democratic system in the world, and believed the Planning Commission did not have a legitimate reason to approve the cell tower, but succumbed to legal pressure. She voiced her resentment at the amount of time she has spent for what she alleged should have been the work of Township staff.

Rob Labelle, Williams Williams Rattner & Plunkett, 380 North Old Woodward Avenue, Suite 300, Birmingham, and legal counsel for Verizon Wireless, covered the elements the Board should consider, stating local law is effectively preempted by federal law under the Telecommunications Act. He objected to the characterization that the engineering firm was biased in the data it supplied, stating Jacobs Engineering had no incentive to do so. M. Labelle offered information that it costs 90% more to build a tower than to colocate and there would be no rationale to building a tower if it was not a business necessity. He concluded there must be substantial evidence presented upon which the Board can deny Special Use Permit #15061.

Supervisor LeGoff closed Public Remarks.

A. Daniels Drain Improvements

Board and staff discussion:

- Appreciation to the Assistant Manager for the information provided in order to understand

this complex issue

- Assessment estimates are very costly
- Cost of the project for The Ponds Cooperative Homes is only a fraction of the total project cost, but the benefit is greater than any other affected property owner
- Preference to hold a hearing on the Chapter 20 Drain process, given the expense to the individual property owners in Forest Hills, Cornell Woods, and other subdivisions to the south

**Treasurer Brixie moved to hold an informational hearing on the Daniels Drain. Seconded by Trustee Styka.**

Continued Board and staff discussion:

- Staff will select the date to hold the public hearing and send out notices to affected property owners
- Staff originally anticipated using the Public Act 188 special assessment process, which requires Resolution #1 and #2
- Based on discussion with attorneys for the Township and the ICDC, it was determined a better approach was the Chapter 20 special assessment process (use of the Notice of Intent)
- Critical for residents to have an opportunity to offer input, especially on multi-million dollar projects
- Projects of this magnitude take time to engineer and design, so it is necessary for this to be correct from the beginning stage of the process
- Assurance that the Township's share of \$1.6 million could be passed on to the property owners who benefit from the assessment
- Inquiry if the language in the resolution included repairing the pipe under Grand River Avenue
- Culvert under Grand River would be part of the project

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

- B. Township Manager Annual Performance Review and Employment Contract  
**Trustee Styka moved to approve the Township Manager's 2014-2015 Annual Performance Review and 2015 Employment Contract. Seconded by Trustee Scales.**

**Trustee Veenstra moved to divide the motion. Seconded by Clerk Dreyfus.**

Board discussion:

- Manager received an overall rating of outstanding/superior
- Review included an impressive list of accomplishments

ROLL CALL VOTE: YEAS: Trustees Veenstra, Wilson, Supervisor LeGoff, Clerk Dreyfus  
NAYS: Trustee Scales, Styka, Treasurer Brixie

Motion carried 4-3.

Continued Board discussion:

- Two meetings and various conversations with the committee and the Township Manager to create the performance review
- Request to read Number six (6) of the performance review labeled "overall performance" after the vote is taken

**Trustee Scales moved the question.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,  
Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried unanimously.

On a point of personal privilege, Trustee Styka read the Overall Performance section of the Manager's Performance Review as follows: "Overall, Manager Walsh has done an outstanding job of leading and managing Meridian Township. During the evaluation period, he faced significant challenges. First, under this leadership the Township was able to move forward with the building of the new voter approved central fire station. He directed its redesign so it could be built within available funding, while still meeting the needs of the people of Meridian. He successfully led the Township to overcome a significant legal challenge to the project.

The Manager also reorganized and reinvigorated the Motor Pool Fund, increasing efficiencies and creating a plan to bring its balance from \$74,000 to \$700,000 plus. Third, through his leadership, the Township negotiated with Comcast, entering into agreements that both protected the Township in case of a change of cable provider and subsequently, gave the Township a favorable franchise agreement.

Next, Mr. Walsh led the Township by replacing key leadership personnel, including the HR Director, Township Engineer, Director of Public Works and the Township attorney. His work in this area also resulted in a reduction of positions and considerable savings to the budget.

Through Manager Walsh's outstanding management skills, the morale of Township staff has become very positive. During the evaluation period, the Township responded to 924 code enforcement issues, eliminated pathway hazards, developed a balanced project that includes a growing Fund Balance and began the process of studying the long term pension liabilities of the Township with a look toward finding a resolution to the problem.

In conclusion, under the direction of Manager Walsh the Township has continued to grow in positive ways becoming even more a place of choice for people seeking a good place to live, work and play."

**Trustee Wilson moved to approve the Township Manager's 2015 employment contract. Seconded by Treasurer Brixie.**

## Board discussion:

- Terms for this contract runs from August 1, 2015 to November 1, 2017
- Recommended two (2) percent increase in annual salary to \$110, 727
- Recommended increase in contribution to his 401(k) pension program from 8.5% to 12% of salary
- Recommended increase of car allowance from \$700 to \$800 per month
- Recommended increase in vacation days from 20 to 25 days with a maximum of 40 vacation days upon separation of employment
- Requirement for the Manager to use at least 15 vacation days per year
- Clarification of language relative to adoption of the most current personnel policy matters (e.g., benefits, workers compensation, sick leave, etc.)
- Township Manager has immersed himself in the Township as a community member and leader
- Township Manager has donated to many community causes (e.g., rotary, Garden Club, Highfields, Inc.)
- Appreciation that the Manager refused to accept a raise of more than 2% even though the data of similar peers showed his pay is lower

- Manager refused to accept a raise greater than the staff which reports to him
- Manager has brought residents together and moved this into a Township called Meridian
- Manager has spearheaded a “change of culture” in the Township
- Salary increase is one (1) percent per year, the same as employees received
- Pay freeze in 2008 for all staff for three (3) years
- Taking the cost of living into account, staff fell below the curve related to income
- Staff received a lump sum payment of \$400 in 2013
- Township Manager involvement in negotiations for 2014-2016 union contracts resulted in a salary increase of 1% per year for all employees
- Reminder that elected officials took various percentages of pay cuts, some significant and some in the area of 10%
- Preference for all employees to be on “the same page” relative to parity
- Board member belief all items raised total more than a 6.5% increase
- All department directors have a Township direct contribution to their 401(k) of 8.5%
- Proposed contract provides for an increase in his 401 (k) of 3.5% per year
- There are no legacy costs for the Manager’s pension once he leaves his position
- Past accounting and audits show the Township is doing fairly well with its legacy costs relative to the unfunded pension liability
- Board member preference for all non-union employees to receive a Township direct contribution to their 401(k) of 8.5%
- Board member preference to account for increases for all non-union employees solely through a salary increase
- Question is whether or not the Township Manager is being undercompensated

**Clerk Dreyfus moved to amend the employment contract on page 3 by deleting “The Township shall provide 12% of the Manager’s base salary into the pension plan and inserting “The Township shall contribute 8.5% of the Manager’s base salary into the pension plan.” Seconded by Trustee Veenstra.**

Board discussion:

- Increase in the annual automobile allowance equates to approximately 1.25%
- Rationale for looking at the proposed compensation as a whole would dovetail to next year when union negotiations will commence
- Increase in the Clerk’s salary in 2012
- Township Treasurer and the Township Clerk received a \$10,000 pay cut in 2012
- During the EOCC meetings, an increase was approved for the position of Township Treasurer and Township Clerk
- Township Treasurer stated she took a voluntary pay cut in 2012
- Board member belief the Township Treasurer reduced her hours as a basis for a reduction in salary
- Elected Officials Compensation Commission (EOCC) approved a pay increase for both
- Treasurer’s recollection the then Township Manager took a pay freeze longer than any of the employee groups
- When hired, Manager Walsh declined any increase in the salary of the outgoing Township Manager, even though the salary range of the position was posted at a higher amount
- Board member belief the proposed motion is offensive
- Concern with “bad politics” being brought forth during discussion of this issue
- Proposed contract is a compensation “package”
- Manager’s compensation was compared to the Manager’s salary in the cities of Midland, Mt. Pleasant, Marquette, Holland, etc.
- Township Manager is undercompensated
- Proposed salary is still significantly under salaries of individuals managing smaller communities and smaller total taxable value

- Manager of the Charter Township of Delta (smaller than Meridian Township) receives a salary of \$105,000 and Delhi Township's Manager receives a salary of \$104,000
- Board member concern the proposed rate of contribution to the Manager's 401(k) to 12%, is a 41.2% increase
- Board member explanation of the Township's dire financial situation relative to the legacy costs for defined benefit plans
- Board member belief the Township will probably have to cut employees pensions

**Treasurer Brixie called the question. The motion died for lack of support.**

ROLL CALL VOTE: YEAS: Trustee Veenstra, Clerk Dreyfus  
NAYS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie  
Motion failed 2-5.

ROLL CALL VOTE ON THE MAIN MOTION: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
NAYS: Trustee Veenstra  
Motion carried 6-1.

**Trustee Scales moved to extend the Township Board's timeframe to proceed beyond 10:00 P.M. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Treasurer Brixie, Clerk Dreyfus  
NAYS: Trustee Veenstra, Supervisor LeGoff  
Motion carried 5-2.

C. Cell Tower

**Trustee Scales moved to sustain the appeal. Seconded by Trustee Veenstra.**

Board discussion:

- Board member concern with the applicant's characterization of Township residents as "liars"
- Applicant's characterization of its own engineer's information as incorrect
- Motion will support the Township's residents
- Acknowledgment of the applicant's generosity to allow two days beyond the 90 day clock
- Board member belief there is deficiency in the Township's process relative to the 90 day clock
- Concern with the applicant's use of the verbiage "occupy" v. "use"
- Board member belief the applicant is playing verbal games with use of lease v. easement

ATTORNEY COMMENT: You have a motion on the floor, but I have a concern. The concern is that the federal statute requires "that the Township decision to deny a request to construct a cell tower shall be in writing and supported by substantial evidence contained in a written record." So, it's not enough to move to deny. You have to move to deny and you have to give specific facts into evidence that support the denial so that a reviewing court will have the opportunity to see whether you are right or not under the standards that we have to operate under. I'm not saying the motion's out of order by any means, but I am saying you need support the motion with specific facts based on the evidence in the record as part of your motion.

Continued Board discussion:

- One reason to uphold the appeal is the application is not accurate and is a land lease, not an easement, and therefore subject to the Michigan Land Division Act

- Reason to uphold the appeal is a SUP is required to locate the cell tower on the site and SUP criteria number 4 has not been met (i.e., adverse effect on the neighborhood)
- LotusVoice (a health and wellness facility) will be adversely affected by the proposed cell tower location
- Under the Land Division Act, the site does not meet the frontage requirement on Park Lake Road

Board rationale for denial of the cell tower: (Questions for the Attorney (See Agenda Item #10))

Q. Do we have to state all the reasons in the motion, or can we just pass the motion here tonight to deny and leave it to staff to perfect the reasons in a legal form that will hold up in court, if necessary.

A. The decision, ultimately, to deny has to be in writing, has to be supported by substantial evidence contained in a written record. What I'm concerned about, and what I think Clerk Dreyfus just did an excellent job of outlining, is some of the facts based on the record upon which the motion to deny is based. So, what I'm saying is we can write it up in the minutes, but we have a record that was created here tonight at a public hearing. Clerk Dreyfus has referred to at least three (3) bases based on the record for the reasons to deny in the motion made by Trustee Scales. I think to the extent others want to indicate what that substantial evidence is, you should do so. Then the question is whether the maker of the motion will incorporate those by reference. Fair enough?

Continued Board discussion:

- Board decision must follow the guidelines of the Township's ordinances in our zoning
- Board member opinion the Planning Commission did their "due diligence" as the cell tower application met all of the guidelines for our zoning ordinances
- Exception to our ordinance is the question of lease v. easement
- Even if the application ultimately must go through the land division process and did not meet the requirements of C-2 zoning relative to the frontage requirement, it could still be approved through variances obtained from the ZBA
- Board member belief the frontage requirement is not a reason to support the motion to sustain the appeal
- Relative to the argument there is a better location, any landowner must give permission to give a lease or easement for cell tower location
- Township cannot mandate a land owner provide a lease or easement on their property
- Definition of a lease or easement and how that plays into land division
- Fuel comparison chart prepared by the appellant showed the use of a diesel backup generator would run counter to SUP criteria number 4 and have a hazardous and adverse effect on the use of her land
- Diesel backup generator would adversely affect nearby uses with noise, fumes and odors (violation of SUP criteria number 8)
- Project would have a substantial adverse impact on the natural resources of the Township, including wildlife areas (violation of SUP criteria number 9)
- Wildlife areas and rivers are nearby and environmental concerns exist with diesel fuel on the site
- Exterior diesel tank is within close proximity to the railroad track in the event of a derailment
- Board member belief there is evidence to support the appeal
- The cell tower is a lease not an easement
- Public health "trumps" almost everything in the law despite what the statute says
- In law, substantial evidence is less than a preponderance and more than a scintilla and basically the court says it cannot be by whim or caprice
- Board member belief the upholding of this appeal is not on whim or caprice, but based on information provided to the Board during the hearing

- Statement that the maker of the motion is upholding the appeal (i.e., deny the cell tower) and, by reference, is including all the arguments given here tonight by members of the Board

**The maker of the motion requested the record show that is absolutely correct.**

Continued Board discussion:

- Board has heard testimony and each Board member offered discussion and debate
- Maker of the motion's belief it is clear in a majority of the Board member's minds that this is a lease, not an easement
- Maker of the motion's belief the applicant has attempted to "pull the wool" over the Board's eyes during the course of the events before staff and the Planning Commission
- Maker of the motion's comfort with the Board taking the position to sustain the appeal before it is based on all the information that has been presented to it and spoken about by each Board member
- Maker of the motion's statement that he would like it all to be incorporated into the motion

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Treasurer Brixie, Clerk Dreyfus  
NAYS: Trustee Wilson, Supervisor LeGoff  
Motion carried 5-2.

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Mark Hooper, 3653 Stagecoach Drive, Okemos, asked the Board to support residents in their petition to the Ingham County Road Department to abandon Forsberg Drive via resolution. If that action is not possible, he requested the Township Board revoke the November 16, 1999 action where the sketch plan was approved based on the condition that it contain a road connection to Forsberg Drive.

David Pierson, 1305 S. Washington Avenue, Lansing, on behalf of the applicant for Ember Oaks, noted his client has spent significant additional time speaking with the residents of Ember Oaks. He noted Dr. Bingman's earlier remarks showed the applicant has addressed the concerns within Ember Oaks relative to what is planned for the future. Mr. Pierson stated Duff and Keith Schroeder are committed to the quality and kind of development that has previously been constructed in earlier phases. While acknowledging there was a petition sent to the ICRD pertaining to the connection to Forsberg Drive, he noted state law dictates what entity decides the specific connections and directs the ICRD and the Township to address those issues in the plat. Mr. Pierson indicated the Township's ordinance relative to a planned residential development (PRD) are different and displayed the criteria on the overhead projector. He asked the Board to address the PRD first while the Forsberg Drive road issue is settled.

Supervisor LeGoff closed Public Remarks.

A. Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan – Ember Oaks

Board, staff and applicant's attorney discussion:

- In reviewing Section 109 of the Land Division Act, it appears the sketch plan is not set in stone and has no legal standing
- Sketch plan is a preliminary step
- Preliminary and final plat have legal standing
- Board member preference to approve the sketch plan with full acknowledgment the street

- issue will be resolved during the preliminary plan phase
- Board member suggestion to place the sketch plan on for action at the next Board meeting
- Board member suggestion to suspend the rules and approve the sketch plan tonight and make a motion to state the Board's position on Forsberg Drive
- Board members suggestion to send communication to the ICRD on the Board's position regarding Forsberg Drive
- Board member preference not to amend the agenda now to deal with this issue tonight
- Board member reminder there is a sketch plan in force and an existing preliminary plat
- Board member belief the question before the Board is whether to change the preliminary plat
- Township Board increased the setback requirement from the pipeline (60 feet) and resulted in the number of lots being in the existing plat reduced from 111 to 107
- Amendment is before the Board to change the plat in order to increase the number of lots in the existing plat from 107 back to 111
- Issue is the connection to the Ponderosa Estates subdivision via Forsberg Drive
- No second connection from Ember Oaks to Ponderosa Estates
- Street further north "going" to the east was located there because state law requires when is subdivision is platted, the preliminary plat cannot "isolate" land
- Approval of the PRD sketch plan has no bearing on the Forsberg Drive connection
- 85 acre vacant parcel to the north is owned by someone and would be completely cut off from any road access
- Preliminary plat for Ember Oaks and Ponderosa Estates required connections per state law
- Forsberg Drive is the only connection from Ember Oaks to Ponderosa Estates
- Attorney for the applicant does not agree with earlier public comment about the agreements concerning the Forsberg connection
- Proposed connection to Jolly Road is a better under the "new" proposed plat
- Board member belief the larger stormwater detention pond at the north end of the property does not reduce lots, but reduces the depth of the lots approximately 50 feet
- Applicant's attorney explanation that the stormwater detention pond as mandated by the ICRD requires a rearrangement of some of the lots in order to adequately address the drainage
- Staff has spoken with the Chief Engineer and the Managing Director of the ICRD who have not had a chance to review the petition to vacate to see if it is valid
- Issue will be addressed during consideration of the plat
- Approval to vacate will require a modification of the preliminary plat

**Trustee Scales moved to approve the PRD #15-97015 sketch plan before us. Seconded by Trustee Wilson.**

Board discussion:

- Board must adopt a change in its procedures in order to make this discussion item an action item
- Parliamentary inquiry on the number of votes required to suspend the rules to change Discussion Item #13A to an action item
- Board member inquiry if the Board has a rule on this issue
- Robert's Rules indicates a motion is in order at any time when there is no motion on the floor
- Board member inquiry as to what rule is being suspended
- Adequacy of a motion v. resolution
- The normal process has always been to have a resolution
- Board member belief the motion is out of order because the agenda first needs to be amended to place this item on for action
- Board member belief the previous motion is out of order until the agenda is amended
- This item has been on for discussion for three (3) consecutive meetings
- Board is only considering passage of the sketch plan

Board rules and procedures relative to a motion to suspend the rules: (Questions for the Attorney (See Agenda Item #10))

Q. Since this was on the agenda as a discussion item, don't we have to amend the agenda to turn it into an action item?

A. First of all, I just asked Sandy if she had a copy of the Rules and Procedures of the Board, and she doesn't, so I can't [inaudible].

Q. Well, isn't this covered by Robert's Rules of Order?

A. If you are governed by Robert's Rules of Order, Robert's Rules [inaudible] that in terms of a motion to suspend the rules so you, when you adopt your parliamentary procedures, you decide what level of super majority you want to have; two-thirds is what sometimes happens, 60% is sometimes what happens. Two-thirds is kind of the rule of thumb because they figure if you are going to suspend the rules, you ought to have at least two (2) people in support of doing it for every one (1) who is opposed. That's just kind of "back of the envelope practice." I don't know what your particular policies say, but if you put this on and your practice has been to have it for deliberation without action, then you're going to suspend the rules if you're going to take action, which would require a motion to suspend the rules in whatever super majority your policies require is the majority you have to have. Then you take up the motion that the rules are suspending.

Continued Board discussion:

- Board member belief the previous motion is out of order
- Request for a ruling by the chair if the motion is out of order
- Board member belief that in order to suspend a rule, you must have a rule in the first place
- Township Board has historically followed Robert's Rules on a consistent basis and Robert's Rules requires a two-thirds vote to suspend the rules
- Township Board adopted Robert's Rules of Order as part of the Board's deliberation policies

**Supervisor LeGoff ruled the motion out of order.**

**Trustee Scales appealed the ruling of the chair.**

ATTORNEY COMMENT: [while returning Board policies and procedures to Trustee Scales] There is nothing in here about parliamentary procedures.

Continued Board discussion:

- Board member belief the rule being discussed is Robert's Rules, and that would not be the rule the Board is suspending, but a rule which states that if an agenda item is on for discussion, it must be left on the agenda for discussion unless a motion is made to move it to action
- Board member reminder there is a Board rule that no item can be considered for action after 10:00 P.M.

ATTORNEY COMMENT: May I make a suggestion? As I look at the agenda, you have action items and you put them out on your agenda to notify everybody you're going to take action. You have deliberation items, and you put them out on your agenda to notify everybody you're going to deliberate which implies you are not going to take action. So, if you're gonna move something from deliberation to action, you're going to have to do something like suspend the rules. It would seem to me that when you are going to move something from deliberation to action, because you are doing something fairly significant, you kind of let the public know you weren't going to do it. You probably need a super majority, which is what suspending the rules typically requires (something like a two-thirds vote). You are taking a fairly dramatic move of taking something

that is deliberative and now you are going to make it an action item. So let me offer this suggestion, and if you are all in agreement, you call follow it or you can reject it. Somebody make a motion to suspend the rules so that we can take up Item #13A and if it passes with two-thirds, then you can take action on #13A.

**Trustee Scales moved to suspend the rules to take up Ember Oaks. Seconded by Treasurer Wilson.**

ROLL CALL VOTE: YEAS: Trustees Scales, Wilson  
NAYS: Trustees Styka, Veenstra, Supervisor LeGoff, Clerk Dreyfus,  
Treasurer Brixie  
Motion failed 2-5.

- C. Extension of Special Use Permit #13-12051 (Douglas J)  
Scott Weaver, 4609 Comanche Drive, Okemos, requested an extension for SUP #13-13051. He stated that although the process is slow, he is making progress on the project.

Board discussion:

- Community is eagerly awaiting the proposed development
- Project is on the northwest corner of Okemos and Hamilton Roads
- Project will positively transform downtown Okemos
- He has met with the Township Manager on several occasions
- Need for a deadline to be placed in the resolution which allows the extension
- Applicant's belief that all power lines need to be buried, but it comes at a cost
- Applicant's commitment to participate in the cost of burying the power lines
- Several other communities fund all of the public infrastructure
- Minor amendment was granted prior to the expiration of the SUP date of September, 2014 so it is extended for an additional year

**It was the consensus of the Board to place this item on for action at the September 1, 2015 Board meeting.**

- D. Personnel Policy Manual – Draft  
Human Resources Director Marx suggested the Board be allowed four (4) weeks to vet the draft personnel policy and provide feedback.

Board discussion:

- Board member suggestion to allow Board members to submit questions in writing directly to the Human Resources Director
- Suggestion to develop a process where the questions are sent to the Director and she develops a summary of those questions to share with the Board in an effort to avoid duplication
- Concern with the policy regarding the prohibition of tobacco products on all Township premises, which would include a pack of cigarettes in an employee's car

14. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Manager Walsh expressed his appreciation for the support of the Board on his annual performance review.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 11:36 P.M.

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ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

Charter Township of Meridian  
Board Meeting  
September 1, 2015

*GGOM*

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S  
BILLS AS FOLLOWS:

COMMON CASH	\$ 373,263.46
PUBLIC WORKS	<u>105,055.16</u>
TOTAL CHECKS:	\$ 478,318.62
CREDIT CARD TRANSACTIONS	6,120.57
TOTAL PURCHASES:	<u>\$ 484,439.19</u>
ACH PAYMENTS	<u>\$ 417,961.70</u>

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 COMMON CASH

Vendor Name	Description	Amount	Check #
1. 65-A DISTRICT COURT	CASH BOND	303.00	90322
2. AIRGAS GREAT LAKES	MEDICAL OXYGEN	89.76	
	MEDICAL OXYGEN	423.73	
	TOTAL	513.49	
3. ALLGRAPHICS CORP	EMPLOYEE PICNIC T-SHIRTS	833.08	
4. ARROW INTERNATIONAL INC	INTRASOSSEOUS NEEDLE SUPPLIES	634.80	
5. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	107.33	
6. ASHPAUGH & SCULCO CPA'S, PLC	MARCH-JULY HOM-TV COMCAST AUDIT FEES	9,450.00	
7. AT & T	AUGUST SERVICE	39.58	
8. AT&T MOBILITY	JULY SERVICE	52.27	90439
9. AUTO VALUE OF EAST LANSING	REPAIR PARTS - JULY	485.06	
10. AVI SYSTEMS INC	SOFTWARE UPGRADES-HOM-TV	3,995.00	
11. BARYAMES CLEANERS	POLICE UNIFORM CLEANING	626.25	
12. BRUNETTE EXTERIORS INC	RE-ROOF NORTH FIRE STA. PER BID	24,662.40	
13. CARES-EMPLOYEE ASSISTANCE	3RD QTR EAP SERVICES	1,094.00	
14. CBI INC	JULY COPIER MAINT-HNC	21.72	
15. CINTAS CORPORATION #725	MECHANICS UNIFORMS	25.70	
	MECHANICS UNIFORMS	25.70	
	TOTAL	51.40	
16. CITY PULSE	TWP NOTICES	66.78	
17. COMCAST CABLE	AUG SERVICE	162.47	
18. COMPLETE BATTERY SOURCE	12V BATTERIES	118.91	
19. CONSUMERS ENERGY	CRC FUNDS-PAST DUE UTILITIES	208.33	90325
	CRC FUNDS-PAST DUE UTILITIES	209.23	90326
	CRC FUNDS-PAST DUE UTILITIES	234.90	90440
	TOTAL	652.46	
20. COUNTRY VIEW ESTATES	REFUND-PERFORMANCE GUARANTEE/1523 BELVEDERE	2,160.00	
	REFUND-PERFORMANCE GUARANTEE/1529 BELVEDERE DR	1,910.00	
	TOTAL	4,070.00	
21. D&G EQUIPMENT INC	EQUIP REPAIR PARTS	374.90	
	JOHN DEER MOWER REPAIR PARTS	93.84	
	TOTAL	468.74	
22. DENNIS GREENMAN	FARM MARKET VENDOR - 8/15/15	137.00	
23. DEWOLF AND ASSOCIATES	FTO PROGRAM-JURHS, BESONEN	1,390.00	

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Vendor Name	Description	Amount	Check #
24. DIANA TENNES	FARM MARKET VENDOR - 8/15/2015	22.00	
25. DISCOUNT ONE HOUR SIGNS	PLANNING DEPT SIGNS	825.00	
26. DISPLAYS2GO	MEDIA LECTERN	830.69	
27. DLZ MICHIGAN INC	ARCHITECTURAL & ENG SRVS- FIRE STATION	6,111.00	
28. EASTBROOK HOMES INC	REFUND-OVERP'MT OF PERFORMANCE GUARANTEE	257.00	
	REFUND-OVERP'MT OF PEREFORMANCE GUARANTEE	250.00	
	TOTAL	507.00	
29. EASY MARK STRIPING	PATCH ASPHALT-FERGUSON PARK	300.00	
30. ESRI INC	ARCGIS SERVER ENTERPRISE STANDARD	9,000.00	
31. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES - AUGUST	10,220.00	
32. FIREEQUIP INC	REPLACEMENT OF 5" AND 2.5" HOSE	3,270.75	
33. FRIENDS OF HISTORIC MERIDIAN	REIMB EXPENSE OF NEW FURNACE IN BRICK BLDG	3,114.00	
	REIMB-MUSIC IN THE PARK EXPENSES	600.00	
	TOTAL	3,714.00	
34. GIGUERE HOMES INC.	REFUND-PERFORMANCE GUARANTEE/4136 BENHAM	2,735.00	
	REFUND-PERFORMANCE GUARANTEE/2565 SOPHIEA	1,785.00	
	REFUND-PERFORMANCE GUARANTEE/4079 HIGHLAND	1,410.00	
	TOTAL	5,930.00	
35. GOLD INTERNATIONAL DELI	FARM MARKET VENDOR - 8/15/2015	37.00	
36. GRANGER	AUG-OCT CONTAINER SERVICE-TWP BLDGS	483.00	90324
37. GRANICUS INC	SEPT OPEN PLATFORM SRVC-HOM-TV	325.00	
	SEPT SERVICE-HOM-TV	725.00	
	TOTAL	1,050.00	
38. GREAT LAKES FUSION	HASLETT RD PATHWAY	23,510.83	90437
	HASLETT ROAD PATHWAY 2015 CONTRACT	57,206.70	
	TOTAL	80,717.53	
39. HENDERSON GLASS	BACK WINDOW-GMC TRUCK	179.86	
40. INGHAM COUNTY SHERIFF DEPT	EVO TRAINING-18 OFFICERS	1,430.00	
41. JEFFORY BROUGHTON	RADIO REPAIR-POLICE DEPT	334.50	
42. JEROME J GALLAGHER PH.D.	PRE-EMPLOYMENT EVALUATION	400.00	
43. JOHNNY MAC'S	KICKBALLS	53.70	
44. KUSTOM SIGNALS INC	RADAR REPAIR	85.00	
45. LAKEVIEW APARTMENTS	CRC FUNDS-PAST DUE RENT	200.00	90441
46. LANSING SANITARY SUPPLY INC	STATE CONTRACT CUSTODIAL SUPPLIES	1,307.92	

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47. LANSING UNIFORM COMPANY	POLICE UNIFORM PURCHASE	50.00	
	2- BODY ARMOR, LEVEL IIIA W' CARRIERS-POLICE DEPT	1,190.00	
	POLICE UNIFORM PURCHASE	216.90	
	TOTAL	1,456.90	
48. LASER TECHNOLOGY INC	TRAFFIC LASER	907.00	
49. MARK EBENER	FARM MARKET VENDOR - 8/15/2015	28.00	
50. MEDLER ELECTRIC	LED LIGHTING AND POLES	13,556.00	
51. MEGAN SLIVA	FITNESS INSTRUCTOR'S FEE	112.00	
52. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE - GREAT LAKES FUSION	2,612.31	90438
	RETAINAGE-GREAT LAKES FUSION	6,356.30	
	RETAINAGE-MICHIGAN PAVING	10,313.80	
	RETAINAGE-MOORE TROSPER	781.20	
	TOTAL	20,063.61	
53. MICHAEL BIRITZ	FARM MARKET VENDOR - 8/15/2015	23.00	
54. MICHAEL HAGBORN	REIMB-MFR EXAM FEE	65.00	
55. MICHIGAN PAVING	PAVING PROJECT AT TOWNHALL, SRV CTR, WONCH	92,824.20	
56. MICHIGAN PIPE & VALVE	PIPE FOR TRAIL REPAIR	760.00	
57. MICHIGAN STATE UNIVERSITY	MED SERVICES-UBY	43.00	
58. MICHIGAN.COM	FIREWORKS AND FARM MRKT ADS	391.00	
59. MID MICHIGAN EMERGENCY EQUIPMENT	UPFIT 2 UTILITY INTERCEPTERS	4,600.00	
	POLICE VEHICLE ACCESSORIES	1,530.00	
	TOTAL	6,130.00	
60. MILES PLUMBING & HEATING CO	PERMIT FEE REFUND-3537 PONDEROSA	5.00	
61. MOLLY HUNSBERGER	FITNESS INSTRUCTOR'S FEE	144.00	
62. MOORE MEDICAL LLC	EMS OPERATING SUPPLIES	956.75	
	EMS OPERATING SUPPLIES	175.00	
	EMS OPERATING SUPPLIES	966.58	
	TOTAL	2,098.33	
63. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	7,305.50	
	2015 CONCRETE REPAIR CONTRACT	7,852.40	
	TOTAL	15,157.90	
64. MSU POLICE DEPT	SHOULDER PATCHES/PINS FOR IRSRT	173.50	
65. MUZZALL GRAPHICS	BUSINESS CARDS	39.92	
	SCOOP NEWSLETTER	143.42	
	TOTAL	183.34	

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Vendor Name	Description	Amount	Check #
66. NAPCH	NAPCH WORKSHOP REG-LINN & UBY	400.00	
	NAPCH WORKSHOP REG-TOBIAS & YUKON	400.00	
	TOTAL	800.00	
67. NORTH GRAND RIVER COOPERATIVE	AMBULANCE LINEN	387.60	
68. OFFICEMAX	OFFICE SUPPLIES	60.00	
69. OKEMOS MARATHON	JUNE-JULY TOWING SRVICE	211.00	
70. OKEMOS PUBLIC SCHOOLS	BUS TRANSPORTATION COSTS-PLAYGRD PROGRAMS	320.00	
71. PATRICE MORSE	REFUND-OVERP'MT OF SPEC ASSM'TS	76.23	
72. PHIL WOLAK	FARM MARKET VENDOR - 8/15/2015	51.00	
73. PLAYMAKERS	SHOES-BLASK	72.00	
74. PRO-TECH MECHANICAL SERVICES	A/C REPAIR - N FIRE STN	146.90	
	CIRC PUMP REPAIR-SERVICE CTR	105.00	
	TOTAL	251.90	
75. PURE GREEN	ATHLETIC FIELD WEED AND FEED	1,350.00	
76. S.R. PLUMMER	FARM MARKET VENDOR - 8/15/2015	27.00	
77. SPARTAN DISTRIBUTORS	BALL JOINT	94.08	
78. STATE OF MICHIGAN	AGENCY LICENSE RENEWAL	225.00	
	ANNUAL ELEVATOR (2) CERTIFICATION	360.00	
	TOTAL	585.00	
79. THE HARKNESS LAW FIRM PLLC	JULY LEGAL FEES-UTC	6,709.39	
80. THE MERIDIAN COMPANY	REFUND PERMIT FEE	125.00	
81. THE OETZEL-HARTMAN GROUP	LAND APPRAISAL SERVICES - PONDEROSA PARCEL	3,000.00	
82. THE POLACK CORPORATION	TONER FOR COPIERS	689.16	
83. THE SHIRTSMITH	SOFTBALL CHAMPIONSHIP SHIRTS	490.00	
84. U.S. BANK EQUIPMENT FINANCE	COPIER(7 ) CONTRACT P'MT - SEPT	1,517.72	
85. WEST MI AQUATIC WEED REMOVAL	WEED HARVESTING FROM LAKE LANSING	23,000.00	90442
86. WEST SHORE FIRE	SCBA CLEANER	247.41	
87. WILBUR HOCHSTETLER	FARM MARKET VENDOR - 8/15/2015	205.00	
88. WILLIAMSTOWN TOWNSHIP	SPRING 2015 FIELD USAGE FEE	534.00	
89. ZOLL MEDICAL CORP	HEART MONITOR SUPPLIES	1,020.00	
	HEART MONITOR SUPPLIES	373.50	
	TOTAL	1,393.50	

TOTAL - ALL VENDORS

373,263.46

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 PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. BECKY BEAUCHINE KULKA	REFUND-OVERP'MT OF FINAL UTILITY BILL	127.73	
2. BURGER KING	REFUND-OVERP'MT OF FINAL UTILITY BILL	378.97	
3. C&S SOLUTIONS	REPAIR TO RD4000 UTILITY LOCATOR	407.98	
4. CBRE MARTIN	REFUND-OVERP'MT OF FINAL UTILITY BILL	94.60	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	67.80	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	137.65	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	167.85	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	26.65	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	122.85	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	26.65	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	115.00	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	185.20	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	378.50	
	REFUND-OVERP'MT OF FINAL UTILITY BILL	34.20	
	TOTAL	1,356.95	
5. CHAMPION WOODS, LLC	SEPT SETTLEMENT P'MT	4,100.00	
6. CITY OF EAST LANSING	SEWER DEBT SHARING-WWTP IMPROVEMENTS	951.38	
7. EJ USA, INC.	SEWER DEPT SUPPLIES	178.61	
	FIRE HYDRANTS, PARTS AND 1" TYPE K COPPER	10,156.35	
	TOTAL	10,334.96	
8. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES-SAW GRANT	81,333.48	
9. JOHNSON & ANDERSON INC	UPDATE TWP'S GIS INFO	1,157.00	
10. LINDA RASSEL	REFUND-OVERP'MT OF FINAL UTILITY BILL	24.26	
11. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MOORE TROSPER	297.15	
12. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	1,452.50	
	2015 CONCRETE REPAIR CONTRACT	2,674.35	
	TOTAL	4,126.85	
13. MUZZALL GRAPHICS	BUSINESS CARDS	39.92	
14. PARKS LEGACY TITLE	REFUND-OVERP'MT OF FINAL UTILITY BILL	90.60	
15. RICHARD BAILEY	REFUND-OVERP'MT OF FINAL UTILITY BILL	26.17	
16. SHOPLET.COM	HAND CLEANER-SEWER DEPT	144.20	
17. USA BLUE BOOK	WORK BOOTS/CLOTHING	157.56	
TOTAL - ALL VENDORS		105,055.16	

## CREDIT CARD TRANSACTIONS - August 13 - 26, 2015

<u>Date</u>	<u>Merchant Name</u>	<u>Amount</u>	<u>Name</u>
8/21/2015	244 AUTO VALUE EAST LANSI	\$4.89	PETER VASILION
8/20/2015	244 AUTO VALUE EAST LANSI	7.29	RICH WHEELER
8/17/2015	AC&E RENTALS OKEMOS	20.78	PETER VASILION
8/13/2015	AC&E RENTALS OKEMOS	17.00	KEITH HEWITT
8/18/2015	AMAZON MKTPLACE PMTS	10.30	CHRISTOPHER DOMEYER
8/25/2015	AMAZON MKTPLACE PMTS	40.02	CHRISTOPHER DOMEYER
8/19/2015	AMAZON.COM	7.51	CHRISTOPHER DOMEYER
8/25/2015	AMAZON.COM	92.14	CHRISTOPHER DOMEYER
8/25/2015	ARCADIA PUBLISHING INC	291.49	GRETCHEN M GOMOLKA
8/20/2015	B&H PHOTO, 800-606-6969	239.95	ERIC MILLER
8/13/2015	BUDDIES GRILL HOLT	26.00	WILLIAM PRIESE
8/25/2015	COMCAST OF LANSING	9.54	KRISTI SCHAEDING
8/17/2015	COMPLETE BATTERY SOURCE	32.08	KENNITH PHINNEY
8/18/2015	COTTAGE INN PIZZA - OK	23.99	BRANDON WIRTH
8/25/2015	COURTESY FORD	14.22	TODD FRANK
8/20/2015	CRACKER BARREL #517 OKEMO	22.40	FRANK L WALSH
8/21/2015	DICK'S CLOTHING&SPORTING	299.95	MICHAEL DEVLIN
8/13/2015	DICK'S CLOTHING&SPORTING	89.96	ROBIN FAUST
8/13/2015	DICK'S CLOTHING&SPORTING	89.96	ROBIN FAUST
8/24/2015	DISCOUNT ONE HOUR SIGNS I	120.00	CAROL MORGANROTH
8/20/2015	DOLRTREE 185 00001859	16.00	ROBIN FAUST
8/16/2015	ESIGNS	(4.20)	WILLIAM PRIESE
8/14/2015	FACEBOOK G36LN7SM92	25.06	LUANN MAISNER
8/21/2015	FERGUSON ENT#934	249.41	PETER VASILION
8/13/2015	FLEETPRIDE 476	40.17	TODD FRANK
8/20/2015	GFS STORE #1901	41.88	MICHAEL DEVLIN
8/19/2015	GFS STORE #1901	16.99	CHRISTOPHER DOMEYER
8/18/2015	GFS STORE #1901	215.44	JOYCE A MARX
8/20/2015	GFS STORE #1901	585.04	JOYCE A MARX
8/18/2015	GIBSONS BOOKSTORE	168.05	CHRISTOPHER DOMEYER
8/20/2015	GRAND TRAVERSE PIE- OKEMO	140.00	ROBIN FAUST
8/20/2015	HAMMOND FARMSLANDS	20.96	KEITH HEWITT
8/18/2015	HASLETT TRUE VALUE HDW	103.68	PETER VASILION
8/19/2015	HASLETT TRUE VALUE HDW	23.88	RICH WHEELER
8/25/2015	HASLETT TRUE VALUE HDW	34.96	RICH WHEELER
8/13/2015	JACK DOHENY COMPANIES NOF	120.00	ROBERT MACKENZIE
8/20/2015	KIMBALL MIDWEST	169.48	TODD FRANK
8/17/2015	KROGER #793	16.49	ANDREA SMILEY
8/19/2015	LAW ENFORCEMENT SEMINARS	325.00	SCOTT DAWSON
8/14/2015	LEXISNEXIS RISK DAT	50.00	GREGORY FRENGER
8/13/2015	MASTER TECHS INC	158.00	TODD FRANK
8/21/2015	MATS	250.00	CAROL HASSE
8/19/2015	MEIJER INC #025 Q01	18.68	CATHERINE ADAMS
8/20/2015	MEIJER INC #025 Q01	122.89	MICHAEL DEVLIN
8/20/2015	MEIJER INC #025 Q01	19.98	MICHAEL DEVLIN
8/20/2015	MEIJER INC #025 Q01	42.90	MICHAEL DEVLIN
8/24/2015	MI EMS LICENSE	25.00	WILLIAM PRIESE
8/18/2015	MICHIGAN BATTERY EQUIPME	158.00	TODD FRANK

8/13/2015	MICHIGAN PIPE	250.00	JOE VANDOMMELEN
8/13/2015	MIDWEST POWER EQUIPMEN	76.80	KEITH HEWITT
8/20/2015	MIDWEST POWER EQUIPMEN	118.23	KEITH HEWITT
8/18/2015	MIWATERS WATER RESOURCE	102.00	JANE GREENWAY
8/14/2015	MOUNTAIN GRD LODGE	(314.72)	FREDERICK COWPER
8/14/2015	OFFICEMAX/OFFICEDEPOT #61	31.06	CHRISTOPHER DOMEYER
8/20/2015	OFFICEMAX/OFFICEDEPOT #61	39.33	ROBIN FAUST
8/20/2015	OFFICEMAX/OFFICEDEPOT #61	39.98	RICH WHEELER
8/24/2015	OKEMOS HARDWARE INC	5.78	TOM OXENDER
8/24/2015	OKEMOS HARDWARE INC	8.98	TOM OXENDER
8/14/2015	PETSMART INC 724	8.50	CATHERINE ADAMS
8/24/2015	SKILLPATH SEMINARS MAIN	199.00	ANDREA SMILEY
8/21/2015	SNAPON TOOLS	29.20	KEN PUNG
8/17/2015	SOLDAN'S FEEDS & PET S	52.00	CATHERINE ADAMS
8/14/2015	SQ *GREAT LAKES RODENT	230.00	CATHERINE ADAMS
8/13/2015	STAMP-RITE INC	80.00	SANDRA OTTO
8/21/2015	THE HOME DEPOT 2723	(73.85)	DENNIS ANTONE
8/21/2015	THE HOME DEPOT 2723	88.83	DENNIS ANTONE
8/21/2015	THE HOME DEPOT 2723	73.85	DENNIS ANTONE
8/24/2015	THE HOME DEPOT 2723	58.38	DENNIS ANTONE
8/14/2015	THE HOME DEPOT 2723	75.60	JOE VANDOMMELEN
8/18/2015	THE HOME DEPOT 2723	151.44	JOE VANDOMMELEN
8/13/2015	THE HOME DEPOT 2723	12.55	PETER VASILION
8/21/2015	THE HOME DEPOT 2723	18.88	KYLE WILKINS
8/21/2015	THE HOME DEPOT 2723	53.82	KEITH HEWITT
8/15/2015	THE HOME DEPOT 2723	16.83	JOAN HORVATH
8/21/2015	THE UPS STORE 0811	18.51	KYLE WILKINS
8/18/2015	TRACTOR SUPPLY #1149	50.00	ROBERT MACKENZIE
8/26/2015	USSI	(174.62)	DARKUS BEASLEY
8/25/2015	WEF WYTHE	181.00	DEREK PERRY
		<u>\$6,120.57</u>	

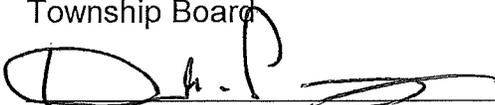
**ACH Transactions**  
**August 16, 2015 - August 26, 2015**

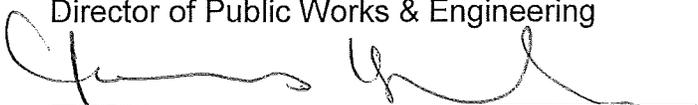
<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
8/17/2015	Elan Finacial	\$ 21,739.73	P'mt-Credit Card Purchases
8/18/2015	MCT-PW	669.00	Twp Utility P'mt
8/19/2015	Various Financial Institutions	242,944.37	Direct Deposit-8/21 Payroll
	State of Michigan	26,235.11	State Income Tax Withholding
8/21/2015	IRS	93,751.49	8/21 Payroll Taxes
	ICMA	32,622.00	Payroll Deductions
	<b>Total ACH Payments</b>	<u><u>\$ 417,961.70</u></u>	

7.D.

## MEMORANDUM

TO: Township Board

FROM:   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

  
Younes Ishraidi, P.E., Chief Engineer

DATE: August 27, 2015

RE: **MS4 Post-Construction Administrative Policy**

---

In order for Meridian Township to meet the Michigan Department of Environmental Quality (MDEQ) permit renewal requirements for the National Pollutant Discharge Elimination System (NPDES), the attached administrative policy for the Township's Post-Construction of the Municipal Separate Stormwater Sewer System (MS4) must be approved by the Township Board.

The purpose of the policy is to establish requirements and controls regarding the Post-Construction stormwater runoff associated with new development and re-development of Township-owned properties.

The attached policy has already been reviewed and approved by the MDEQ.

### Proposed Motion:

**"Move to adopt the resolution approving the 'Meridian Township Policy Manual for MS4 Post-Construction' as required by the MDEQ for the renewal of the National Pollutant Discharge Elimination System (NPDES) permit."**

Attachment

MERIDIAN TOWNSHIP

POLICY MANUAL FOR MS4 POST- CONSTRUCTION

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, Phone (517) 853-4000, on Tuesday, September 1, 2015, at 6:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, The United States Environmental Protection Agency (EPA) has required certain communities in the greater Lansing area, including Meridian Township, to apply for a National Pollutant Discharge Elimination System Phase (NPDES) permit; and

WHEREAS, The Michigan Department of Environmental Quality (MDEQ) requires the Township to approve the administrative policy for the Township's Post-Construction of the Municipal Separate Stormwater Sewer System (MS4) in order to issue the permit renewal for (NPDES), and

WHEREAS, The Michigan Department of Environmental Quality (MDEQ) has approved the Township's Policy Manual for MS4 Post-Construction.

NOW THEREFORE BE IT RESOLVED, that the Meridian Charter Township Board of Trustees approves the attached "Meridian Township Policy Manual for MS4 Post-Construction".

ADOPTED:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )
) ss.
COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on September 1, 2015.

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk

## MERIDIAN TOWNSHIP POLICY MANUAL

For

### MS4 POST-CONSTRUCTION

#### I. PURPOSE

This policy will provide the regulatory mechanism required to implement the post-construction stormwater runoff program, in order to comply with the Township's National Discharge Elimination System (NPDES) permit, required for the Township's Municipal Separate Stormwater Sewer system (MS4) by federal and state regulations.

#### II. SCOPE

This policy applies to Township properties and entities, including new development and redevelopment projects on Township owned properties that disturb one or more acres of land and that will result in a discharge to the Township MS4.

#### III. OBJECTIVES

- (1) To minimize increased stormwater runoff rates and volumes to Township's MS4 from land development and redevelopment.
- (2) To ensure high water quality runoff at receiving Township MS4 outlets
- (3) To encourage water recharge to the extent possible
- (4) To maintain the ecological integrity of stream channels, and to minimize the negative impacts of development on downstream channel stability.
- (5) To preserve and protect water supply facilities and water resources by controlling increased flood discharges, stream erosion, and runoff pollution.
- (6) To reduce the adverse impact of changing land use on water bodies and, to that end, this policy establishes minimum standards to protect water bodies from degradation resulting from changing land use.

#### IV. Definitions for Purposes of This Policy

**90 Percent Annual Non-Exceedance Storm-** *The 90 percent non-exceedance storm is the storm where 90 percent of the runoff-producing storm rainfalls are equal to or less than the specified value. The Center for Watershed Protection recommends using a runoff threshold of 0.10 inches, because impervious areas of the watershed are assumed to generate runoff beginning at approximately 0.10 inches of rainfall.*

**Discharge of Stormwater to Surface Waters-** *Precipitation that does not infiltrate into the ground or evaporate due to impervious surfaces, but instead flows into drain/sewer systems which may include open ditches, detention ponds or pipe that eventually flow to a surface water and/or county drain.*

**Municipal Separate Storm Sewer System (MS4)**- *A system of drainage (including roads, storms drains, pipes, and ditches, etc.) that is not a combined sewer or part of a sewage treatment system.*

**Post Construction Best Management Practices**- *Permanant storm water management practices and site design features which store, treat, infiltrate or reduce the volume of runoff from development sites.*

**Post Construction Stormwater Runoff Control**- *The mitigation of stormwater impacts from new or redevelopments through the use of practices used to treat, store, and infiltrate runoff onsite before it can affect water bodies downstream.*

**Pre-development**- *The last land use prior to the planned new development or redevelopment.*

**V. POLICY**

The Township shall comply with its NPDES Permit requirement for Discharge of Stormwater to Surface Waters from the Township MS4. This includes, at a minimum, provide for the following.

- A. Water quality shall be obtained by providing a minimum treatment equivalent to the first one inch of runoff from the entire site, **or** the runoff volume generated from the 90 percent annual non-exceedance storm. Those Best Management Practices (BMPs) used to provide the minimum treatment shall be designed on a site-specific basis to reduce post development total suspended solids loadings by 80 percent or achieve a total suspended solids discharge concentration of 80mg/L or less.
- B. The following volume/channel protection criteria shall be met: no net increase in offsite runoff volume and rate for storm events up to the two-year, 24-hour event from that of predevelopment conditions.
- C. For all Township owned properties, the Township, or its designee shall operate and maintain all post-construction BMPs in perpetuity.

9.A  
11.A

**MEMORANDUM**

**TO:** Township Board  
**FROM:**   
Gretchen M. Gomolka, Finance Director  
**DATE:** August 27, 2015  
**RE:** **2016 Recommended Budget Public Hearing and Discussion**

---

On Friday, August 21, 2015, the Draft 2016 Budget was delivered to the Township Board members and was made publicly available on our website and at the Haslett and Okemos Libraries.

Make sure to bring your copy of the Draft 2016 Budget to the Board meeting.

Please contact me directly if you find any grammatical or cosmetic errors that need to be corrected. This will reduce the amount of time spent on these types of concerns during the public hearing.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Township Board

FROM:   
Mark Kieselbach  
Director of Community Planning and Development

  
Peter Menser  
Associate Planner

DATE: August 26, 2015

RE: Special Use Permit #13-12051 (Douglas J)

The Township Board discussed the request for an extension of Special Use Permit (SUP) #13-12051 at its August 18, 2015 meeting. SUP #13-12051 is in conjunction with MUPUD #12024, a mixed use planned unit development on 1.49 acres located at the northwest corner of Okemos Road and Hamilton Road. The applicant is requesting a one year extension of the special use permit to July 15, 2016.

**Township Board Options**

The Township Board has the option to approve, approve with modifications, or deny an extension. If the extension is denied, the applicant must resubmit the special use permit. A resolution to approve the extension is attached.

**Attachments**

1. Resolution to approve.

**RESOLUTION TO APPROVE  
(EXTENSION)**

**Special Use Permit #13-12051  
Douglas J**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of September 2015, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_

WHEREAS, the applicant Douglas J Housing – Okemos, LLC representative Kincaid Henry Building Group, Inc., in a letter dated July 14, 2015, requested an extension of Special Use Permit #13-12051, to construct buildings greater than 25,000 square feet in size in conjunction with MUPUD #12024 at the northwest corner of Okemos Road and Hamilton Road; and

WHEREAS, the Township Board discussed the special use permit extension request at its August 18, 2015 meeting and has reviewed the material forwarded by staff under cover memorandum dated August 10, 2015; and

WHEREAS, Section 86-128(f) of the Code of Ordinances allows for the extension of a special use permit; and

WHEREAS, the project continues to be consistent with the special use permit review criteria listed in Section 86-126 of the Code of Ordinances; and

WHEREAS, the special use permit remains consistent with the design approved by the Township on July 5, 2013.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Special Use Permit #13-12051, for a period of one year, from July 15, 2015 to July 15, 2016, with the following condition:

1. All previous conditions placed on the approval Special Use Permit #13-12051 shall remain in effect.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

**Resolution to Approve (Extension)  
Special Use Permit #13-12051 (Douglas J)  
Page 2**

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 1st day of September 2015.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**MEMORANDUM**

TO: Township Board

FROM: Mark Kieselbach  
Mark Kieselbach  
Director of Community Planning and Development

Gail Oranchak  
Gail Oranchak, AICP  
Principal Planner

DATE: August 27, 2015

RE: Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan

The Township Board last discussed SP Investments Limited Partnership's request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan for the remaining 161.88 acres at its August 18, 2015 meeting.

On June 8, 2015, the Planning Commission approved the request basing its decision on the criteria found in Section 86-378 PRD District ordinance, which are as follows:

- Maintain the number of lots (111 of the approved 158) deemed possible for the development parcel based on a standard RR zoned subdivision
- Maintain at least 20 percent of the development parcel as open space (33.33 percent of a total 44.92 percent)
- Design each lot in the RR zoned PRD to comply with RAAA district standards: no less than 20,000 square feet of lot area and no less than 100 feet of lot width
- Show a 50 foot buffer area abutting adjacent land zoned with minimum lots sizes greater than the average lot size (20,000 sq. ft.) approved for the PRD
- Retain contiguous open space to the greatest extent possible
- Show a buffer for lots in the subdivision closest to an arterial street (Jolly Road)

**Township Board Options**

The Township Board may approve, conditionally approve or deny the sketch plan. A resolution to approve has been provided.

**Attachment**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Planned Residential Development #15-97015  
SP Investments LP  
Ember Oaks - Jolly Oak Road, east of Dobie Road**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of September 2015, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_

WHEREAS, SP Investments LP requested an amendment to Planned Residential Development #97015 sketch plan for the remaining 161.88 acres of the Ember Oaks plat; and

WHEREAS, the Planning Commission held a public hearing on the request at its May 18, 2015 meeting and recommended approval at its June 8, 2015 meeting; and

WHEREAS, the Township Board discussed the amendment request at its meetings on July 7, 2015, July 21, 2015, and August 18, 2015; and

WHEREAS, on November 16, 1999, the Township Board approved the original sketch plan consistent with the open space and design requirements of Section 86-378 PRD District for 159 lots laid out according to the lot width and lot area of the RAAA district on 230.3 acres; and

WHEREAS, the Township Board approved final plats for Ember Oaks, Ember Oaks #2, and Ember Oaks #3 consisting of 47 total lots on 71.09 acres; and

WHEREAS, approximately 2.37 acres have been added to the original sketch plan increasing the land area for the entire Ember Oaks development from 230.30 acres to 232.67 acres; and

WHEREAS, the 111 lots on the remaining 161.88 acres are consistent with the number permitted by the underlying RR zoning and RAAA district standards for lot width and lot area; and

WHEREAS, at 44.4 percent, dedicated open space for the overall 232.67 acres exceeds the minimum 20 percent required by PRD district standards; and

WHEREAS, a 50 foot buffer is in place to separate lots in the PRD and adjacent land zoned for minimum lots sizes greater than the average lot size in the PRD; and

WHEREAS, contiguous open space has been retained to the extent possible; and

**Resolution to Approve  
PRD #15-97015 (SP Investments LP)  
Page 2**

WHEREAS, a buffer has been provided for lots closest to Jolly Road, an arterial street;  
and

WHEREAS, at .69 dwelling units per acre, the PRD remains consistent with the 2005 Future Land Use Map which designates the 232.67 acres as Residential 0.5 – 1.25 dwelling units per acre.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #97015 with the following condition:

1. Approval is granted in accordance with the revised Ember Oaks Planned Residential Development sketch plan prepared by KEBS, Inc., dated April 17, 2015 showing 111 lots on 161.88 acres.

ADOPTED: YEAS \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 1st day of September 2015.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**MEMORANDUM****TO:** Township Board**FROM:**   
Mark Kieselbach  
Director of Community Planning and Development**DATE:** August 26, 2015**RE:** Marsh Pointe PILOT

---

The Township Board adopted a Payment in Lieu of Taxes (PILOT) ordinance in 1995 and on February 21, 1995 approved a tax exemption and payment in lieu of taxes for Marsh Pointe Apartments. A special use permit was granted by the Township on December 6, 1994 for Marsh Pointe Apartments, a 180-unit senior housing development at 5895 Marsh Road. The development is being sold to T J Marsh Pointe Limited Dividend Housing Association Limited Partnership. The purchaser and the Michigan State Housing Development Authority (MSHDA) have asked to continue the PILOT for the Marsh Pointe Apartments..

A resolution has been provided for the Board's consideration to continue the tax exempt status for the development as per the existing PILOT for the new owner T J Marsh Pointe Limited Dividend Housing Association Limited Partnership. The Township attorney has reviewed and approved the resolution. This item was placed on the Board's agenda for action at the request of the purchaser as the sale is being held up until the Board approves the PILOT.

**Attachment**

1. Resolution
2. Resolution dated February 21, 2005

**CHAPTER 66. ARTICLE II  
TAX EXEMPTION FOR FEDERALLY AIDED OR  
MICHIGAN STATE HOUSING  
AUTHORITY AIDED HOUSING PROJECTS**

**RESOLUTION**

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 1st day of September 2015, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Township Board of the Charter Township of Meridian adopted a Payment in Lieu of Taxes (PILOT) Ordinance 1995-1 in February of 1995 and by further Resolution adopted on February 21, 1995 approved a tax exemption and payment in lieu of taxes for Marsh Pointe Apartments (the "Development"); and

WHEREAS, the Development is being sold to T J Marsh Pointe Limited Dividend Housing Association Limited Partnership, which will continue to operate Marsh Pointe Apartments as an affordable housing project as contemplated by the Resolution adopted by the Township Board on February 21, 1995; and

WHEREAS, the Township Board has been asked by the purchaser and the Michigan State Housing Development Authority (MSHDA) to continue the PILOT for the Development in furtherance of the provision of affordable housing in the Township; and

WHEREAS, this Resolution continues the tax exempt status of the Development as per the existing PILOT for T J Marsh Pointe Limited Dividend Housing Association Limited Partnership (the "Sponsor") and the Development pursuant to Section 66-30 of the PILOT Ordinance No. 1995-1; and

WHEREAS, Marsh Pointe Apartments will remain an eligible housing project under Section 66-28 of the PILOT Ordinance following the transfer of ownership and rehabilitation; and

WHEREAS, the PILOT Ordinance 1995-1 will continue for the same period as is described in Section 66-32 of the Ordinance; and



I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a Resolution adopted at a regular meeting of the Township Board on the 1st day of September 2015.

---

Brett Dreyfus, CMMC  
Township Clerk

2-21-95  
1.12.7

Ingham County Home Association  
(Marsh Pointe)  
Tax-exempt status

## RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198 (517-349-1200), on the 21st day of February, 1995 at 7:30 p.m., Local Time.

PRESENT: Supervisor House, Clerk White,

Trustees Burch, Wilson, Berglund, Grether

ABSENT: Treasurer Minter

The following resolution was offered by Clerk White  
and supported by Trustee Wilson.

WHEREAS, the Township Board of the Charter Township of Meridian acknowledges that the Ingham County Home Association has offered, subject to receipt of a mortgage loan from the Michigan State Housing Development Authority, to sponsor a housing development identified as "Marsh Pointe" on certain property located on the west side of Marsh Road, between Haslett Road and Lake Lansing Road, south of Lake Court and north of the Benson Hills Apartments in Section 10 of the Charter Township of Meridian to serve elderly persons of low and moderate income, and that the Ingham County Home Association has offered to pay the Charter Township of Meridian on account of this housing development an annual service charge for public services in lieu of all property taxes, said annual service charge to be equal to five percent (5%) of the difference between the annual shelter rents for the housing development actually collected and utilities; and

WHEREAS, the housing development identified as Marsh Pointe is of the class of housing developments exempt from general ad valorem real and personal property taxes under Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan; and

WHEREAS, the Township, acknowledging that the Ingham County Home Association and the Michigan State Housing Development Authority have established the economic feasibility of the housing development's reliance upon the enactment and continuing effect of Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan, and the qualification of the housing development for exemption from all property taxes and a payment in lieu of taxes as established in the Ordinance, will accept payment of such annual service charge for public services in lieu of all property taxes.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN that the Township Board finds that the housing development identified as Marsh Pointe is of the class of housing developments exempt from general ad valorem real and personal property taxes under Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan, because it is a housing development sponsored by a non-profit charitable organization; a housing development not otherwise exempt from general ad valorem real and personal property taxes; a housing development which, prior to initial occupancy, shall be subject to covenants running with the land which require that it be maintained as housing for low and moderate income persons over 62 years of age for the remainder of its economic life; and the Township determines that, without the exemption from taxes, the operation of the proposed housing development would not be feasible; and

BE IT FURTHER RESOLVED that the Township Board hereby grants tax exempt status pursuant to Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan, to the Ingham County Home Association for a housing development identified as Marsh Pointe on certain property located on the west side of Marsh Road, between Haslett Road and Lake Lansing Road, south of Lake Court and north of the Benson Hills Apartments in Section 10 of the Charter Township of Meridian to serve elderly persons of low and moderate income.

BE IT FURTHER RESOLVED, that subject to strict compliance with the conditions and requirements of Ordinance 1995-1, a contract between the Township and Ingham County Home Association, with the Michigan State Housing Authority as third party beneficiary under the contract, to provide the tax exemption and accept payments of an annual service charge for public services in lieu of all property taxes, said annual service charge to be equal to five percent (5%) of the difference between the annual shelter rents for the housing development actually collected and utilities, is effectuated by enactment of this Resolution.

ADOPTED: YEAS: Trustees Burch, Wilson, Berglund, Grether

Supervisor House, Clerk White

NAYS: None

STATE OF MICHIGAN )  
                                  )ss  
COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 21st day of February, 1995.

  
\_\_\_\_\_  
Virginia L. White, Township Clerk

**MEMORANDUM**

**TO:** Township Board

**FROM:** Frank L. Walsh, Township Manager

**DATE:** August 27, 2015

**RE:** **Resolution in Recognition of the Haslett Beautification Association's Tenth Anniversary**

---

The Haslett Beautification Association was formed ten years ago, and we want to recognize the group's efforts to improve the Haslett commercial areas. The group relies on volunteer hours and brings together numerous individuals for the betterment of the community.

We are planning to have Association members in attendance at the September 15 Board meeting to accept the approved Resolution.

**MOVE TO APPROVE THE RESOLUTION RECOGNIZING THE TENTH ANNIVERSARY OF THE HASLETT BEAUTIFICATION ASSOCIATION AND TO EXTEND APPRECIATION TO THE GROUP FOR THE COMMITMENT SHOWN TO THE HASLETT COMMUNITY.**

**Attachment:**  
Resolution Recognizing the Haslett Beautification Association

**RESOLUTION IN RECOGNITION OF THE HASLETT BEAUTIFICATION  
ASSOCIATION'S TENTH ANNIVERSARY**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 1<sup>st</sup> day of September 2015, at 6:00 p.m., local time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_:

**WHEREAS**, the Haslett Beautification Association is a not-for-profit service group that was formed in 2005 to improve the aesthetic appearance of the Haslett commercial areas; and

**WHEREAS**, the Haslett Beautification Association relies on volunteer hours and donations from businesses and citizens to support their efforts; and

**WHEREAS**, the Haslett Beautification Association's planting and maintenance of flower beds and landscapes creates a sense of place in the Haslett commercial area and other Meridian Township landmark sites that are inviting and visually stimulating; and

**WHEREAS**, by bringing together a diverse cross section of the community including businesses, retirees, educators, people who like to garden, and those who simply care about the community, the Haslett Beautification Association promotes diversity, closeness, and pride in Meridian Township; and

**WHEREAS**, the Haslett Beautification Association raises money for items that enhance the area such as the Welcome to Haslett sign; the urn in the Clock Tower at Haslett and Marsh Roads; and, with grants from the Meridian Economic Development Corporation, benches in front of the Shop Town Shopping Center; and

**WHEREAS**, because of its efforts, the Haslett Beautification Association enhances economic development and place making in the Charter Township of Meridian and Haslett.

**NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN** recognizes the tenth anniversary of the Haslett Beautification Association and wishes to extend its appreciation to the Haslett Beautification Association, along with volunteers and supporters past and present, for their commitment to enhance and enrich Haslett and Meridian Township.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN    )  
                                  ) ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 1<sup>st</sup> day of September 2015.

\_\_\_\_\_  
Brett Dreyfus, Clerk  
Meridian Charter Township

## MEMORANDUM

**TO:** Township Board

**FROM:**   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

**DATE:** September 1, 2015

**RE:** **2015 Township Citizen Survey**

---

As previously discussed, the Township Board has identified conducting a Citizen Survey as a goal for 2015. Attached is the draft citizen survey, as well as additional custom questions the Board may choose to include in the survey.

The proposed new timeline for the Citizen Survey is as follows:

September 23- Finalize survey materials  
October 7- Mail postcards  
November 18- Data collection ends  
December 9- Draft reports received  
December 23- Reports finalized

As requested by the Board, this new timeline will allow for better inclusion of residents attending or working for Michigan State University.

Attachments:

- Draft 2015 Meridian Township Citizen Survey
- Potential additional custom questions

# The Meridian Township 2015 Citizen Survey

Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Please select the response (by circling the number or checking the box) that most closely represents your opinion for each question. Your responses are anonymous and will be reported in group form only.

**1. Please rate each of the following aspects of quality of life in Meridian Township:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Meridian Township as a place to live .....	1	2	3	4	5
Your neighborhood as a place to live .....	1	2	3	4	5
Meridian Township as a place to raise children.....	1	2	3	4	5
Meridian Township as a place to work.....	1	2	3	4	5
Meridian Township as a place to visit.....	1	2	3	4	5
Meridian Township as a place to retire .....	1	2	3	4	5
The overall quality of life in Meridian Township.....	1	2	3	4	5

**2. Please rate each of the following characteristics as they relate to Meridian Township as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Overall feeling of safety in Meridian Township.....	1	2	3	4	5
Overall ease of getting to the places you usually have to visit .....	1	2	3	4	5
Quality of overall natural environment in Meridian Township.....	1	2	3	4	5
Overall "built environment" of Meridian Township (including overall design, buildings, parks and transportation systems) .....	1	2	3	4	5
Health and wellness opportunities in Meridian Township .....	1	2	3	4	5
Overall opportunities for education and enrichment .....	1	2	3	4	5
Overall economic health of Meridian Township .....	1	2	3	4	5
Sense of community .....	1	2	3	4	5
Overall image or reputation of Meridian Township .....	1	2	3	4	5

**3. Please indicate how likely or unlikely you are to do each of the following:**

	<i>Very likely</i>	<i>Somewhat likely</i>	<i>Somewhat unlikely</i>	<i>Very unlikely</i>	<i>Don't know</i>
Recommend living in Meridian Township to someone who asks .....	1	2	3	4	5
Remain in Meridian Township for the next five years .....	1	2	3	4	5

**4. Please rate how safe or unsafe you feel:**

	<i>Very safe</i>	<i>Somewhat safe</i>	<i>Neither safe nor unsafe</i>	<i>Somewhat unsafe</i>	<i>Very unsafe</i>	<i>Don't know</i>
In your neighborhood during the day .....	1	2	3	4	5	6
In Meridian Township's downtown/commercial area during the day.....	1	2	3	4	5	6

**5. Please rate each of the following characteristics as they relate to Meridian Township as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Traffic flow on major streets .....	1	2	3	4	5
Ease of public parking .....	1	2	3	4	5
Ease of travel by car in Meridian Township .....	1	2	3	4	5
Ease of travel by public transportation in Meridian Township.....	1	2	3	4	5
Ease of travel by bicycle in Meridian Township .....	1	2	3	4	5
Ease of walking in Meridian Township .....	1	2	3	4	5
Availability of paths and walking trails .....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Cleanliness of Meridian Township.....	1	2	3	4	5
Overall appearance of Meridian Township.....	1	2	3	4	5
Public places where people want to spend time .....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing .....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.).....	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food .....	1	2	3	4	5
Availability of affordable quality health care .....	1	2	3	4	5
Availability of preventive health services .....	1	2	3	4	5
Availability of affordable quality mental health care .....	1	2	3	4	5

**6. Please rate each of the following characteristics as they relate to Meridian Township as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Availability of affordable quality child care/preschool.....	1	2	3	4	5
K-12 education .....	1	2	3	4	5
Adult educational opportunities .....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities .....	1	2	3	4	5
Opportunities to participate in religious or spiritual events and activities .....	1	2	3	4	5
Employment opportunities .....	1	2	3	4	5
Shopping opportunities .....	1	2	3	4	5
Cost of living in Meridian Township.....	1	2	3	4	5
Overall quality of business and service establishments in Meridian Township .....	1	2	3	4	5
Vibrant downtown/commercial area.....	1	2	3	4	5
Overall quality of new development in Meridian Township .....	1	2	3	4	5
Opportunities to participate in social events and activities .....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters .....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5
Neighborliness of residents in Meridian Township .....	1	2	3	4	5

**7. Please indicate whether or not you have done each of the following in the last 12 months.**

	<i>No</i>	<i>Yes</i>
Made efforts to conserve water .....	1	2
Made efforts to make your home more energy efficient .....	1	2
Observed a code violation or other hazard in Meridian Township (weeds, abandoned buildings, etc.).....	1	2
Household member was a victim of a crime in Meridian Township.....	1	2
Reported a crime to the police in Meridian Township .....	1	2
Stocked supplies in preparation for an emergency.....	1	2
Campaigned or advocated for an issue, cause or candidate.....	1	2
Contacted Meridian Township (in-person, phone, email or web) for help or information.....	1	2
Contacted Meridian Township elected officials (in-person, phone, email or web) to express your opinion .....	1	2

**8. In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Meridian Township?**

	<i>2 times a week or more</i>	<i>2-4 times a month</i>	<i>Once a month or less</i>	<i>Not at all</i>
Used Meridian Township recreation centers or their services .....	1	2	3	4
Visited a neighborhood park or Township park .....	1	2	3	4
Used Meridian Township public libraries or their services.....	1	2	3	4
Participated in religious or spiritual activities in Meridian Township .....	1	2	3	4
Attended a Township-sponsored event .....	1	2	3	4
Used bus, rail, subway or other public transportation instead of driving.....	1	2	3	4
Carpooled with other adults or children instead of driving alone .....	1	2	3	4
Walked or biked instead of driving .....	1	2	3	4
Volunteered your time to some group/activity in Meridian Township.....	1	2	3	4
Participated in a club.....	1	2	3	4
Talked to or visited with your immediate neighbors .....	1	2	3	4
Done a favor for a neighbor.....	1	2	3	4

**9. Thinking about local public meetings (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.), in the last 12 months, about how many times, if at all, have you or other household members attended or watched a local public meeting?**

	<i>2 times a week or more</i>	<i>2-4 times a month</i>	<i>Once a month or less</i>	<i>Not at all</i>
<u>Attended</u> a local public meeting .....	1	2	3	4
<u>Watched</u> (online or on television) a local public meeting.....	1	2	3	4

# The Meridian Township 2015 Citizen Survey

## 10. Please rate the quality of each of the following services in Meridian Township:

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Police/Sheriff services .....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Crime prevention .....	1	2	3	4	5
Fire prevention and education .....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Street repair .....	1	2	3	4	5
Street cleaning .....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal .....	1	2	3	4	5
Sidewalk maintenance .....	1	2	3	4	5
Traffic signal timing .....	1	2	3	4	5
Bus or transit services .....	1	2	3	4	5
Garbage collection .....	1	2	3	4	5
Recycling .....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
Storm drainage .....	1	2	3	4	5
Drinking water .....	1	2	3	4	5
Sewer services .....	1	2	3	4	5
Power (electric and/or gas) utility .....	1	2	3	4	5
Utility billing .....	1	2	3	4	5
Township parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities .....	1	2	3	4	5
Land use, planning and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Health services .....	1	2	3	4	5
Public library services .....	1	2	3	4	5
Public information services .....	1	2	3	4	5
Cable television.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations) .....	1	2	3	4	5
Preservation of natural areas such as open space, farmlands and greenbelts....	1	2	3	4	5
Meridian Township open space.....	1	2	3	4	5
Township-sponsored special events.....	1	2	3	4	5
Overall customer service by Meridian Township employees (police, receptionists, planners, etc.).....	1	2	3	4	5

## 11. Overall, how would you rate the quality of the services provided by each of the following?

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The Meridian Township .....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

## 12. Please rate the following categories of Meridian Township government performance:

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The value of services for the taxes paid to Meridian Township .....	1	2	3	4	5
The overall direction that Meridian Township is taking .....	1	2	3	4	5
The job Meridian Township government does at welcoming citizen involvement	1	2	3	4	5
Overall confidence in Meridian Township government.....	1	2	3	4	5
Generally acting in the best interest of the community .....	1	2	3	4	5
Being honest .....	1	2	3	4	5
Treating all residents fairly .....	1	2	3	4	5

**13. Please rate how important, if at all, you think it is for the Meridian Township community to focus on each of the following in the coming two years:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>
Overall feeling of safety in Meridian Township .....	1	2	3	4
Overall ease of getting to the places you usually have to visit .....	1	2	3	4
Quality of overall natural environment in Meridian Township .....	1	2	3	4
Overall "built environment" of Meridian Township (including overall design, buildings, parks and transportation systems) .....	1	2	3	4
Health and wellness opportunities in Meridian Township .....	1	2	3	4
Overall opportunities for education and enrichment .....	1	2	3	4
Overall economic health of Meridian Township .....	1	2	3	4
Sense of community .....	1	2	3	4

**xx. Custom Question #1 Custom Question #1**

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

**xx. Custom Question #2 Custom Question #2**

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

**xx. Custom Question #3 Custom Question #3**

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

**xx. OPTIONAL [See Worksheets for details and price of this option] Open-Ended Question Open-Ended Question**

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# The Meridian Township 2015 Citizen Survey

Our last questions are about you and your household. Again, all of your responses to this survey are completely anonymous and will be reported in group form only.

**D1. How often, if at all, do you do each of the following, considering all of the times you could?**

	<i>Never</i>	<i>Rarely</i>	<i>Sometimes</i>	<i>Usually</i>	<i>Always</i>
Recycle at home .....	1	2	3	4	5
Purchase goods or services from a business located in Meridian Township..	1	2	3	4	5
Eat at least 5 portions of fruits and vegetables a day.....	1	2	3	4	5
Participate in moderate or vigorous physical activity.....	1	2	3	4	5
Read or watch local news (via television, paper, computer, etc.).....	1	2	3	4	5
Vote in local elections .....	1	2	3	4	5

**D2. Would you say that in general your health is:**

- Excellent       Very good       Good       Fair       Poor

**D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:**

- Very positive       Somewhat positive       Neutral       Somewhat negative       Very negative

**D4. What is your employment status?**

- Working full time for pay  
 Working part time for pay  
 Unemployed, looking for paid work  
 Unemployed, not looking for paid work  
 Fully retired

**D5. Do you work inside the boundaries of Meridian Township?**

- Yes, outside the home  
 Yes, from home  
 No

**D6. How many years have you lived in Meridian Township?**

- Less than 2 years       11-20 years  
 2-5 years       More than 20 years  
 6-10 years

**D7. Which best describes the building you live in?**

- One family house detached from any other houses  
 Building with two or more homes (duplex, townhome, apartment or condominium)  
 Mobile home  
 Other

**D8. Is this house, apartment or mobile home...**

- Rented  
 Owned

**D9. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?**

- Less than \$300 per month  
 \$300 to \$599 per month  
 \$600 to \$999 per month  
 \$1,000 to \$1,499 per month  
 \$1,500 to \$2,499 per month  
 \$2,500 or more per month

**D10. Do any children 17 or under live in your household?**

- No       Yes

**D11. Are you or any other members of your household aged 65 or older?**

- No       Yes

**D12. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**

- Less than \$25,000  
 \$25,000 to \$49,999  
 \$50,000 to \$99,999  
 \$100,000 to \$149,999  
 \$150,000 or more

**Please respond to both questions D13 and D14:**

**D13. Are you Spanish, Hispanic or Latino?**

- No, not Spanish, Hispanic or Latino  
 Yes, I consider myself to be Spanish, Hispanic or Latino

**D14. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**

- American Indian or Alaskan Native  
 Asian, Asian Indian or Pacific Islander  
 Black or African American  
 White  
 Other

**D15. In which category is your age?**

- 18-24 years       55-64 years  
 25-34 years       65-74 years  
 35-44 years       75 years or older  
 45-54 years

**D16. What is your sex?**

- Female       Male

**D17. Do you consider a cell phone or land line your primary telephone number?**

- Cell       Land line       Both

**Thank you for completing this survey. Please return the completed survey in the postage-paid envelope to: National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**

**A. Please indicate how important, if at all, each of the following projects and issues will be for the Township to address over the next five years:**

*[Scale: Essential, Very important, Somewhat important, Not at all important, Don't know]*

- Single family residential development
- Multi-family residential development
- Commercial development
- Redevelopment of downtown Haslett, Okemos and the Carriage Hills neighborhood
- Preservation of open space
- Extension of existing pathways
- Improvement of the local (neighborhood) roads
- Energy conservation
- Public utility (water, sewer, cable, internet) improvement and expansion

**B. Please rate how important, if at all, each of the following strategic planning areas are to the overall quality of life in the Township:**

*[Scale: Essential, Very important, Somewhat important, Not at all important, Don't know]*

- Cooperation between governments
- Economic development
- Education
- Healthy community
- Parks and open space
- Recreation and cultural opportunities
- Safe community
- Community and social supports
- Public utility (water, sewer, cable, internet) improvement and expansion

**C. Please indicate to what extent you would support or oppose a property tax increase for each of the following to fund new facilities, maintenance or services:**

*[Scale: Strongly support, Somewhat support, Somewhat oppose, Strongly oppose]*

- Local (neighborhood) roads
- Preservation of open space
- Public safety- police, fire and rescue services
- Parks and Recreation
- Pathways
- Library services
- Public transportation
- Code enforcement
- Additional street lighting
- Landscaping/beautification enhancements to Township buildings/properties

**D. Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the Township government and its activities, events and services:**

*[Scale: Major source, Minor source, Not a source]*

- Township Web site ([www.meridian.mi.us](http://www.meridian.mi.us))
- Local media outlets (newspapers, radio, local television stations)
- The local government cable Channel HOMtv
- Township newsletter (Meridian Monitor)
- Township Board meetings and other public meetings
- Talking with Township officials
- Township communications via social media (i.e. Facebook, Twitter or YouTube)
- Word-of-mouth

**E. Please indicate to what extent you would support or oppose larger signs at local businesses.**

*[Scale: Strongly support, Somewhat support, Somewhat oppose, Strongly oppose]*

**F. Please indicate to what extent you would support or oppose more signs at local businesses.**

*[Scale: Strongly support, Somewhat support, Somewhat oppose, Strongly oppose]*

**Others: As recommended by the Board**

**14-A**

**TOWNSHIP BOARD MEETING**

**REPORTS**

**August 27, 2015**

**TREASURER'S REPORT**

**Collections**

**Distributions**

**Investments**

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2010,  
2011, 2012, 2013 & 2014 TAX YEARS**

COLLECTED IN 2015 (TO 08-26-15)	\$	67,116.56
COLLECTED IN 2014	\$	60,963.64
TOTAL REMAINING COLLECTIBLE	\$	55,398.53

**TOTAL 2015 TAX YEAR COLLECTIONS (to 08-26-15)**

\$ 10,641,976.28

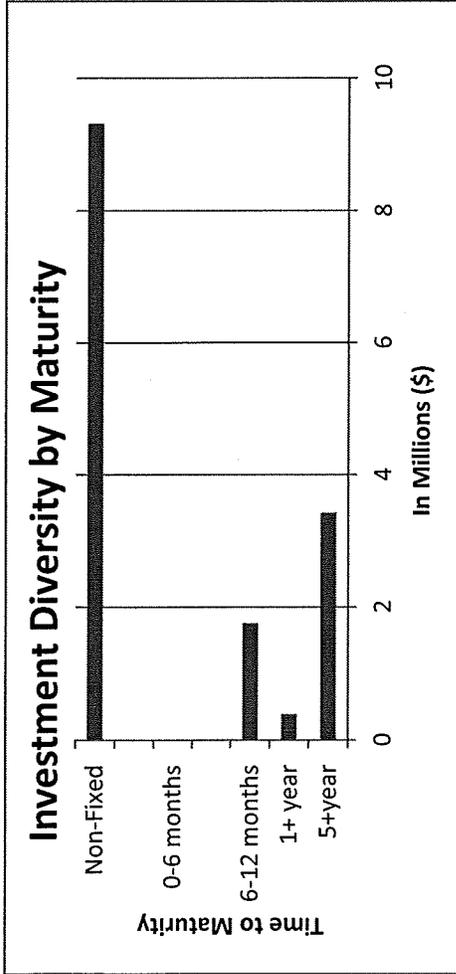
**2015 TAX YEAR DISTRIBUTION TOTALS (to 08-18-15)**

STATE EDUCATION TAX	\$	1,804,059.04
HASLETT SCHOOLS	\$	486,276.62
OKEMOS SCHOOLS	\$	1,181,549.01
WILLIAMSTON SCHOOLS	\$	28,959.40
EAST LANSING SCHOOLS	\$	312,349.23
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	1,800,474.01
INGHAM COUNTY	\$	1,919,572.51
MERIDIAN TOWNSHIP ADMIN	\$	75,645.81
INGHAM CO LANDBANK-BROWNFIELD DOUGLAS J	\$	16.71

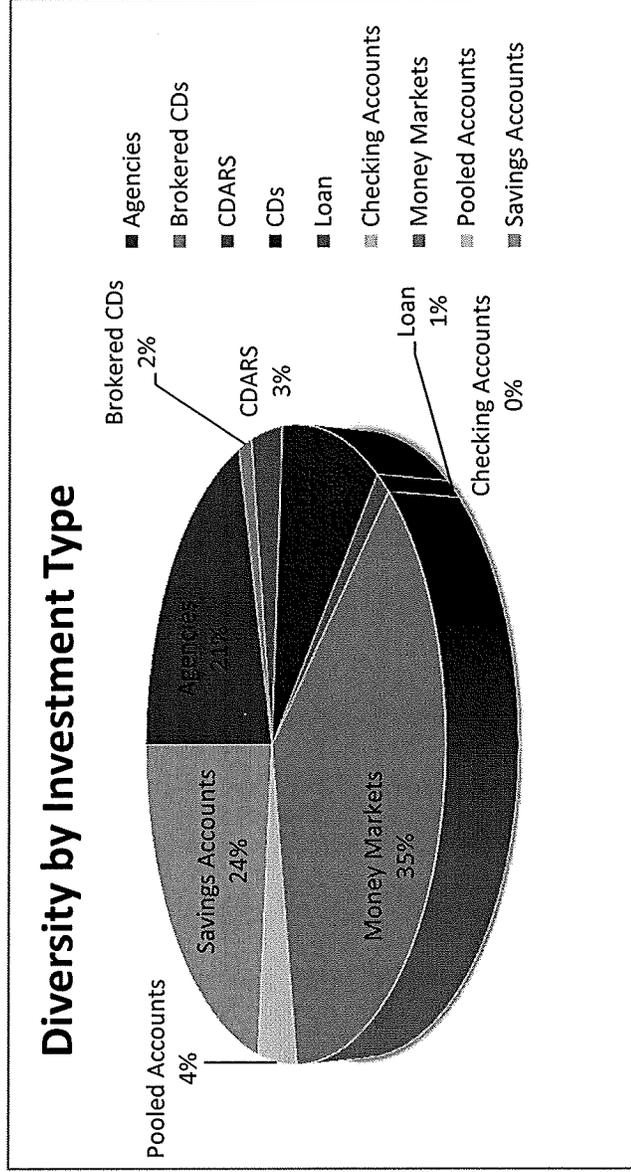
**TOTAL DISTRIBUTION: \$ 7,608,902.34**

Quarterly Investment Report Charter Township of Meridian 08-27-2015

Current Investment Portfolio Size



Investment Type	Amount (\$)
Certificate of Deposits	\$ 1,497,080.98
CDARS	\$ 502,120.49
Brokered CD's	\$ 225,000.00
Agencies	\$ 3,150,000.00
Loan	\$ 199,500.00
Money Markets	\$ 5,183,397.89
Checking Accounts	\$ 100.00
Savings Accounts	\$ 3,513,390.20
Pooled Funds	\$ 613,707.73
<b>Total</b>	<b>\$ 14,884,297.29</b>



7/31/2015

## CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
06/23/16	general fund	Flagstar CDARS	502,120.49	06/25/15	0.29955%	1017989223
01/22/17	general fund	Mercantile	241,422.59	12/22/14	0.5400%	31700
12/30/20	general fund	Federal Natl Mtg (MBS)	1,000,000.00	06/30/15	2.00%	3136G2L54
10/01/27	general fund	DDA Loan	199,500.00	08/05/10	3.00%	
12/20/27	general fund	Federal Home Loan (MBS)	125,000.00	12/31/12	2.90%	313381JA4
12/27/27	general fund	Federal Home Loan (MBS)	125,000.00	12/31/12	2.25%	313381FM2
			<b>2,193,043.08</b>			
03/12/16	land pres	Mason State Bank	505,658.39	03/12/15	0.50%	1-3599
06/27/19	land pres	Bank of Holland (MBS)	150,000.00	07/12/12	1.35%	062649XV5
12/20/27	land pres	Federal Home Loan (MBS)	100,000.00	12/31/12	2.90%	313381JA4
			<b>755,658.39</b>			
12/30/20	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	06/30/15	2.00%	3136G2L54
05/23/23	land pres res	Fed Home Loan (MBS)	330,000.00	05/07/13	1.75%	3133832Q3
06/20/24	land pres res	Wells Fargo (MBS)	75,000.00	06/20/12	2.20%	94986TKM8
12/27/27	land pres res	Fed Home Loan (MBS)	225,000.00	12/31/12	2.25%	313381FM2
02/15/28	land pres res	Fed Home Loan (MBS)	245,000.00	01/26/15	3.00%	3133823E1
			<b>1,875,000.00</b>			
06/25/16	twp imp rev	Mason State Bank	750,000.00	06/25/14	0.75%	1-4704
			<b>750,000.00</b>			

**Total Fixed Investments \$ 5,573,701.47**

## CURRENT NON-FIXED INVESTMENTS

7/31/2015

PURCH. DATE	FUND ACCOUNT NUMBER	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
8/1/2002	GF RMB-005463	MBS	\$ -	0.00%	money market
5/12/2008	GF 0289-0001	MBIA Class	\$ 613,650.99	0.12%	pooled funds
5/20/2009	GF 367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
5/28/2009	GF 367213-26	MSU Fed. CU	\$ 1,230,112.52	0.20%	money market
11/24/2014	GF 7167596266	Fifth Third Bank	\$ 100.00	0.00%	checking
11/24/2014	GF 7167596274	Fifth Third Bank	\$ 3,008,548.70	0.20%	savings
<b>Total</b>			<b>\$ 4,852,417.21</b>		
8/1/2002	LP RMB-007923	MBS	\$ 166.44	0.00%	money market
4/16/2003	LP 349977489	Flagstar	\$ 101,672.78	0.35%	savings
5/20/09	LP 367213-20	MSU Fed. CU	\$ 493.00	0.00%	money market
9/13/2013	LP 1153251051	Huntington	\$ 502,818.52	0.30%	money market
<b>Total</b>			<b>\$ 605,150.74</b>		
8/1/2002	LP-R RMB-008103	MBS	\$ -	0.00%	money market
1/16/2009	LP-R 7602000113	Horizon	\$ 200,227.47	0.25%	money market
5/20/2009	LP-R 367213-21	MSU Fed. CU	\$ 672,993.72	0.20%	money market
11/27/09	LP-R 5478-7813	Wells Fargo	\$ -	0.00%	money market
<b>Total</b>			<b>\$ 873,221.19</b>		
8/1/2002	PM RMB-008145	MBS	\$ -	0.00%	money market
9/30/2008	PM 0289-0007	MBIA CLASS	\$ -	0.00%	pooled funds
3/27/2014	PM 112832292	Flagstar	\$ 403,158.24	0.50%	savings
<b>Total</b>			<b>\$ 403,158.24</b>		
8/1/2002	SF RMB-007907	MBS	\$ -	0.00%	money market
1/8/2009	SF 340342006	Flagstar	\$ 5.48	0.00%	savings
6/23/2010	SF 7602000278	Horizon	\$ -	0.00%	money market
<b>Total</b>			<b>\$ 5.48</b>		
12/1/2009	PA RMB-027657	MBS	\$ -	0.00%	money market
11/27/09	PA 5765-6311	Wells Fargo	\$ -	0.00%	money market
<b>Total</b>			<b>\$ -</b>		
4/18/2013	FC 7602000100	Horizon	\$ 2,070,930.26	0.25%	money market
<b>Total</b>			<b>\$ 2,070,930.26</b>		
2/8/2013	TA 0289-0003	MBIA Class	\$ -	0.00%	pooled funds
<b>Total</b>			<b>\$ -</b>		
8/1/2002	WF RMB-007915	MBS	\$ -	0.00%	money market
5/22/2009	WF 0289-0005	MBIA Class	\$ 56.74	0.00%	pooled funds
11/29/10	WF 367213-23	MSU Fed. CU	\$ 2,837.44	0.15%	money market
09/13/13	WF 1153251064	Huntington	\$ 502,818.52	0.30%	money market
<b>Total</b>			<b>\$ 505,712.70</b>		
<b>Total Non-Fixed Investments</b>			<b>\$ 9,310,595.82</b>		
<b>Total Fixed and Non-Fixed Investments</b>			<b>\$ 14,884,297.29</b>		

## **FIXED MATURITY INVESTMENT TRANSACTIONS FOR JULY 2015**

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### **NON-FIXED INVESTMENT TRANSACTIONS FOR JULY 2015**

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<b>07/02/15</b>	<b>LAND PRESERVATION</b>		
	Ach'd funds from MBS money market to Horizon checking	\$	1,621.99
<b>07/03/15</b>	<b>LAND PRESERVATION RESERVE</b>		
	Ach'd funds from MBS money market to Horizon checking	\$	2,909.33
<b>07/03/15</b>	<b>GENERAL FUND</b>		
	Ach'd funds from MBS money market to Horizon checking	\$	3,218.75
<b>07/22/15</b>	<b>LAND PRESERVATION RESERVE</b>		
	Transferred funds from Horizon money market to Horizon checking	\$	750,000.00

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ -	\$ 2,271,157.73	\$ 2,271,157.73
Flagstar	\$ 502,120.49	\$ 504,836.50	\$ 1,006,956.99
MBS	\$ 3,375,000.00	\$ 166.44	\$ 3,375,166.44
MBIA Class	\$ -	\$ 613,707.73	\$ 613,707.73
Mason State Bank	\$ 1,255,658.39	\$ -	\$ 1,255,658.39
MSU Federal CU	\$ -	\$ 1,906,441.68	\$ 1,906,441.68
Wells Fargo	\$ -	\$ -	\$ -
Mercantile	\$ 241,422.59	\$ -	\$ 241,422.59
Huntington	\$ -	\$ 1,005,637.04	\$ 1,005,637.04
Fifth Third Bank	\$ -	\$ 3,008,648.70	\$ 3,008,648.70
DDA Loan	\$ 199,500.00	\$ -	\$ 199,500.00
Totals	\$ 5,573,701.47	\$ 9,310,595.82	\$ 14,884,297.29
% of total investment	37.44685665	62.55314335	100

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

The signed agreement specifies that they are adhering to Public Act 20.

**USA SNAPSHOTS®**

**Average CD yields** 

As of Wednesday:

**6-month**  
This week : Last week : Year ago  
0.16% : 0.16% : 0.15%

**1-year**  
This week : Last week : Year ago  
0.27% : 0.27% : 0.24%

**2½-year**  
This week : Last week : Year ago  
0.45% : 0.45% : 0.37%

**5-year**  
This week : Last week : Year ago  
0.87% : 0.87% : 0.79%

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