

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, SEPTEMBER 2, 2014 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: Supervisor LeGoff  
STAFF: Township Manager Frank Walsh, Director of Community Planning & Development  
Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Police Chief  
David Hall, Fire Chief Fred Cowper

1. CALL MEETING TO ORDER  
Clerk Dreyfus called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS  
Clerk Dreyfus led the Pledge of Allegiance.

**Trustee Scales nominated Treasurer Brixie as Supervisor Pro Tem for tonight's Board Meeting. Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 6-0.

3. ROLL CALL  
The secretary called the roll of the Board.

4. PRESENTATION (None)

5. PUBLIC REMARKS  
Supervisor Pro Tem Brixie opened and closed Public Remarks.

6. TOWNSHIP MANAGER REPORT  
Manager Walsh reported on the following:

- Notification of approximately \$75,000 in reimbursement from the state for the Township's brush pickup program undertaken after the December, 2013 ice storm
- Appreciation to the Police and Fire Chief and their respective departments for their efforts in procuring one of the top state reimbursements in the 13 county area (7-8% of the total reimbursement for the entire state) for the brush pickup program
- Township Board budget deliberation meeting on the 2015 Draft Budget will be held September 9, 2014 at 6:00 PM

7. BOARD COMMENTS & REPORTS  
Treasurer Brixie reported the Capital Area Transportation Authority's (CATA) renewal millage passed by 75%, and results showed it passed in each precinct.

Trustee Styka announced the Harris Nature Center Foundation will host its second annual Turtle Toast on Thursday, September 11<sup>th</sup>, from 5:00 PM until 8:00 PM, stating this fundraiser assists in providing programs held at the Harris Nature Center. He also reported the annual Heritage Festival, hosted by the Meridian Historical Village, will be held on September 20, 2014 from 10:00 AM until 3:00 PM. Trustee Styka again addressed Comcast's *Internet Essentials* program which helps families currently experiencing financial hardship acquire internet service for \$9.95 per month and computers at reduced prices, focusing on a new perk of waiving past due bills for up to six (6) months.

Clerk Dreyfus attended the last Economic Development Corporation (EDC) meeting where discussion took place on a Meridian Township community profile. He noted discussions also ensued regarding Haslett redevelopment, rezoning and the prospect of a planned unit development (PUD) at the northeast corner of Haslett and Marsh Road. Clerk Dreyfus stated the new concept of Pop Up food

venues such as food trucks, produce, flowers, etc. in conjunction with a Meridian Township Pop Up website, was also a topic of discussion.

Trustee Scales reminded the public that the police department, in response to traffic accidents at major Township intersections, has implemented a distracted drivers program utilizing spotters in unmarked police cars to look for people driving and texting. He noted these spotters work with uniformed officers in police cars in a full enforcement effort within the Township.

Trustee Veenstra clarified the boundaries of the CATA “territory.”

8. APPROVAL OF AGENDA

**Trustee Veenstra moved to approve the agenda as submitted. Seconded by Trustee Wilson.**

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA

Supervisor Pro Tem Brixie reviewed the consent agenda.

**Trustee Wilson moved to adopt the Consent Agenda. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

A. Communications

(1) Staff Communication (SC)

SC-1 Director Deborah Guthrie; RE: Note of appreciation for equipment donation to Media Network of Waterford

SC-2 Martha Wyatt, Associate Planner; RE: Site Plan Review Decisions as of August 25, 2014

SC-3 Associate Planner Peter Menser; RE: Development Projects – June 10, 2014

(2) On File in the Clerk’s Office

Material handed out at the August 19, 2014 Meeting

Jeff Potter, 2229-2235 Woodleaf Court, Okemos; RE: Support for Rezoning #14020 (Okemos Road LLC), in their original request to rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office)

Kasra Zarbinian, 3720 Okemos Road, Okemos; RE: Support for Rezoning #14020 (Okemos Road LLC), in their original request to rezone 3698 Okemos Road from RR (Rural Residential) to PO (Professional and Office)

**Trustee Wilson 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 Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

B. Minutes

**Trustee Wilson moved to approve and ratify the minutes of the August 19, 2014 Regular Meeting. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

C. Bills

**Trustee Wilson moved that the Township Board approve the Manager’s Bills as follows:**

Common Cash	\$ 229,781.21
Public Works	\$ 43,239.81
Total Checks	\$ 273,021.02
Credit Card Transactions	\$ 7,149.90
Total Purchases	<u>\$ 280,170.92</u>
ACH Payments	<u>\$ 436,433.27</u>

**Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

(Bill list in Official Minute Book)

D. Set the 2015 Budget Public Hearing for October 7, 2014

**Trustee Wilson moved that a public hearing be held at 6:00 P.M. in the Town Hall on October 7, 2014 for the purpose of taking comments regarding the 2015 Charter Township of Meridian Recommended Budget. Seconded by Trustee Styka**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

E. Set a Public Hearing for September 16, 2014 to Meet Truth & Taxation Requirements

**Trustee Wilson moved that the resolution setting Truth-in-Taxation Public Hearing be approved. Seconded by Trustee Styka.**

Board discussion:

- Board member preference for the ad to specify individual proposed millages
- Board member preference for the .2 mills to state “Redi-Ride”, not CATA
- Separately approved individual millages not required by state law to be delineated in the ad
- State requirement for notification of additional millage proposed to be levied by the Township over and above the level of millage rate which would produce the same amount of operating revenue from the prior year

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor Pro Tem Brixie opened Public Remarks.

Gus Breymann, 2176 Donovan Place, Okemos, and representative for the Briarwood Home Owner's Association, requested the Board adopt Rezoning #14020, a request to rezone 3698 Okemos Road from RR (Rural Residential) to RD (Multiple Family-8 units per acre).

Supervisor Pro Tem Brixie closed Public Remarks.

- A. Rezoning #14020 (Okemos Road, LLC/Hagan), Request to Rezone 3698 Okemos Road from RR (Rural Residential) to RD (Multi-Family, 8 Dwelling Units Per Acre) – **Final Adoption**

**Trustee Styka moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2014-04, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #14020” RR (Rural Residential) to RD (Multiple Family - 8 units per acre).**

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

Board discussion:

- Board member belief the motion is “misleading” as the petition request was to rezone to PO
- Concern with statement by the applicant that an apartment building is not economically feasible
- Board member belief not granting this rezoning request for PO as requested by the applicant is business unfriendly
- Planning Commission considered this request at length and twice recommended to the Board that this property be rezoned to PO
- Letter from adjacent property owner to the north who states his apartment building on that property is “struggling” economically
- Letter in support of PO for the subject property by a commercial real estate broker
- Board member belief the real issue before the Board is whether an office building will harm the quality of life for residents of Briarwood subdivision
- Apartment building immediately to the north makes the concept of PO “creep” for the subject property groundless
- Board has no more knowledge of the subject property’s viability for PO than RD
- Board consideration of the larger picture on land use decisions which will be in place for several years
- Board member belief the Board did not address the applicant’s original request for rezoning to PO but, instead, commenced a Board initiated rezoning to RD
- Board must reevaluate the Future Land Use Map

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Wilson, Treasurer Brixie

NAYS: Trustee Veenstra, Clerk Dreyfus

Motion carried 4-2.

- B. Selection of Construction Manager – Central Fire Station  
 Manager Walsh offered a synopsis of the central fire station issue since November, 2012 when the bond proposal was placed on the ballot and approved.

Kevin Shaw, Partner & Vice President, Wieland-Davco Corporation, 4162 English Oak Drive, Lansing, gave a brief overview of the company and listed their completed projects in Meridian Township and the greater Mid-Michigan area.

**Trustee Wilson moved to authorize the Township Manager to sign an agreement with The Wieland-Davco Corporation in the amount of \$283,200 for professional construction management services for construction of a new Central Fire Station. Seconded by Trustee Veenstra.**

Board discussion:

- Appreciation for the use of a professional construction manager

- Board member disappointment in the architect moving forward with a design which was 33% over budget
- Reminder that the building will stand for many decades and quality materials should be used
- Administrative offices and community room/training area are preferred but not a necessity
- Legal fees for lawsuits surrounding this issue are now being charged against the General Fund
- Policy decision to use the General Fund to “stand” as the contingency fund
- Current plan provides for five (5) offices and a community/training room, with a parking lot which reflects the size of that room
- Range of construction manager bids from \$250,000 to \$470,000
- Team of Getchell, Todd, Smith and Zietlow will be used by the construction manager and has a solid history and a good reputation
- Timeline for moving forward to break ground in March, 2015 with a projected move-in date mid-December, 2015
- Board member request for timely receipt of information prior to being vetted during the December 2, 2014 meeting
- Staff to provide extensive design information three (3) weeks prior to Board consideration on December 2<sup>nd</sup>

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

### 13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Brixie opened and closed Public Remarks.

#### A. Initiate Rezoning – Former Central Fire Station

Director Kieselbach summarized 2150 Clinton Street (site of the former Central Fire Station) for possible rezoning as outlined in staff memorandum dated August 26, 2014.

Board and staff discussion:

- On the Future Land Use Map (FLUM), the subject site has a designation of institutional
- Meridian Area Resource Center (MARC) also has an institutional designation
- On the FLUM, the surrounding properties are all shown as commercial
- Importance of rezoning this property for economic development purposes
- Preference for the residents across the street to address this rezoning
- Necessity of this parcel coming into conformance with the FLUM designation
- Vote to initiate this rezoning request tonight does not preclude an opportunity for full input by all interested parties
- Township process for initiating a rezoning request

**Trustee Veenstra moved to initiate rezoning of 2150 Clinton Street from RB (Single Family, high density) to C-2 (commercial). Seconded by Trustee Styka.**

Continued Board discussion:

- Issue was placed on tonight’s agenda for public awareness
- Rezoning process provides many opportunities for public input
- Process used for the Carriage Hills Shopping Center (stakeholders group, charrettes, website posting, etc.) should be replicated for redevelopment of the subject property
- Unified zoning category with the MARC will make these two small properties more saleable
- For comparative purposes, the subject site is much smaller than the Carriage Hills Shopping Center and will represent several challenges
- If the subject parcel is sold and redeveloped, the impact to the downtown Okemos area will be transformative
- All homes across the street are not being used as residences

VOICE VOTE: Motion carried 6-0.

B. Zoning Amendment #14040 (Planning Commission), Amend Section 86-368 to Allow More than One Residence on an RR (Rural Residential) Zoned Site 50 Acres or More in Size

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated August 27, 2014.

Board discussion:

- Staff concern granting a special use permit for this specific situation would give the appearance the land division and subdivision regulations had been superseded
- Staff worked with the attorney to find “simpler” language which allowed this as a use permitted by right
- Only three (3) parcels in the Township meet all the criteria for the proposed zoning amendment
- Planning Commission does not have the authority to grant a land division (as it is not in the zoning section of the ordinance)
- Planning Commission does not have final authority if this parcel would be treated as a subdivision or planned unit development in the future
- Board member concern this amendment is being created for one resident in the Township
- Subject parcel does not conform to the lot width for rural residential zoning (RR) and may require a variance from the Zoning Board of Appeals (ZBA)
- Minimum lot size for RR zoning is one (1) acre
- Allowing more than one residence on a parcel which far exceeds the one (1) acre minimum furthers the Board goal of maintaining rural areas in the Township
- Preference to change 50 acres to five (5) acres for broader applicability within the Township
- Board member concern this request is “spot zoning”
- Reduction to five (5) acres would lead to more development of rural property and density “creep”
- Proposed change to Section 86-368(b) (“Uses permitted by right”) does not preclude compliance with all other zoning requirements
- Other development scenarios for this property would require building a public or private road (subdivision, PUD)
- Board member concern with building a large home and turning it into a rental
- Second residence will have a separate address

**It was the consensus of the Board to place this item on for action at the September 16, 2014.**

14. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened and closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Township Manager Walsh announced bids for Perry Road will be opened on Friday, September 5<sup>th</sup>. He also indicated bids will be opened on September 4<sup>th</sup> for the Okemos Road Pedestrian Bridge. Manager Walsh expressed appreciation to Granger Construction for swift assistance to a woman in need in the Towar Garden area.

Trustee Styka expressed his appreciation for Manager Walsh and his staff in hosting the Employee Picnic on Thursday, August 28<sup>th</sup>. He believed a discussion will need to take place in the near future on prevailing wage as the fire station construction moves forward.

Trustee Veenstra expressed his desire that when the Board entertains goal setting, it sets a permanent policy of prevailing wage on all projects. He voiced a desire for tonight’s minutes to contain the list of individual millages relative to the Truth in Taxation public hearing.

Trustee Wilson conveyed appreciation for the work of the Township paramedics, fire department and the Williamston Fire Department in response to a personal emergency.

Trustee Styka reminded the Board that both state and school district projects are required to provide prevailing wage, and if a local project is partially funded by the state, it is also required to have prevailing wages.

16. ADJOURNMENT

Supervisor Pro Tem Brixie adjourned the meeting at 7:37 P.M.

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JULIE BRIXIE  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS  
TOWNSHIP CLERK

Sandra K. Otto, Secretary