

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, OCTOBER 6, 2015 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Supervisor LeGoff
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Police Chief David Hall, Principal Planner Oranchak, Associate Planner Peter Menser

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

Trustee Veenstra moved to appoint Trustee Styka as Supervisor Pro Tem for tonight's meeting. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION (None)

5. PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Diana Paiz Engle, 2164 Quarry, East Lansing, discussed the boundaries, shared rides and call-ahead times of Meridian Redi-Ride. She felt it was the responsibility of consumers to book rides in advance. Ms. Engle did not believe in the concept of persons with disabilities expecting priority for exclusive use of Redi-Ride. She voiced support for expansion of hours for the Redi-Ride service in Meridian Township.

Cecilia Kramer, 4560 Oakwood, Okemos, announced the Friends of the Okemos Library is hosting a dedication of the Joan C. Smith memorial bench, arbor and plantings on Saturday, October 10th at 5:00 P.M. at the Hope Borbas Okemos Library. She offered history on the Daniels Drain which was established in 1924 as a farm drain. Ms. Kramer stated Forest Hills came "on-line" in 1966 with swales and ditches along the sides of the road. She noted additional development was later constructed in the area with curb and gutter which created direct runoff into the system from driveways and roads. Ms. Kramer believed the blue water pond was established much later through efforts of the developer of the then Walden Pond apartments. She noted difficulty in constructing the apartments because of the "smucky" soils and building in a shallow area. Ms. Kramer stated that the pathways within The Ponds mentioned at the last Board meeting are private and not open to the public. She requested the Board carefully consider the small benefit derived for the Forest Hills area.

Richard Bederstedt, 4560 Oakwood, Okemos, objected to being asked to pay for aesthetics on the pond contained on The Ponds Cooperative property. He believed the purpose of a sewer was to accept more water in times of high rain and flow out at an even rate through an egress. Mr. Bederstedt alleged the pond was always a swamp and surrounding property owners should not be asked to help pay to turn it into a bluewater pond as they do not receive any benefit from it.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested Board member comments and reports and the Township Manager's report be returned to the forefront of the agenda as he believed it better served the public. He voiced appreciation the pathway in front of Aldi has been constructed, but the major utility company did not perform its work in a timely fashion and the sidewalk has been "cut open" and is, again, unusable. Mr. Provencher requested a full review of the entire Capital Area Transit Authority (CATA) operational system.

Neil Bowlby, 6020 Beechwood Drive, Haslett, also requested Board comments and the Township Manager's report return to the beginning of the Board agenda. He expressed appreciation for the repaving of the Township parking lot with LED lighting, suggesting what would have made it better was a ten (10) megawatt solar array. Mr. Bowlby believed solar array panels on Township buildings are a wise investment with a better rate of return than money invested in certificate of deposits (CDs). He addressed his interpretation of Robert's Rules relative to withdrawing a motion and offered suggestions on how to reflect that within the minutes.

Supervisor Pro Tem Styka closed Public Remarks.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda amended as follows:

- **Reletter Agenda Item #7F to Action Item #10C**

Seconded by Clerk Dreyfus.

Trustee Scales moved to amend the agenda as follows:

- **Reletter Agenda Item #13 to Agenda Item #8**
- **Reletter Agenda Item #14 to Agenda Item #9**
- **Move the remaining items down sequentially**

Seconded by Trustee Veenstra.

Board discussion:

- Members of the public have repeatedly expressed a desire to return to the previous agenda format
- One Board member has heard from members of the public who expressed appreciation for less politicization of the Board meetings relative to Board comments
- Board member preference for Board comments to be placed on the agenda at the beginning and end of the meeting
- Analysis of time spent on Board comments at the beginning of the meeting revealed Board comments were not excessively lengthy
- Best practices should include having Board comments be of a factual nature

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

Trustee Scales moved to amend the agenda as follows:

- **Add Agenda Item #15: Board member comments**

Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

Treasurer Brixie moved to amend the agenda as follows:

- **Add Discussion Item #13G: Transit Oriented Design Group Appointment**

Seconded by Trustee Wilson.

Board and staff discussion:

- Email was received after the packet had been sent that CATA received this grant and is looking for representation
- Email requested each community's planning and zoning expert serve on the committee

- If the Board desired, an elected official could also serve
- CATA has requested a name from Meridian Township by October 14th
- Inquiry if Meridian would lose a seat at the table if CATA's deadline was not met

VOICE VOTE: Motion carried 6-0.

VOICE VOTE ON THE MAIN MOTION: Motion carried 6-0.

7. CONSENT AGENDA

Treasurer Brixie moved to adopt the Consent Agenda as amended. Seconded by Clerk Dreyfus.

Trustee Veenstra moved to amend the Consent Agenda as follows:

- **Reletter Agenda Item #7F to Action Item #12C**
- **Reletter Agenda Item #7G to Action Item #12D**

Board discussion:

- Instead of repeatedly removing communications from the consent agenda, a better Board practice would be to make comments related to the communications during the first Board member comments and reports section on the agenda
- Communications received regarding the need to eradicate second hand smoke in the common areas of apartment buildings (e.g., hallways, elevators, recreation rooms, etc.) by making these areas smoke free
- Board member belief the Township should pass an ordinance which prohibits smoking in all apartment building common areas
- Board member preference for the issue of second hand smoke to be on a future agenda for discussion in an effort to find resolution for the parties involved

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

A. Communications

(1) Board Deliberations (BD)

BD 11A-1 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Redi-Ride Work Group

BD 11A-2 Sandra Draggo, Chief Executive Officer, Capital Area Transportation Authority, 4615 Tranter Street, Lansing; RE: Response to Ms. Rose relative to public transportation in Meridian Township

(2) Board Information (BI)

BI-1 Ann Alchin, 5972 Cypress Street, Haslett; RE: Mr. Will White

BI-2 Melanie Jaramillo, 2080 Ashland Avenue, Okemos; RE: Farmers Market issues

BI-3 Patrick Spyke, 6128 Graebear Trail, East Lansing; RE: Breaks ins – The Cove at Whitehills Lakes

BI-4 Joy and Rich Schaberg, 5596 Starflower, Haslett; RE: Goats on Okemos Road

BI-5 Barbara Loyer, 1445 E. Pond Drive, #11, Okemos; RE: Goats on Okemos Road

BI-6 Alexandra Dodds, 1825 Nemoke Court, Apt. 5, Haslett; RE: Tethering Ordinance

BI-7 Julia Sleeper, 5512 Starflower, Haslett; RE: Yes! Train Horn

BI-8 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Secondhand Smoke at Stratford Place Senior Facility

- BI-9 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Affordable and healthy housing for Meridian Township’s aging population
- BI-10 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Second hand smoke effects on senior elder apartment renters in Meridian Township

(3) On File in the Clerk’s Office(OF)

Material submitted at the September 15, 2015 Board Meeting

Meghan Webber, Chief Executive Officer, Greater Lansing Association of Realtors, 4309 Legacy Parkway, Lansing; RE: Request for an exemption from the Township’s sign ordinance relative to posting of Open House signs

Richard Williams, 1703 S. Crystal Cove, Haslett, Rental Property Association of Mid-Michigan; RE: Letter concerning the proposed increase for the initial rental registration fee

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 Clerk Dreyfus.

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

B. Minutes

(1) Treasurer Brixie moved to approve and ratify the minutes of the September 8, 2015 Special Meeting. Seconded by Clerk Dreyfus.

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

(2) Treasurer Brixie moved to approve and ratify the minutes of the September 15, 2015 Regular Meeting. Seconded by Clerk Dreyfus.

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

C. Bills

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

Common Cash	\$ 458,220.05
Public Works	\$ 97,008.96
Total Checks	\$ 555,229.01
Credit Card Transactions	\$ 15,860.94
Total Purchases	<u>\$ 571,089.95</u>
ACH Payments	<u>\$ 474,656.14</u>

Seconded by Clerk Dreyfus.

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

(Bill list in Official Minute Book)

D. Fire Department Promotion – Full-Time Firefighter

Treasurer Brixie moved to authorize the Fire Chief to promote part-time firefighter Daniel Ackles to a full-time firefighter position effective October 12, 2015. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

E. Ratification of Part-Time Paramedic/Firefighter Appointments

Treasurer Brixie moved to ratify the appointments of Corey Pant and Andrew Zaleski to the position of part-time paramedic/firefighter. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

8. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Board approved 2015 Citizen Survey will be mailed to randomly selected Township residents on October 14, 2015
- Construction of the central fire station is on target with a mid-January move in date and a February 1, 2016 dedication ceremony
- Construction of the central fire station appears to be under budget
- Continued work on a project at Haslett Village Square which will change the face of Haslett and the entire region
- October 5th meeting with the DDA Board to discuss a possible collaboration to make the previous Downtown Okemos Event a Celebrate Meridian Event
- Township has received the figures for employee healthcare premiums for 2016 and will be meeting with union representatives and Blue Cross BLUE Shield to discuss options
- Great Divide will be held on October 16th at 1:00 located at Home Depot, an event held in conjunction with the Michigan-Michigan State football game. It is a timed procedure to see whether Meridian Firefighters or a group of firefighters near Ann Arbor can eradicate an individual out of a vehicle the quickest
- Service Center and the Municipal parking lot repavings are complete

9. BOARD MEMBER COMMENTS AND REPORTS

Trustee Wilson announced with the new school year, the Township has started up the student art showcase for K-12 schools in Okemos and Haslett, noting art is displayed both in the Town Hall Room and in the Municipal Building lobby. She reported the following:

- Participation in the September 17th Diversity Lansing Executive Leadership Workgroup along with Human Resources Director Joyce Marx on how the Lansing region business community and local municipalities can work together to recruit, attract and retain a diverse work force in the 21st century.
- Attendance at the September 24th Race, Ethnicity and Culture Forum at Faith Lutheran Church, along with Trustee Scales, where valuing diversity and its inclusiveness at a community level was discussed.
- Attendance at the September 30th State of Michigan Hispanic Latino Commission's Annual Awards Banquet where Dr. Joseph Guzman, a Meridian resident, was the recipient of Educator of the Year Award

- Attendance at the October 2nd monthly Meridian Leadership breakfast where updates were given on economic development
- One of a series of public hearings hosted by the Ingham County Trails and Parks Task Force concerning the Regional Trails and Parks Plan for Ingham County will be held on October 15th at 6:30 P.M. in the Meridian Township Hall

Trustee Veenstra addressed earlier public comment, clarifying that funds beyond Meridian Township's millage money for Redi-Ride are supplemented by taxpayers outside the Township through CATA.

Treasurer Brixie reported her attendance, along with Clerk Dreyfus and Trustee Scales, at the Sustainability Forum held last week at the offices of Forsberg Family, LLC on regional interaction to promote sustainability. At the same time, an entrepreneurial event was held at the MARC, which included panelists Bob Fish (Biggby) and Malinda Barr (Ralya House Beeswax Essentials).

Trustee Scales announced his 50-10th birthday fundraiser to benefit the Haslett High School Black Student Union on October 21st at Xiao, 3415 E. Saginaw, beginning at 5:30 P.M.

Clerk Dreyfus reported his attendance at the Capital Area District Library's (CADL) Strategic Plan Revision sneak preview, titled "Reimagine." He also reported his attendance at the October 1st monthly Economic Development Corporation (EDC) meeting where lengthy discussion of sale of the Meridian Area Resource Center (MARC) Building ensued. Clerk Dreyfus noted discussion involved the transition of the existing tenants, possibility of a virtual environment, a virtual incubator and looking at regional resources and partnering with existing organizations. He indicated other discussions included delineation of Township support of economic development, update on the food truck issue, Central Park Master Plan, Farmers Market, etc. Clerk Dreyfus added he represented Tri-County Regional Planning Commission's (TCRPC) Urban Services Management Area Subcommittee on October 1st at the Imagine Mid-Michigan event, a partnership of different economic development groups where affordable housing, economic development, infrastructure and farmland preservation were discussed. He announced a group is raising funds to expand Haslett Middle School's current 5th through 7th grade strings program to include 2nd through 4th grades.

Trustee Styka reported both Haslett and Okemos Public Schools held their homecomings last weekend. He announced that at the last Okemos School Board meeting, a decision was made not to do overlashing on their cables. Trustee Styka provided an update on the progress of the safety crossing at Kinawa Middle School, noting the Township is waiting on Consumers Energy to complete its work. He reported on the success of the Township's October 3rd Recycling Event held at Chippewa Middle School. Trustee Styka urged interested residents to check the Township website for a variety of Halloween events near the end of October.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

- A. Mixed Use Planned Unit Development #15034 (Red Cedar Flats)
Supervisor Pro Tem Styka convened the public hearing at 6:54 P.M.

Principal Planner Oranchak summarized the proposed mixed use planned unit development as outlined in staff memorandum dated October 1, 2015.

- Applicant
Ron Calhoun, Meridian Investment Group, 1427 W. Saginaw, East Lansing, noted the plan was revised from the concept plan presented to the Board as a result of Board feedback. He

offered the following revisions/information:

- A large public gathering place was placed at the front of the project.
- Mixed use building was reoriented from east-west to north-south to meet the impervious/pervious calculations.
- Buildings will be three (3) stories in height with hardy plank siding, painted with metal accents, ground masonry on the bottom.
- West elevation of the front retail building (11,700 square feet of retail space) with accompanying floor plan, angled to fit the site.
 - Outdoor seating area
- All three residential buildings are essentially the same with open court yard in between.
- Minor waivers being requested for this redevelopment project on a 6.23 acre site:
 - Building setback being requested is 41.8 feet (standard is 50 feet)
 - Reduction in parking spaces from 314 to 295, using some of the existing spaces
- Offered amenities:
 - Recycling
 - Rehab of the degraded site
 - Creation of a connecting sidewalk up to Grand River Avenue
 - Covered bicycle storage
 - Outdoor gathering areas with seating
 - Large public park in front with planters
 - LED exterior lighting
- Public
 - Neil Bowlby, 6020 Beechwood Drive, Haslett, offered the following comments:
 - Concern expressed by the Planning Commission that the traffic study was conducted during finals week at Michigan State University (MSU) and is not an accurate reflection of traffic throughout the school year.
 - There will be a lot of traffic placed on Grand River Avenue with other high density projects going into the area.
 - Suggestion to strike the language in the resolution of “one or more” regarding amenities if it is the intent of the Board to have more than one amenity provided
 - Careful scrutiny needs to be used regarding consistency with “should” v. “shall”

Christina Martinez, 2900 Place, 2900 Northwind Drive, East Lansing, voiced concern with traffic and what will be done for Northwind Drive to exit onto Grand River Avenue. She also expressed concern that parking will stay on the subject site and not overflow into the parking for 2900 Place.

Supervisor Pro Tem Styka closed the public hearing at 7:12 P.M.

12. ACTION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Township Board Goal Setting meeting be set at such a time that people who work during the day can attend. He expressed concern that of the sixteen (16) properties located on Kansas Road, only two (2) of the owner occupied properties signed the petition to create a special assessment district for the Kansas Road Sanitary Sewer.

Chris Buck, 2642 Loon Lane, Okemos, Chair of the Economic Development Corporation (EDC), expressed his gratitude to Marsha Madle, Malinda Barr, Randy Willet and Tom Hamp who have diligently served the entrepreneurs and small business owners of Meridian Township. He requested the EDC and Township Board work to foster entrepreneurial and small business growth in the Township.

Supervisor Pro Tem Styka closed Public Remarks.

A. 2016 Township Board Goal Setting – Set Meeting Date

Treasurer Brixie moved to hold the 2016 Township Board Goal setting meeting on Friday,

November 6, 2015 from 10:00 AM until 2:00 P.M. Seconded by Trustee Wilson.

Board and staff discussion:

- Friday is a day on which Board members usually do not have previous regional obligations
- Meeting should be held in the evening for maximum public attendance
- Board member preference for the goal setting meeting to be held on an off Tuesday at regular Board meeting time
- Board members have a different vision regarding the purpose of goal setting
- Televising the meeting v. not televising for a casual open forum
- Deliberative process v. creative process
- Goal setting meeting was previously held on a Saturday morning
- Session for Board members to work together to set goals v. a town hall setting
- Need to identify a process to ascertain what it is the Board wants to prioritize
- First step is to review what was achieved from last year's goals
- Preference to hold the goal setting meeting on November 10th to review achievement of 2015 goals
- Many Township improvements came out of the 2015 goal setting process
- Goals in 2016 need to be more finite
- Sale of the MARC came out of the 2015 goal setting
- Board member belief the goal setting meeting is the most important Board meeting of the year and should be held before the public
- Board, as elected officials, has control of what Township government should accomplish in the coming year
- Difference between the outcomes achieved this year and the planning process
- Importance of prioritizing key areas and establishing timelines
- Special meetings have previously been scheduled on Tuesday evenings at the regular Board meeting time

VOICE VOTE: Motion failed 3-3 (Trustee Scales, Veenstra, Clerk Dreyfus).

Clerk Dreyfus moved to hold the 2016 Township Board Goal Setting meeting on Tuesday, November 10, 2015 at 6:00 P.M. Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

- B. Amended Purchase Agreement for 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station) **and**
- D. Amended Resolution – Authorization to Sell 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)

Township Manager Walsh summarized the components of the amended purchase agreement as outlined in staff memorandum dated September 30, 2015.

Treasurer Brixie moved to amend the existing purchase agreement with Evergreen Companies for the sale of 2150 Clinton Street and 4675 Okemos Road and approve the resolution authorizing the selling of 4675 Okemos Road and 2150 Clinton Street. Seconded by Trustee Wilson.

Board and discussion:

- Change in the resolution is to allow the Township Manager and the Clerk Dreyfus to sign the agreement tomorrow

- The selling price is \$560,000
- Board agreed to an original rebate of \$35,000 which accounted for the previous figure of \$525,000
- Heavy amount of asbestos was found within the building which accounted for an additional \$35,000 provided for its removal
- Real estate fees and closing costs will change the amount received to approximately \$494,000
- \$35,000 rebate will be held in abeyance to see if the purchaser provides the residential component within the next two (2) years
- This purchase provides the Township with approximately \$130,000 more than the second highest bid with no attached tax credits
- Board member belief the sale of the MARC is the end of a chapter of entrepreneurial activity in the Township
- Expressed Board member desire to prepare a resolution of appreciation for Marsha Madle and Malinda Barr to be placed on the next Board agenda as an action item
- Concern with two (2) \$35,000 rebates being offered to the purchaser
- Language within the purchase agreement indicated the developer could “walk away” based on asbestos content
- Language within the purchase agreement provided for up to a \$75,000 credit based on what was found during the demolition process
- Proposed sale is far better for the Township than other offers
- Concern with the difference in obtaining a building permit v. commencement of construction
- Developer will spend more than \$35,000 on a residential building permit

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

NAYS: None

Motion carried 6-0.

- C. Kansas Road Sanitary Sewer, Special Assessment District No. 52 – **Resolutions #1 and #2** (Set Public Hearing Date for November 3, 2015)

Treasurer Brixie moved to approve Kansas Road Public Sanitary Sewer Improvement Special Assessment District #52 Resolution #1 and Resolution #2, tentatively declaring the Township Board’s intention to construct approximately 1350 feet of 8” sanitary sewer along Kansas Road, including installation of lateral lines; and to defray the cost by special assessment; tentatively designates the district and sets a public hearing for November 3, 2015. Seconded by Trustee Wilson.

Board and staff discussion:

- No compelling reason for residents on Kansas Road to hook up unless a current septic system fails
- Fact sheet handed out includes potential costs for the current sanitary connection and inspection fee of approximately \$2,300
- Property owner would need to hire a contractor to connect to the lateral
- Proposed assessment of the 16 parcels are divided equally as each property is receiving one lateral to the sewer main
- Act 188 of 1954 speaks to 50% of the total land area of the proposed special assessment district constituting a majority, not the total number of property owners
- Board is not compelled to act on this petition
- Board member belief it is a matter of public policy for the Township Board to set a public hearing on this valid petition

- Discussion on the details of the sanitary sewer assessment district should be conducted during the public hearing
- Relationship of the installed sanitary sewer to the proposed Okemos Pointe development
- Proposed Okemos Pointe development will have its own water and sewer through the Township
- The length of the gravity main may change as the project moves forward
- Board member preference to hold an informational meeting similar to the Daniels Drain prior to acting on this petition
- Tentatively is a vague term
- Language contained in the resolution is regulated by the state and is the same process as used for the Perry Road Public Road Improvement SAD

Trustee Wilson called the question.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie
NAYS: Clerk Dreyfus
Motion carried 5-1.

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed the Corridor Improvement Authority (CIA) Act states the Chief Executive (Supervisor) is the correct individual to make appointment to the CIA. He offered several comments regarding his interpretation of the CIA Act. He questioned why some areas (subdivision, Meridian Mall) were included.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed the Redi-Ride Community Group should be comprised of at least 51% of the citizens which came out to speak about concerns with the current Redi-Ride service.

Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, East Lansing, stated Rezoning #15050 passed the Planning Commission on a unanimous vote and urged Board approval. He added that although he originally requested rezoning to C-3, the C-2 zoning designation will work well. Mr. Stockwell noted the demand for office does not exist. He believed the area could benefit from unique higher end restaurants in the area.

Diana Paiz Engle, 2164 Quarry, East Lansing, clarified her earlier public comment that no other city or Township has funds dedicated to support Meridian Township's Redi-Ride service. She voiced appreciation for the Redi-Ride and other transportation services she uses several times per week and noted Redi-Ride is an important part of an integrated transportation system which needs extended hours and more buses in Meridian Township.

Charles Barbieri, Foster Swift, 313 S. Washington Square, Lansing, legal counsel for The Ponds Cooperative Homes, Inc. voiced support for the Daniels Drain Improvement and requested it be moved from discussion to action. He listed the issues faced with the drain and asked for the Board to act on a resolution to approve a hearing if it is the Board's intent to pass its portion of whatever assessment is made on to the property owners within the Daniels Drainage District.

Ronald Calhoun, Meridian Investment Group, 1427 W. Saginaw, East Lansing, availed himself for Board questions when MUPUD #15034 is discussed.

Supervisor Pro Tem Styka closed Public Remarks.

A. Redi-Ride Community Group

Supervisor Pro Tem Styka stated the group should be given a specific charge and the membership of this group should be broad and encompass all the different types of users and non-users.

Board discussion:

- Board member suggestion for Trustees Scales, Styka and Veenstra to serve on the community workgroup
- Board member request to find out what percentage of requests for Redi-Ride service are not filled because the service is not available
- Board member belief the majority of members of the workgroup should be Redi-Ride users
- Board member preference for Donna Rose, Ody Norkin and Thomas Maleck to serve on the community group
- Board member preference for three (3) Board members to serve on the committee so if there are substantive issues, it is easier to obtain one more Board vote for a majority
- Board member preference for Treasurer Brixie to serve on the committee as she is the Township's CATA representative
- Board member belief the charge should be to have the most vocal people sit down to identify and define the issues and how Redi-Ride service can be improved for Meridian residents
- Board member belief the charge should also include estimated costs and budget implications for improved service
- Concern with objectivity if the Board representative to CATA is a member of the community workgroup
- Importance of a broad base of participants
- Board member belief CATA representatives should sit on the committee
- Suggestion to have Pat Cannon serve on the committee as he is a user and the Township's appointee to CATA
- Inclusion of school representation
- Board member suggestion for the charge to be to examine key operational issues including scheduling, performance, management, utilization and the cost of operating CATA's Redi-Ride system and then explore possible solutions and costs to those solutions
- Board member preference to eliminate the name of CATA from the charge
- Board member belief CATA's name should remain in the charge as that is the system being examined by the workgroup
- Board member preference to examine all issues before bringing CATA to the table
- Director of Transportation for both Haslett and Okemos Public Schools would be an important addition to the workgroup
- Board member belief it is a better use of everyone's time to have CATA at the table from the inception
- Board member preference to also have the Township Manager sit on the committee
- If it is determined there needs to be improvements prior to 2018, CATA must have a seat at the table
- Commencement of the workgroup by listening to citizen complaints and suggestions
- Workgroup will then formulate questions to pose to CATA
- Current ballot language "locks" the Township into CATA as the provider
- Board member belief a renewal of the Redi-Ride millage could be placed on the ballot in 2016 which leaves out the name of CATA as the provider which would allow selection of any qualified vendor
- Concern with Board members sitting on the workgroup with preconceived ideas
- Need for Board members to avoid the principal of letting beliefs get in the way of facts
- Board members to submit names of residents to sit on the workgroup to the Township Manager who will share them with the subcommittee

It was the consensus of the Board to have Trustee Scales, Styka and Veenstra serve on the Redi-Ride Community Workgroup.

[Supervisor Pro Tem Styka recessed the meeting at 8:48 P.M.]

[Supervisor Pro Tem Styka reconvened the meeting at 9:01 P.M.]

B. Corridor Improvement Authority (CIA)

Associate Planner Menser summarized the concept of a Corridor Improvement Authority (CIA) for Meridian Township as outlined in staff memorandum dated October 1, 2015.

Board discussion:

- Proposed boundary was suggested by the Economic Development Corporation (EDC) Board
- EDC Board has been working on this concept for over a year
- CIA is a way for Meridian Township to collaborate with its neighbors who share the main commercial corridor
- Agreement with staff suggestion to place this item on for action to adopt the resolution of intent at the October 20, 2015 Board meeting
- Township Board does not intend to create a tax increment finance (TIF) district for the CIA
- Portion of Public Act 280 of 2005 (CIA) referred to in earlier public comment which dealt with hiring personnel to serve the CIA is only if a TIF district is formed
- Property with frontage on Marsh Road was included because it functions as part of the commercial core
- Board member preference for a moratorium to be enacted on standard by right development for commercial properties in the area
- Support for keeping Meridian Mall and the Target strip mall included within the boundary of the CIA
- Board member belief there are several small oddly shaped parcels along Grand River Avenue in need of redevelopment which would not be conducive for a MUPUD
- Board member belief a MUPUD in this area may force uses which the Township does not need as there is already an overabundance of professional and office (PO)
- Merits of a CIA v. advisory committee
- Concern with language which states it is required to expedite the permitting and inspection process
- Staff does not believe the Township would need to make any changes in its permitting process to meet the criteria of the language in the CIA
- Board member belief it is not necessary to legally create a CIA, but establish an advisory committee instead
- No other municipalities have enacted a TIF for its CIA
- CIA would not have any authority that the Township Board would not have
- CIA would have the same advisory role as any other group
- Appropriateness of having the Planning Commission first consider a CIA
- Planning Commission has a liaison to the EDC who should have transmitted information about the CIA
- Distinction between the CIA along Grand River Avenue and the proposed boundary for Meridian Township's CIA
- Board can approve the resolution of intent for a Meridian Township CIA at its next meeting and include an invitation to the Planning Commission to receive their input during the public hearing process
- CIA is a bold economic development initiative to bring economic development in the corridor and the Board may be willing to look at changing rules and regulations and implementing different zoning within the corridor in order to achieve that development
- CIA ties into the grand visioning through the corridor study along Grand River

- At the current time, the Township's rules and regulations do not allow the Township to tell a property owner within the geographic area how to develop their property
- Business community and the EDC believe the Township needs to change the way it does business
- Board member preference for the CIA information to be shared with the Planning Commission in order for its recommendation to be offered as the Commission is a stakeholder in planning
- CIA provides for grant opportunities along the corridor which Meridian Township may otherwise not be qualified
- CIA opens up a regional dialogue with neighboring municipalities who also have a CIA
- CIA will provide an "overlay" district and the Planning Commission will be involved in that process
- CIA is a big picture approach which will lend itself to form based code
- Form based code is designed to provide developers with the type of development the Township desires in a specific area
- Form based code will provide for walkable people based communities
- Board should utilize its planning partner, which is the Planning Commission

Trustee Scales moved to refer the proposal for a CIA to the Planning Commission for their review and recommendation back to the Board. Seconded by Clerk Dreyfus.

Treasurer Brixie offered the following friendly amendment:

- Amend the motion to add "within 30 days" after "back to the Board."

The friendly amendment was accepted by the maker.

Continued Board discussion:

- Board member opinion membership of the CIA should include representatives from the Planning Commission
- CIA is an additional layer of planning for a specific geographic area
- Board member concern that CATA is a powerful influence within the greater Lansing area, and a CIA could give over dominance to CATA as a partner
- Board member concern that all partners have a level playing field, and equity is preserved among all stakeholders
- Board member concern with a CIA duplicating planning along the corridor

VOICE VOTE: Motion carried 6-0.

C. Rezoning #15050 (Stockwell)

Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated October 1, 2015.

Board and staff discussion:

- Planning Commission gave unanimous approval for this rezoning request
- Location of wetlands on the site along the property border and along the rear in the northeast corner of the site
- A formal delineation by a wetland consultant will determine the buildable area of the site

It was the consensus of the Board to place this item on for action at its October 20, 2015 Board meeting.

D. Daniels Drain Improvements

Assistant Township Manager/Director of Public Works & Engineering Perry summarized potential improvements to the Daniels Drain as outlined in staff memorandum dated October 6, 2015.

Board and staff discussion:

- Decision by the Board is to determine if the project has merit
- The sample assessment calculation for The Ponds Cooperative is the largest amount assessed
- Assessment for The Ponds Cooperative would be assigned to the two parcels which comprise The Ponds and it would be up to the cooperative how the assessments were divided among members of the organization
- The pond is part of the Daniels Drain and existed prior to the development of the condominiums
- Belief that if landscaping or the pathway was reconstructed around the pond, the cooperative would receive 100% of the benefit and those items would be excluded from assessment to the other property owners within the Daniels Drain Drainage District
- Suggestion to place this item on for future discussion
- Scope of the project will not be evaluated until a petition is filed with the Ingham County Drain Commissioner
- Information contained in the Daniels Drain dummy roll handed out tonight was not received from the Ingham County Drain Commissioner (ICDC) until this afternoon
- Extent of the problem with the Daniels Drain will take time to uncover

It was the consensus of the Board to place this item on for further discussion at its October 20, 2015 Board meeting.

E. Mixed Use Planned Unit Development #15034 (Red Cedar Flats) **and**

F. Special Use Permit #15121 (Red Cedar Flats)

Board, staff and the applicant's representative discussion:

- Planning Commission was pleased with the revisions by the applicant
- Inquiry if the depiction of the island at the entryway is still in the plan
- Entryway currently exists on the subject site
- Creation of two lanes out for the proposed development presents challenges for pedestrians and bicyclists
- Two lanes out creates an additional point of entry and exit for automobiles which affects traffic on Grand River Avenue
- Proposed plan is to have one lane in and one lane out
- Applicant must obtain approval from the Michigan Department of Transportation (MDOT)
- Some discussion with MDOT and the traffic engineers to obtain a better understanding of traffic at the intersection of Grand River Avenue and Hagadorn with consideration of a change in the timing of the light at that intersection
- If the small white area near the two buildings shown on the east side of the site plan rendering is a sidewalk, it should connect to the Hobby Lobby complex
- Public sidewalk along the western border of the site is five (5) feet and not part of Meridian's pathway system
- Possible consideration of expanding the north-south public sidewalk near the western boundary to seven (7) feet to "ease" the connection to the bigger system the Township is continuing to build at the "back" of the property
- Proposed pathway system is south of the development

- Developer does not have two feet to expand the sidewalk
- Board member belief the Township's highest priority to use the county trail millage is to have a trail from the east side of campus east along the Red Cedar River
- Board member assumption most of the residents will be students
- Board member preference for there to be a seven (7) foot link from this complex over the Red Cedar River as it is a shorter route to MSU campus
- Township has a pathway plan and not all of its connections are seven (7) feet
- Inquiry if the applicant has considered for the potential of a bus rapid transit (BRT)
- There is an existing bus stop on Grand River Avenue at the front of the subject site and the applicant does not intend to improve it because of the potential BRT
- Proposed BRT is center running and the bus stop will be in the center of Grand River Avenue
- Board member belief the BRT will prohibit left turns onto Grand River Avenue
- Applicant cannot design for no left turn onto Grand River Avenue at this point in time
- Board member inquiry as to available affordable housing within this project
- All apartments in this complex are market rate
- Inquiry if the applicant intends to install LED lights in the individual apartments
- Buildings have an open center with stairs into the units
- Each building is one unit deep on each side
- Each bedroom has its own private bath
- Board member belief that only students will occupy the 36 four (4) bedroom apartments
- Leases will be written on a per apartment basis
- Mix of units within the development allow for a variety of renter types
- Definition of a degraded site per Township ordinance
- 40 year old site currently has less than a 20% occupancy rate
- Park with seating and planter is a gathering area for the public
- Social gathering area near the rear of the site is for residents
- Semi-circle curved area for parking located within the southwest portion of the site already exists
- Appreciation for the changes made in response to Board comment during the concept plan phase
- Inquiry as to who has control of Northwind Drive
- Applicant only has the right of ingress and egress for the shared easement (Northwind Drive)
- Applicant's property line runs along the east side of the easement
- If MDOT made the applicant reconfigure the front, it would be because the reconfiguration would be within MDOT's right of way
- Width of the easement is approximately 30 feet
- Request for the applicant to research the possibility of restriping Northwind Drive and installing a three (3) foot bicycle lane at the edge or place sharros in it
- Applicant will inquire if all persons within the shared easement would support a bicycle lane or sharros on Northwind Drive
- Inquiry as to who will maintain the west leg of Northwind Drive
- Cross easements and maintenance responsibility is in the recorded documents
- Applicant is confident money will have to be spent to help maintain the west leg of Northwind Drive as has currently been done
- Applicant has proposed two recycling areas within the project
- Board member preference to have trash and recycling areas for each building
- Township ordinance lists recycling, LED lighting and sidewalk connections as amenities
- Applicant must supply at least four (4) amenities to obtain the density bonus of 18 dwelling units per acre

- Concern with sufficient parking since the ordinance only requires two (2) parking spaces per dwelling unit and there are several four (4) bedroom units
- Opposition by some Board members to additional parking spaces
- Board member preference to eliminate some parking spaces to come closer to the 75% limit on impervious surface
- Applicant meets the parking requirement for each zoning designation as requested by the Planning Commission which averages to a little over 72% impervious surface
- Board member preference for inclusion of affordable housing and LED lighting in this development

It was the consensus of the Board to place this item on for action at the October 20, 2015 Board meeting.

Trustee Scales moved to take up the remaining agenda items after 10:00 P.M. Seconded by Trustee Veenstra.

G. Transit Oriented Design Appointment

Treasurer Brixie explained CATA received the Transit Oriented Design (TOD) grant and is requesting Meridian Township designate an elected official and a staff person to represent the Township on the TOD committee.

Board discussion:

- Board member preference for Director Kieselbach and Trustee Wilson to be appointed to this committee
- Trustee Wilson has often expressed an interest in form based code
- TOD is relative to the BRT and the corridor study
- Funding will implement a way to take the people's vision for Grand River Avenue into form based code
- TOD workgroup is related to the BRT and will make recommendation of zoning changes along the Grand River Corridor
- The Planning Commission and Township Board would subsequently adopt and implement the zoning ordinances
- Township Manager is in agreement that Director Kieselbach is the appropriate staff person to serve on the TOD committee

It was the consensus of the Board to appoint Director Kieselbach and Trustee Wilson to serve on the Transit Oriented Design committee.

14. FINAL PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed confusion between the CIA and the TOD. He believed these bodies were dealing with the same issues and were being created to provide justification for the BRT.

Supervisor Pro Tem Styka closed Public Remarks.

15. BOARD MEMBER COMMENTS & REPORTS

Trustee Veenstra requested an explanation between the TOD and the proposed CIA.

Trustee Wilson spoke to the positive impact MARC has had on economic development in Meridian Township. She believed the Board needs to consider its future commitment to the MARC.

Trustee Scales announced Haslett High School is hosting a campaign to sell seats for the Performing Arts Center at a cost of \$500 per seat, adding a donor nameplate would be placed on each seat sold. He noted the Sinking Fund does not cover the seats and the high school is \$250,000 behind costs.

Clerk Dreyfus announced the Michigan Historical Center is hosting Michigan Archeology Day on Saturday, October 10th from 10:00 AM until 4:00 P.M. with several interactive opportunities.

16. ADJOURNMENT

Trustee Veenstra moved to adjourn the meeting. Seconded by Clerk Dreyfus.

Supervisor Pro Tem Styka adjourned the meeting at 10:50 P.M.

RONALD STYKA
TOWNSHIP SUPERVISOR PRO TEM

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary