

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, DECEMBER 6, 2011 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra (6:03 P.M.)
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, addressed the issue of the Township Manager's monthly automobile allowance and the process for availability of minutes to the public prior to Board adoption.

Judy Linn, 5435 Van Atta Road, Okemos, posed numerous questions to the Board regarding the proposed urban service boundary.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. End of Year Reports: Zoning Board of Appeals, Park Commission, Land Preservation Advisory Board, Planning Commission, and Meridian Economic Development Corporation

Zoning Board of Appeals (ZBA)

Jim Hershiser, Chair, reported the following accomplishments in 2011:

- 29 cases heard during 22 regularly scheduled meetings
 - 20 of the 29 cases were approved
 - Balance between residential and commercial requests as well as a good balance between parking and signage requests
 - Adoption of the Lake Lansing Overlay District has significantly reduced the number of cases concerning lake properties
- ZBA initiation of a zoning amendment to increase the size of the American Flag allowed to be flown in Meridian Township

Park Commission

Todd Wilson, Chair, reported the following accomplishments in 2011:

- Update of the Parks Five Year Master Plan
- Hiring of a consulting firm to create a conceptual plan for the development of Legg Park, including a dog park
 - Park Commission approved one of the four (4) proposed plans
 - Consultant is currently working on a 3D rendering of the park
 - Once completed, Friends of Meridian Dog Park will commence fundraising to provide supplemental support for the dog park's possible development
- Rededication of the former Van Atta Woods Park to the Ted Black Woods Park

CHARTER TOWNSHIP OF MERIDIAN, DECEMBER 6, 2011 REGULAR MEETING *APPROVED*

- Partnered with the Michigan Mountain Biking Association to create a Bicycle Skills Course adjacent to the bicycle pump track at Eastgate Park
- New fishing dock constructed at Central Park through a grant from the Federal Land and Water Conservation Fund
- Assistance for construction of a year round restroom facility at North Meridian Road Park through a grant from the Michigan Natural Resources Trust Fund
- Appreciation to the Parks and Recreation staff for their efforts

Land Preservation Advisory Board

Member Frank Hatfield reported the following accomplishments in 2011:

- Cover of the handout depicted a map designating 19 preserves encompassing 742 acres acquired over the course of the last eleven (11) years of the Land Preservation Program
- Objectives of the Land Preservation Program are similar to those of a Land Trust
- Meridian Township was in the forefront of local land preservation with the first ten (10) year millage passed in 2000 and the recent lower renewal rate passed in 2010 for stewardship management plans
- One 20-acre acquisition of mature hardwoods with some wetland
- Review of ten other potential acquisitions, with site visits and subsequent evaluation for six (6) of those parcels; several acquisitions to be completed next year
- Continued management of the restoration of former farmland (Davis-Foster Preserve)
- Continued routine management to develop stewardship and management plans for all preserves
- Installation of signs on property acquisitions
- Dedication of the Lake Lansing North acquisition made possible with Meridian Township Land Preservation Funds
- Activities by volunteers on the preserves in the form of clean-up, deer management and removal of out buildings
- New properties are evaluated as offered

Planning Commission

Tom Deits, Chair, reported the following accomplishments in 2011:

- Planning Commission approved all projects which came before it
- Signs were a big issue – LED signs, murals, flags, banners for athletic fields
- Intensification of use in development
- Two (2) MUPUD concept reviews were presented and discussed
- Considerable time spent both in work sessions and regular meetings on the Master Plan
 - Master Plan Goals and Objectives and the Board Policy Ends documents need to be reconciled and aligned
- Request for an amendment to the permeable surface criteria to include green roofs
- Census data will be looked at when available for work on the economic sections and future land use projections of the Master Plan

Board members discussed the following:

- Appropriateness of the Planning Commission reviewing the entire Master Plan in 2012

Meridian Economic Development Corporation (EDC)

Marsha Madle, Chair reported the following goals and accomplishments for 2011:

- Development and adoption of an overall vision statement and goals for economic and entrepreneurial activities
- Conduct an economic baseline analysis
- Strengthen relationships with other commissions and entities within the community, region and state
- EDC has taken on a business advisory role
- Contact with Michigan EDC Development Manager to assist the Township in bringing in resources from the state
- Meeting with Bob Trezise, new President and CEO of Lansing Economic Area Partnership (LEAP), Inc. to discuss LEAP and the Township's role in regional economic development

CHARTER TOWNSHIP OF MERIDIAN, DECEMBER 6, 2011 REGULAR MEETING *APPROVED*

- Election of the EDC Chair to a two year term on the Board of Directors for the Michigan Economic Developers Association
- Development and deployment of a marketing strategy to promote EDC programs through creation of a welcome packet distributed to new businesses in Meridian Township
- Placement of an ad in the Greater Lansing Business Visitors Guide (in partnership with the Downtown Development Authority and the Meridian Area Business Association (MABA) to project Meridian Township as a place to work, play and stay
- Current work on the creation of a new EDC brochure
- Additional resources placed on the Township's website
- Joint effort with Township staff, the Michigan EDC Business Development Manager and other regional partners for future implementation of a business retention and expansion program to improve existing commerce clusters and office space development
- Working on an initiative to "put out the welcome wagon" for the rapidly growing number of Chinese students attending Michigan State University and their families
- Work with the Haslett business community to ascertain their level of interest in developing an improvement corridor
- Work with the Meridian Farmers Market to improve its business endeavors
- Work with LEAP, Inc., on inquiries regarding sites in Meridian Township for prospective businesses
- Discussion with Meridian Mall's manager regarding innovative ways to use the mall to support small business entrepreneurs
- Continued sponsorship of the MABA Expo
- Presentation of two entrepreneurial awards by the Meridian Asset Resource Center (MARC)
- Meridian Township was recognized for the second consecutive year for its work to foster entrepreneurship and economic development with a five star community designation by the University of Michigan's eCities Program
- Meridian Township was the only Township in Michigan to receive the five star community designation by the eCities Program
- Recent partnership with the Mid-Michigan Entrepreneurship Institute (MMEI) to establish a Micro Loan Program
- EDC contribution of \$2,000 to the Loan Loss Reserve Fund to make available a total of \$10,000 through the MMEI specifically designated to Meridian Township businesses
- Appreciation to the Township Board for designation of a staffperson to focus time on economic development

Supervisor McGillicuddy reported her attendance at the University of Michigan's eCities Program in Dearborn two weeks ago. She noted the Downtown Development Authority (DDA) met earlier this week, continuing its work on the 2012 Art Walk. The Supervisor also indicated she attended the grand opening of Comforts and Joy in Central Park Place. She reported the Township Manager received a favorable evaluation during the closed session after the last Board meeting and his contract has been extended another year.

Trustee Ochberg reported the streetlights and lighted snowflake decorations in the downtown Okemos area are all working again due to the extra effort of planning staffer Rick Brown.

Trustee Veenstra requested the draft minutes be available to the public prior to Board approval. He spoke to the process exercised by the Board for closed session items.

Treasurer Brixie attended the Pension Board Meeting last week, and received training on fiduciary duty and responsibility of Pension Board members. She also attended the grand opening of the Fed Ex Store, relocated in the Target Shopping Center on Marsh Road.

Trustee Dreyfus reported the Meridian Time Bank will host a pizza party on Saturday, December 17th at the Meridian Activity Center from 12:00-1:00 P.M. He summarized the functions of the Meridian Time Bank and congratulated Meridian Township staff on receiving an acknowledgment from Pure Michigan on completion of the energy efficiency and conservation block grant requirements.

Trustee Ochberg spoke to an article in the Lansing State Journal on Meridian Township's Deer Management Program. She inquired as to when numbers on the general effectiveness of the program would be available to the Board. Trustee Ochberg believed the current restrictions may be too severe and possible amendments to the management plan may be needed.

6. APPROVAL OF AGENDA

Trustee Ochberg moved to approve the agenda as submitted. Seconded by Trustee LeGoff.

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Clerk Helmbrecht offered technical amendments to the minutes.

Treasurer Brixie moved to adopt the Consent Agenda as amended. Seconded by Trustee LeGoff.

Trustee Veenstra offered the following friendly amendment:

- **Move Agenda Item #7B to Agenda Item #10 A**

The amendment was not accepted by the maker.

Board members discussed the following:

- Rules for a closed session require objections to Board action surrounding a closed session to subsequently be discussed in a closed session
- Manager's contract is on a rolling two-year basis
- Preference to have the Manager's contract renewed as an agenda item in open session
- Suggestion to pose the question to the Township attorney for response regarding allegations made surrounding the handling of closed session items

Trustee Veenstra offered the following amendment:

- **Move Agenda Item #7B to Agenda Item #10 A**

The motion died for lack of a second.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: Trustee Veenstra

Motion carried 6-1.

The adopted Consent Agenda items are as follows:

A. Communications

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

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: Trustee Veenstra

Motion carried 6-1.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the November 15, 2011 Regular Meeting as amended. Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: Trustee Veenstra

Motion carried 6-1.

C. Bills

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

Common Cash	\$ 572,744.21
Public Works	\$ 484,968.84
Retainage	
Check #1039 – Laux	
Fishing Dock-Central Park	\$ 6,271.13
Total Checks	\$ 1,063,984.18
Credit Card Transactions	\$ 13,166.36
Total Purchases	<u>\$ 1,077,150.54</u>
ACH Payments	<u>\$ 621,031.52</u>

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: Trustee Veenstra

Motion carried 6-1.

[Bill list in Official Minute Book]

D. Assessing Stipulations

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Hasso C. and Champa H. Bhatia in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 426310
HASSO C. AND CHAMPA H. BHATIA
PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-24-304-005	4664 Dunmorrow	2011	\$300,700	\$283,832

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
---------------	---------	------	------------------------	-----------------------

33-02-02-24-304-005	4664 Dunmorrow	2011	\$250,000	\$250,000
---------------------	----------------	------	-----------	-----------

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Brixie
NAYS: Trustee Veenstra
Motion carried 6-1.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Charles E. Henderson in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 427476
CHARLES E. HENDERSON
PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-02-151-028	6349 East Reynolds	2011	\$331,800	\$330,525

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-02-151-028	6349 East Reynolds	2011	\$292,500	\$292,500

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Brixie
NAYS: Trustee Veenstra
Motion carried 6-1.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Kenneth M. Thompson on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2010	0410374	290 Piper, Haslett, MI 48840
2011		
<u>Assessment</u>		
	2010	<u>AV/TV</u> \$259,200/249,250
	2011	\$208,900/208,900
<u>Proposed Assessment</u>		
	2010	<u>AV/TV</u> \$213,500/213,500
	2011	\$208,900/208,900

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,
 Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustee Veenstra
 Motion carried 6-1.

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Eunice D. Williams on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2010	0410373	6290 Island Lake, East Lansing, MI 48823
2011		

<u>Assessment</u>	2010	<u>AV/TV</u>	\$280,000/280,000
	2011		\$280,000/280,000

<u>Proposed Assessment</u>	2010	<u>AV/TV</u>	\$265,000/265,000
	2011		\$265,000/265,000

Seconded by Trustee LeGoff.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy,
 Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustee Veenstra
 Motion carried 6-1.

8. QUESTIONS FOR THE ATTORNEY (None)
9. HEARINGS (None)
10. ACTIONS ITEMS/ENDS
 Supervisor McGillicuddy opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed ZA #11070 falls under the first amendment and hoped the Board would take the least restrictive approach . He spoke in support of Zoning Amendments #11080, #11090 and #11070.

Will White, 2142-1/2 Hamilton Road, Okemos, believed if the Township wants to encourage murals, there is no need for Zoning Amendment #11070.

Supervisor McGillicuddy closed Public Remarks.

- A. Zoning Amendment #11080 (Township Board), amend Section 86-686 to increase the maximum free standing size from 25 square feet to 28 square feet to include the site address; and, to permit free-standing directional signs in the PO (Professional and Office) district, **Final Adoption**

Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2011-15, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article VII, Section 86-686 by amending Section 86-686(1), Section 86-686(2), and Section 86-686(3).”

BE IT FURTHER RESOLVED 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 meeting of the Township Board. Seconded by Trustee Veenstra.

Board members discussed the following:

- Ordinance originated from a Zoning Board of Appeals case
- Address is useful for citizens to locate businesses
- Request for new ordinance language to have bold-face type for Board clarity

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie
NAYS: None
Motion carried unanimously.

- B. Zoning Amendment #11090 (Township Board), amend Section 86-687 to provide standards for signs (banners) for outdoor sports fields in C-3 (Commercial) and RP (Research Park) zoning districts, **Final Adoption**

Trustee Ochberg 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. 2011-16 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article VII, Section 86-687 and Section 86-688 by adding Section 86-687(16) and Section 86-688(4).”

BE IT FURTHER RESOLVED 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 Treasurer Brixie.

Board members discussed the following:

- Banners on the inside of outfield fences is an American tradition
- Continued request for new ordinance language to have bold-face type for Board clarity

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor
McGillicuddy
NAYS: Clerk Helmbrecht, Treasurer Brixie
Motion carried 5-2.

- C. Zoning Amendment #11070 (Township Board), amend Section 86-687 of the Code of Ordinances to establish regulations for murals in commercial zoning districts, **Introduction**

Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article I, Section 86-2, by amending Section 86-2; and Article IV, Section 86-687, by adding Section 86-687(15).”

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

Seconded by Supervisor McGillicuddy.

Board members and staff discussed the following:

- Controversial topic as there are a variety of Board member opinions on how best to accomplish allowing murals in the Township
- While full expression is encouraged, there is the potential for abuse of this liberty
- Concern with permitting and fee component
- Permit would be required for tracking purposes
- No fee currently proposed

Harmony Gmazel, Land Use Planner, TCRPC, 3135 Pine Tree Road, Suite 2C, Lansing, indicated TCRPC's Urban Service Management Committee (USMC) was established approximately seven (7) years ago and is comprised of elected and appointed officials and planners from 17 local and three (3) county governments in the greater Lansing region. She noted the committee has been working together over the last few years to educate themselves on the role urban services play in the region's land development patterns. Ms. Gmazel stated the USMC created an urban service management study this year to provide a tool for the various governmental entities to identify their own service management area. She indicated this allows the Township to take a proactive approach, in conjunction with neighboring communities, to use this master planning tool to determine where future water and sewer service should be located.

Board members and the speaker discussed the following;

- Whether to locate subdivisions which have water but no sewer service inside or outside of the USB
- Ten criterion from the USB committee in determining where to place the urban service management area
- If the ten criteria are followed, Meridian Township will have a logical urban service management area which serves the township's residents and businesses at a sustainable cost
- Recommendation for a system of enacted procedures to address emergency needs
- Process for adoption of the system of procedures
- Land use program is based on policy recommendation
- TCRPC will not make any recommendation regarding amending the Township's boundary area, but will provide tools
- Board member recommendation to ask the Planning Commission to begin the process of amending a boundary area
- Line given by the Planning Commission mimicked the current existing sewer lines
- Plan should always provide for future expansion as that is the way to proactively plan
- Not good planning to assume no expansion as that places a governmental entity in the position of being reactive when there is pressure to expand
- City of Eaton Rapids, Eaton Rapids Township and the Hamlin Township have a map identifying areas of future growth which can logically be served if development pressure occurs
- Large supply of older housing stock served by septic developed in areas which are now not so rural and built on wetlands
- Wetland overlay reveals low lying lots which contain surface water and, at some point in the future, will experience septic failure and should be included in the USB
- Septic failure on the low lying lots which contain surface water will degrade the existing natural resources
- Contamination does not respect property lines, but travels by gravity
- Question if the growth strategy can include a flexible boundary which is determined by the ability to hookup within a specified number of feet from the existing utility
- Board decisions should be in keeping with the mission of the Master Plan relative to phasing growth, ensuring developed areas remain viable and farmland and natural spaces are protected
- Strength of the USB is in the detailed policy language which should include criteria for allowing hookup to existing services
- TCRPC's Urban Service Management Committee can provide sample criteria language
- Incentives for dense development/redevelopment should be for properties inside the USB
- Meridian Township has historically increased the zoning density for properties within the already served area to encourage subdivision development near schools in the core area of the community
- Relative to long-term master planning, the density should be inside the boundary
- Mapping and the policy should be developed in conjunction with each other
- Appreciation for the Planning Commission's work on the projected population and its needs through 2020 which indicates there is sufficient room for expansion within the currently proposed USB

- Expansion projections show adequate commercial, office and residential “gaps” which have not yet been developed
- Proposed USB encourages development where it is economically feasible
- Proposed map is the natural result of data collection and application to the reality of the Township

2. Jim Wilson, Ingham County Public Health

Jim Wilson, Director, Bureau of Environmental Health, Ingham County Health Department, 5303 S. Cedar, Lansing, gave an overview of the point of sale program, initiated to protect Ingham County residents, focusing on water and sewer systems. He spoke to the county’s sanitary code and the state’s strong support of public systems through its Public Health Code.

Board members discussed the following:

- Sanitary code has a 200 foot requirement from the structure for municipal hookup in the event of onsite septic system failure
- Sanitary code has a 320 foot requirement from the property line for municipal hookup in the event of onsite well failure
- Problems with failing septic systems on the environment
- Previous experience with well failures and the implications associated with abandoned wells
- Inherent negatives of well and septic systems
- Biggest impact of an illicit discharge failing system into a stream is the nutrient flow and medications which do not break down
- Sewage system failure permits waste to move laterally and, if it finds a hole, it can end up in the drinking water
- Lifeline of well and septic systems is based on usage
- Most points of sale are an economic decision negotiated by the buyer and seller
- In an area that is rural, there will not be many situations where it is less expensive for the municipal system to provide a hookup
- Board member belief that most groundwater and soil contamination is from agricultural uses
- Ingham County uses a nitrate and chemical analysis at the time of sale
- Ingham County data shows that there is a normal nitrate level in the rural area
- Hormones can be carried through the wastewater treatment process
- No minimum depth for a well is required by the county
- Health Department cannot force Meridian Township to run a sewer line to a structure
- County has the ability to condemn a home in the event of a septic system failure
- County can allow two or three homes to hook up to an individual residential system
- Frequency of failed septic systems in Meridian Township
- County wide system had 100 system failures last year
- County is not always aware of new septic systems installed as a result of system failures

Further Board member and Planning Commission chair discussion on the urban service boundary:

- Request for the Planning Commission to write policy for the USB area
- Written policy as part of a package of tools used to manage the Township
- Planning Commission did not hypothesize where the line, at some point in the future, may need to be expanded and then expand it
- Planning Commissions felt that once the policy was in place, it could be used to make future decisions as to where the USB should be moved
- Examples of the importance of such a policy was the nursing home proposed east of Cornell, north of Grand River and the addition of a water line for the gas station at Van Atta Road and Grand River Avenue
- Part of what a resident chooses when they purchase property in a rural environment is the possibility that the well and septic system may fail and there should not be an expectation that the Township will provide utility services
- Planning Commission chair belief that it is “great” to have both the boundary line and the written policy, but the order in which they are adopted is a Board decision

- Need for Planning Commission delineation of proposed areas for future growth
- Two ways to accomplish setting the boundary line which encompasses areas for future growth:
 - Set the boundary now to anticipate future growth
 - Set a policy in place that allows the Board, at any time, to make appropriate decisions about future growth
- Planning Commission Chair's belief that the process is sufficient; it is not necessary to draw the line in a new location now
- Planning Commission Chair's belief that stakeholders must have confidence, when the time comes to develop outside of the currently proposed boundary, that there is a process in place
- Planning Commission Chair's belief the current Master Plan denotes over 20 years worth of already vacant commercial space in the Township
- Planning Commission Chair's belief the Township is completely overbuilt in professional office
- Residential growth in the Township is not dramatic
- Data before the Planning Commission is not clear that they should be actively seeking expansion outside of the current rural areas and not within the USB
- A specific boundary line is obvious and policy is open to interpretation
- Planning Commission decisions were based on the special use permit policies and Township policies in regards to proper development
- Concern with one acre or less rural lots with older systems that do not have the room to place "multiple" septic systems in the event of failures
- Good policy which provides for a mechanism to adjust the USB is necessary
- Complexities being brought forth are being used as a strategy and a tool to delay implementation of an USB
- Other communities in Michigan are taking solid proactive action on this issue
- Concern there is "FUD" (fear, uncertainty and doubt) created to prevent action and a period of uncertainty where there is no forward movement on the issue
- Suggestion to cease using the phrase urban service boundary and use urban services management plan
- USB is not a new concept; there has been input over many years
- Virtually no citizens have come to the Board "upset" about the idea of an USB
- USB as only one tool of many to prevent urban sprawl
- Board can work out concerns for individual properties as they surface
- Preference for the Planning Commission to create policy language with the original boundary line
- Individual Board member cannot negate previous Board votes on this issue
- Board Priority for the Planning Commission to complete its work on the urban service boundary

[Supervisor McGillicuddy recessed the meeting at 9:25 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 9:38 P.M.]

B. Johnson Property Boundary

David Pierson, McLelland and Anderson, 1305 S. Washington Avenue, Lansing, spoke to the Johnson property, located at 4132 Hagadorn Road, just north of Bennett Road. He noted a legal description error included in the exhibit of the PA 425 Agreement between Meridian Township and the City of Lansing was discovered in 2000. Mr. Pierson added that in addition to the created split in jurisdictions, the portion in Meridian Township is zoned Research Park, which requires a minimum 20 acre parcel for any use. He stated the portion within the City of Lansing is "nominally" residential; the designation picked for College Fields in order to permit a golf course and the single family development. Mr. Pierson specified that all permitted units within the PA 425 area are already spoken for in the College Fields development, creating a circumstance that while zoning is designated, no development can occur on the portion of the property within the City of Lansing. He indicated public utilities are from the City of Lansing and there are no existing plans for utilities from Meridian Township.

CHARTER TOWNSHIP OF MERIDIAN, DECEMBER 6, 2011 REGULAR MEETING *APPROVED*

Mr. Pierson indicated the City of Lansing has agreed to decrease the existing 50 year term for the PA 425 Agreement to a 15 year term, as long as it receives taxes from development on the property for that 15 years. He noted the property in question is within the urban service boundary and is designated in the current Master Plan for office development. Mr. Pierson noted the City of Lansing has always maintained it would not amend the existing PA 425 Agreement, and suggested having a new PA 425 Agreement which speaks solely to the Johnson property, placing the property in the City of Lansing for that 15-year period.

Board members and the applicant's representative discussed the following:

- In favor of a new 425 Agreement for this property with residential zoning, utilizing existing utility providers
- Preference for property to remain in Meridian Township
- If property remains in Meridian Township, it can only be serviced by city sewer under a sewer service agreement
- City of Lansing has proposed a sewer service agreement for the Township with provisions which concerned the Director of Public Works & Engineering
- Concern with the zoning designation being decided by the City of Lansing
- Both properties would revert to the Township 15 years after the first taxable year of the newly developed property
- Sewer agreement for the parcels after the 15 year period would probably result in continuation of services provided by the City of Lansing
- Concern with suggested residential zoning as Hagadorn Road, between Mount Hope and Jolly, has a higher rate of car accident fatalities than other areas of the Township
- Professional office designation would provide for day-time traffic and possibly generate fewer total trips
- Issue is development of the property and the commensurate zoning designation
- Current RP zoning designation is not appropriate for this 2.43 acre parcel
- PA 425 agreement was entered into with the City of Lansing to prevent an annexation
- Court of Appeals decision that a 425 Agreement to block an annexation is null and void
- Applicants no longer have any intention to develop the property themselves
- With the current economic projections over the next 10-15 years, it is doubtful the City will receive the return on its investment as they have indicated
- Suggestion to have a future closed session with the Township attorney to discuss possibilities

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Judy Linn, 5435 Van Atta Road, Okemos, spoke in continued opposition to the urban services boundary as proposed.

Rex Harrington, 820 Piper Road, Haslett, believed he was denied the opportunity to give his opinion on the Township Manager's contract renewal after last meeting's closed session. He suggested the Township Manager's contract renewal be revisited as a future agenda item.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Treasurer Brixie requested the Planning Commission review the Future Land Use Map as part of the Master Plan update.

Trustee Veenstra reminded the public that due to the upcoming holiday, the next Board meeting will be held on Tuesday, December 13, 2011. He also requested the Township Manager prepare a report on the number of personal vehicles provided to staff and a possible plan to reduce the fleet.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:28 P.M.

SUSAN McGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary