



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
July 21, 2015
6:00 P.M.



1. CALL MEETING TO ORDER⁺
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PUBLIC REMARKS*
5. PRESENTATION OF 2015 GOALS & OBJECTIVES (SIX MONTH REVIEW)
6. BOARD COMMENTS & REPORTS
7. APPROVAL OF AGENDA
8. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes – July 7, 2015 Regular Meeting
 - C. Bills
 - D. Disposal of Surplus Vehicles
9. QUESTIONS FOR THE ATTORNEY
10. HEARINGS (CANARY)
11. ACTION ITEMS (PINK)

**Public Comment

 - A. Mixed Use Planned Unit Development #15014 (Campus Village Development) 2655 Grand River Avenue
 - B. Special Use Permit # 15051 (Campus Village Development) 2655 Grand River Avenue
12. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment

 - A. Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan – Ember Oaks
 - B. Daniels Drain Improvements
 - C. Zoning Amendment #14010 Medical Marihuana
13. PUBLIC REMARKS*
14. FINAL BOARD MEMBER COMMENT
15. ADJOURNMENT
16. POSTSCRIPT – MILTON SCALES

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

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

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

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

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

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, JULY 7, 2015

(1) Board Deliberations (BD)

- BD11A-1 Chris Edwards, owner of 4884 ad 4893 Dawn Avenue, East Lansing; RE: Buffer for Campus Village Development
- BD11A-2 Donald R. Isleib, 5400 Park Lake Road, East Lansing; RE: The Avenue on Grand River
- BD11A-3 Ernie Schaefer, President, Campus Village, 919 W. University, Rochester; RE: The Avenue on Grand River
- BD11A-4 Christine Goodrick Beavers, 5125 E., Brookfield, East Lansing; RE: Campus Village Communities, LLC
- BD12A-1 Mark Hooper, 3653 Stagecoach Drive; Thomas Repaskey, 3663 Stagecoach Drive; and Neil Story, 3537 Ponderosa Drive, Okemos; RE: PRD #15-97015 (SP Investments LP)
- BD12A-2 Mark Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015
- BD12A-3 Mark Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015
- BD12A-4 Neil Story, 3537 Ponderosa Drive, Okemos; RE: PRD #15-97015 (Ember Oaks)

(2) Board Information (BI)

- BI-1 Jessica and Nate Stuart, 2072 Cameron Oaks Drive, Haslett; RE: McCurdy Family Goats
- BI-2 Steve and Shelly Larson, 2060 Cameron Oaks Drive, Haslett; RE: Okemos Road Pedestrian Walkway
- BI-3 John Esser, 5448 Okemos Road, East Lansing; RE: Okemos Road Pedestrian/Bicycle Boardwalk
- BI-4 Lynn Ochberg, 4383 Maumee Drive, Okemos; RE: Community Gardens Projects

(3) Staff Communications (SC)

- SC-1 Deborah Guthrie, Communications Director; RE: Comcast press release titled, "Comcast Increases Internet Speeds in Michigan"
- SC-2 Martha Wyatt, Associate Planner; RE: Site Plan Review Decisions as of July 13, 2015

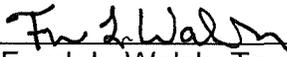
(4) On File in the Clerk's Office (OF)

Material received at the July 7, 2015 Board Meeting

Treasurer Julie Brixie; RE: News article in the June 24, 2015 edition of the *Lansing State Journal* regarding domestic assault in Meridian Township

MEMORANDUM

TO: Township Board

FROM: 
Frank L. Walsh, Township Manager

DATE: July 16, 2015

RE: **2015 Goals & Objectives (Six Month Review)**

Last December the Township Board adopted a blueprint for 2015. Although the list of 2015 Goals and Objectives was not prioritized, our team has been working to implement a broad number of the Board's objectives. As of June 30, we are six months through the calendar year. On Tuesday night I will present you with a "midway" update on the status of our plan.

As noted by several Board members, in November of 2015 it will be critical to develop a "prioritized" vision for 2016 and beyond. The good news is that we have a goal setting process in place, and the 2015 achievements point to the fact that the process is working.

Needless to say, we have many challenges ahead of us that will result in great opportunities in the coming year.

**CLERK'S OFFICE
BOARD COMMUNICATIONS
JULY 21, 2015**

Board Information (BI)

Brett Dreyfus

From: Nate and Jessica Stuart <njstuart@me.com>
Sent: Monday, July 06, 2015 7:57 AM
To: Brett Dreyfus
Cc: mikemccurdy74@gmail.com
Subject: McCurdy Family Goats

Dear Board of Trustees and Planning Department Staff,

We are writing in support of the McCurdy Family's efforts to maintain goats at 5458 Okemos Road. We do not consider the animals to be a nuisance to the neighborhood in any way. The property at 5458 Okemos Road is well situated with an appropriate aesthetic, location, grazing, fencing and outbuildings for the keeping of this type of small livestock.

The goats are an asset to our community. We have children (3 and 6 years old) who love the presence of the goats. We chose to live in this part of Meridian Township because it maintains a country like feel and the goats are a key part of this.

The properties immediately to the north of the McCurdy property are zoned rural residential despite being smaller properties than the McCurdy's. The McCurdy property is surrounded by larger than normal parcels for the RAAA district as well as land owned and protected by the township. The 6 acre size, the aesthetic nature of the property and it's location support the McCurdy's being allowed to maintain their small goat herd.

Best Regards,

Jessica and Nate Stuart

2072 Cameron Oaks
Haslett

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BI-1

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Sandy Otto

From: shlarson@comcast.net
Sent: Tuesday, July 07, 2015 7:50 PM
To: Board
Subject: Okemos Road Pedestrian Walkway

Dear Meridian Board,

As residents of the pedestrian-and bike-friendly community of Meridian Township, we the undersigned, are troubled by the sidewalk gap on Okemos Road south of the entrance to Nancy Moore Park.

Okemos Road carried 11,071 vehicles daily at last count in 2008. That traffic includes the usual tandem trailers, dump trucks and delivery vans of any busy artery, as well as a disproportionate number of emergency vehicles. With nearby access to Meridian Mall and Nancy Moore Park, considerable bicycle and pedestrian traffic is also generated. These walkers, riders and Moms with strollers are forced onto a dangerously narrow shoulder – about the 24" width of bicycle handlebars -- along the gap over the "bridge" at Mud Drain. This is the only section with no sidewalk from Jolly Road to Lake Lansing Road, Grand River or Marsh Road.

The Township abounds with rustic pathways for recreation and has recently completed a much-upgraded, railed sidewalk on Okemos Road over the Red Cedar River (where a usable sidewalk already exists on the east side). We believe the completion of a boardwalk over the flood plain at the gap is a pressing safety need that should be moved to the top of the list of priorities for major projects for Meridian Township in 2016.

Sincerely,

Steve and Shelly Larson
2060 Cameron Oaks Dr.
Haslett

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BI-2

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Sandy Otto

From: heronpro@comcast.net
Sent: Monday, July 13, 2015 11:29 AM
To: Board
Subject: Pedestrian/Bicycle Boardwalk Okemos Road

Meridian Township Board Members:

As a resident of the pedestrian-and bike-friendly community of Meridian Township, I am troubled by the sidewalk gap on Okemos Road south of the entrance to Nancy Moore Park.

Okemos Road carried 11,071 vehicles daily at last count in 2008. That traffic includes the usual tandem trailers, dump trucks and delivery vans of any busy artery, as well as a disproportionate number of emergency vehicles. With nearby access to Meridian Mall and Nancy Moore Park, considerable bicycle and pedestrian traffic is also generated. These walkers, riders and Moms with strollers are forced onto a dangerously narrow shoulder – about the 24" width of bicycle handlebars -- along the gap over the "bridge" at Mud Drain. This is the only section with no sidewalk from Jolly Road to Lake Lansing Road, Grand River or Marsh Road.

The Township abounds with rustic pathways for recreation and has recently completed a much-upgraded, railed sidewalk on Okemos Road over the Red Cedar River (where a usable sidewalk already exists on the east side). We believe the completion of a boardwalk over the flood plain at the gap is a pressing safety need that should be moved to the top of the list of priorities for major projects for Meridian Township in 2016.

I would also like to add that the completion of a boardwalk over the flood plain at the gap has been put in front of the Township Board on a number of occasions in the past. I know that there is considerable expense involved in moving forward on this project. However, the possibility of serious injury or death due to an accident that would have been prevented with the existence of the completion of a boardwalk makes this not only critical for an accident victim (and their family and friends), and the driver of the vehicle, but could also be very expensive to the Township.

The funding of this a boardwalk over the flood plain should be part of the allocation of funds in the 2016 budget.

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John Esser
5448 Okemos Road
heronpro@comcast.net

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Sandy Otto

From: lynn ochberg <nlv33@comcast.net>
Sent: Friday, July 10, 2015 12:43 AM
To: Board
Cc: LeRoy Harvey; communitygardens@re-news.net
Subject: Community gardens projects

Dear Board, Shame on you for cutting funding for the community gardens in Meridian Township. This project has been a major support for feeding the needy as well as a pro-social activity that promotes healthy living for our fellow citizens. Please restore and increase funding for community gardens in your next budget. Your predecessor, Lynn J. Ochberg

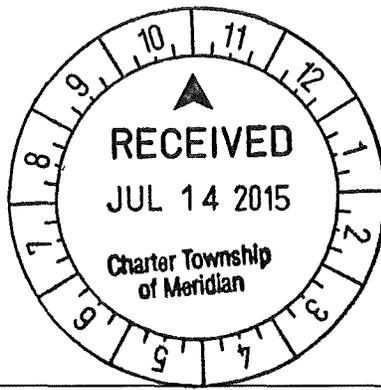
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**CLERK'S OFFICE
BOARD COMMUNICATIONS
JULY 21, 2015**

Staff Communications (SC)



PRESS RELEASE

COMCAST INCREASES INTERNET SPEEDS IN MICHIGAN

Company Boosts Blast! Tier By 50 Percent at No Additional Cost to Customers; Also Introduces New Extreme 150 Mbps Speed Tier

PLYMOUTH, Mich. – July 13, 2015 – Comcast today announced it is increasing Internet speeds in Michigan at no additional charge to customers. The company will increase the speed of its popular Blast! tier by 50 percent to 75 Mbps and introduce a new Extreme 150 Mbps speed tier. This latest increase demonstrates Comcast's ongoing commitment to continue to increase speeds for its customers, as it has virtually every year for more than the past decade, to support the increasing number of Internet connected devices in the home.

"Our goal is to give our customers choices that fit their lifestyle and all the broadband capacity they need to stay ahead of future technologies and innovations," said Tim Collins, senior vice president of Comcast's Heartland Region. "We understand that Internet access is a necessity, not a luxury. That's why we'll continue investing in our Michigan network to ensure our customers get the best overall experience—both at home and on the go with our robust Wi-Fi coverage."

The new speeds and tiers are available immediately to the vast majority of new and existing customers in the following markets: Ann Arbor, Bad Axe, Benton Harbor/St. Joseph, Detroit, Flint, Grand Rapids, Jackson and Lansing. Customers with Blast! speed tiers will see their speeds go from 50 to 75 Mbps, a 50 percent increase. To get the new Blast! speeds, customers may need to power cycle their modems. Comcast will also notify those customers who may need to upgrade their modems to receive the increased speeds. Customers who lease modems from Comcast will be able to receive upgraded modems at no additional charge. A list of approved modems can be found online at <http://mydeviceinfo.xfinity.net>.

These new speed increases follow Comcast's previously announced Gigabit Pro service, a professional-grade residential fiber-to-the-home solution that leverages its fiber network to deliver 2 Gbps upload and download speeds. Gigabit Pro is being introduced in several states, including Michigan. The company is also testing DOCSIS 3.1, a scalable, national, next generation 1 Gbps technology solution, and expects to begin rolling out DOCSIS 3.1 in early 2016. When fully deployed, it will mean almost every customer in Comcast's service area will be able to receive gigabit speeds over its existing fiber and coax network.

In addition to increasing speeds for customers, Comcast continues to offer the fastest wireless gateway, and most Xfinity Internet customers can enjoy complementary access to millions of Xfinity Wi-Fi hotspots nationwide by selecting "xfinitywifi" from the list of available networks on their laptops or mobile devices and entering their Xfinity ID or email and password. Hotspots can be found by either downloading the Xfinity Wi-Fi App, available for free on iOS and Android devices, or by visiting the hotspot finder map on www.xfinity.com/wifi. Additionally, Comcast provides consumers with tips on how to create the best in-home Wi-Fi experience, out of home Wi-Fi experience and how to shop safely online.

About Comcast Cable:

Comcast Cable is the nation's largest video, high-speed Internet and phone provider to residential customers under the XFINITY brand and also provides these services to businesses. Headquartered in Atlanta, Comcast Cable's Central Division serves 19 million combined video, high-speed Internet and voice customers and operates in 15 states from Michigan to Florida. Comcast Corporation (Nasdaq:

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CMCSA, CMCSK) is a global media and technology company. Visit www.comcastcorporation.com for more information.

Contacts:

Michelle Gilbert

248-233-4743

michelle_gilbert@cable.comcast.com

Randy Jones

248-359-6515

randy_jones@cable.comcast.com

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SITE PLAN REVIEW DECISIONS

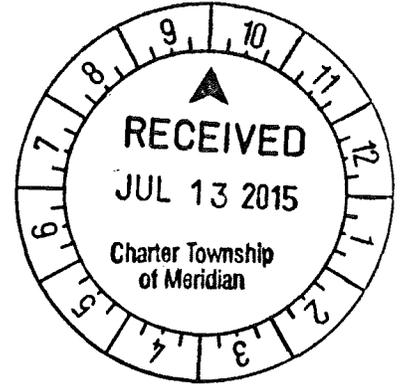
Site Plan Review Approvals (as of 7/13/15):

#15-06 (O'Reilly Auto)

Request to raze the existing building and construct an approximate 7,600 square foot O'Reilly Auto Parts store at 2703 Grand River Avenue, Okemos, MI

Approved: 7/13/15

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SC-2

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PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the July 7, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the July 7, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**JULY 21, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JULY 7, 2015 **6:00 P.M.**

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

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION

Trustee Wilson honored Emily Struble, recent Okemos High School graduate, with a certificate of accomplishment and achievement for being a four-time State Tennis Champion.

A. Zachary Reid and Graham Riley – Seasonal Utility Workers

Assistant Township Manager/Director of Public Works Derek Perry introduced Mary Gebbia-Portice who illustrated the historic efforts of Zachary Reid and Graham Riley in a life-saving event of her dog, Redd, while visiting Central Park South. Zach and Graham were presented with a certificate of appreciation.

B. Planning Commissioner Tom Deits – Summary of Master Plan Public Input Meeting

Planning Commissioner Tom Deits summarized the process used and provided an extensive overview of the findings from the May 21, 2015 Master Plan Public Input Meeting.

Board discussion:

- Board member belief there will be an increased demand for rental housing within the region due to an increase in senior population
- The increased demand for rental housing will result in a need for more affordable housing
- Report presented at Tri-County Regional Planning Commission called for every new development to have 20% of the housing be affordable
- The Planning Commission will have a discussion about affordable housing if it is one of the priorities of the update to the Master Plan
- Board member preference to develop a tree protection ordinance
- Board member request to remove mud from the canoe launch at Ferguson Park
- Board member suggestion for the placement of signs on road bridges to identify the road for individuals who canoe on the Red Cedar River
- Portland, Oregon (mentioned in Goal 3) was a pioneer in the urban services management area concept

5. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Phil Parmalee, 1392 Haslett Road, expressed continued concern with speeding on Haslett Road. He invited Board members to personally observe traffic by parking near the corner of Haslett and Carlton Roads.

Warren D'Souza, 3598 Stagecoach Drive, Okemos, offered statistics regarding sight lines relative to the proposal to connect to Forsberg Drive in Ponderosa Estates. He believed residents from the new subdivision will take the path through Ponderosa Estates using Forsberg Drive to access Stagecoach Drive in order to ensure safety while exiting to travel east. He objected to the diversion of traffic into Ponderosa Estates as there are no sidewalks in that subdivision and was concerned with pedestrian safety.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced appreciation for monies spent on remodeling the Township Hall. He inquired when the 2015 Citizen Survey would be sent to residents, indicating the best time appeared to be mid-late September. Mr. Bowlby stated there is ample time to develop the custom questions.

Gary Mitchell, 1150 Scenic Lake Drive, Okemos, voiced concern with traffic safety and increased traffic at Stagecoach and Ponderosa Drives. He believed a traffic study should be conducted for Planned Residential Development (PRD) #15-07015 (Ember Oaks) to examine the intersection sight distance from Celesk Point to Jolly Road and the stopping sight distance on Jolly Road for left turn movements into Celesk Point. Mr. Mitchell spoke to the increased traffic on Ponderosa Drives to avoid delays exiting onto Jolly Road.

Dr. Lloyd Bingman, 1425 Ambassador Drive, Okemos, addressed restrictions placed by the developer when he built his home in Ember Oaks which he believed are now being ignored in PRD #15-97015. He voiced opposition to the proposed planned residential development and urged its denial.

Tom Repaskey, 3663 Stagecoach Drive, Okemos, voiced concern about traffic and safety issues for residents of both the Ponderosa and Ember Oaks subdivisions. He requested a traffic study be performed before PRD #15-97015 is acted upon.

Mark Hooper, 3653 Stagecoach Drive, Okemos, stated his greatest concern is safety with the Forsberg Drive connection to the Ponderosa subdivision. He questioned the Township's interpretation of its zoning ordinance and the number of lots computed relative PRD #15-97015, adding it is his belief this project should go through the Township's rezoning process.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, expressed opposition to PRD #15-97015 (Ember Oaks) as there is a distrust between existing residents and the builder. He believed the value of homes in phase one of Ember Oaks will decline due to the potential use of "substandard" materials in the proposed project and smaller lots. Mr. Chinoy requested the project either be placed on hold or ensure it is concurrent with the existing phase of Ember Oaks.

Supervisor LeGoff closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Appreciation for public comment on improvements to the Township Hall
- The new central fire station is approximately two weeks behind schedule due to the rain
- Road improvements are approximately \$40,000 over budget but the overage can be absorbed as other projects came in under projected costs

7. BOARD COMMENTS & REPORTS

Treasurer Brixie reported residents should have received their summer tax bills, noting a variety of payment options are available. She stated more information on the options is on the Township website. Treasurer Brixie reported her attendance at a meeting through Global Lansing, where a presentation was made by representatives from Welcoming Michigan, a chapter of Welcoming America. She indicated she will be bringing a resolution to the Board in the near future which emphasizes Meridian Township's welcome to any immigrant who wishes to relocate in Meridian Township.

Treasurer Brixie also reported she participated in a field trip to Cleveland, Ohio last week to view the transformation of Euclid Avenue that occurred with the adoption and installation of a bus rapid transit (BRT) system. She noted \$6 billion in economic development has occurred through that corridor as a result of installation of the BRT. Treasurer Brixie added Debbie Alexander from Capital Area Transit Authority (CATA) will provide a presentation on the BRT at the August 4, 2015 Board meeting.

Clerk Dreyfus reported his attendance at the Economic Development Corporation (EDC) meeting last week where tenancy in the MARC building was discussed. He indicated a discussion also took place on branding and identity relative to businesses located in the Township with mailing addresses in East Lansing as well as the Corridor Improvement Authority and a recap of the Celebrate Okemos Event. Clerk Dreyfus announced the Ingham Conservation District is organizing a Tire Recycling Event on July 25th from 9:00 AM to 3:00 PM. at the Ingham County Fairgrounds, with a limit of seven (7) off rim tires per household. He noted more information about the event can be found at www.ingham.conservation.com.

Trustee Scales stated he sent a memo to the Board stating the budget was “deficient” when bids came in for road improvements, indicating the Board needs to either make adjustments or delete some of the road improvements on the list. He reported his attendance at the rededication ceremony of Courtesy Ford on July 1st.

Trustee Veenstra voiced support to allow the McCurdy’s to keep their goats as noted in several Board communications from residents. He believed that since the Board rezoned the McCurdy property after goat ownership, they should not be “punished” for action taken by the Board. Trustee Veenstra reported his attendance at the June 24th Tri-County Regional Planning Commission (TCRPC) meeting where three (3) presentations were given 1) Regional Prosperity Initiative; 2) Clean Commute Options Program and 3) BRT by Debbie Alexander from CATA. He offered information on funding of the BRT.

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Trustee Scales moved to adopt the Consent Agenda. Seconded by Treasurer Brixie.

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

NAYS: None

Motion carried 6-0.

A. Communications

Trustee Scales 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 Treasurer Brixie.

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

NAYS: None

Motion carried 6-0.

B. Minutes

Trustee Scales moved to approve and ratify the minutes of the June 16, 2015 Regular Meeting as submitted. Seconded by Treasurer Brixie.

Board discussion:

- Board member who was absent from the previous Board meeting where the Township FOIA discussion and vote occurred requested “prior document” used for FOIA requests and PowerPoint presentation from the Foster Swift Law Firm
- Board member belief the Clerk was to include FOIA policies and the PowerPoint presentation in the current Board packet
- Township Clerk emailed the FOIA policies to Board members after the last Board meeting, along with the PowerPoint presentation
- The Clerk pointed out FOIA policies are online and updates to state FOIA statutes are “easily found” using Google search
- Board members were reminded, as mentioned at previous Board meetings, there were no written FOIA policies before the Board adopted the written FOIA Procedures and Guidelines developed and submitted by the Clerk at the June 16th Board meeting
- Previous FOIA request form used by the public contained general FOIA principles followed by the Township, and this form was available to the public and to the Board on the Township website
- Request to have “FOIA” information included in the next Board packet
- Board member comment that discussion and action on FOIA policies occurred in the same meeting, instead of having it on the agenda for two (2) meetings
- Board member belief the public is “forced” to Google FOIA information rather than using the Township’s “normal process”
- Board member statement the Township FOIA information is available in the Township Hall lobby, the Clerk’s Office and on the Township website for citizen access
- Board member belief the “FOIA” discussion is a time-wasting personal attack on the Clerk and the Board needs to move forward with the agenda

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

C. Bills

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

Common Cash	\$ 1,122,841.49
Public Works	\$ 172,714.17
Total Checks	\$ 1,295,555.66
Credit Card Transactions	\$ 11,769.05
Total Purchases	<u>\$ 1,307,324.71</u>
 ACH Payments	 <u>\$ 464,734.94</u>

Seconded by Treasurer Brixie.

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

(Bill list in Official Minute Book)

- D. Newton Road Paving, Special Assessment District No. 43 – **Resolutions #1 and #2** (Set Public Hearing Date for August 4, 2015)

Trustee Scales moved to approve Newton Road Public Road Improvements Special Assessment District No. 43 Resolution No. 1, and orders plans and an estimate of costs to be prepared; and move to tentatively approve Newton Road Public Road Improvements District No. 43 Resolution No. 2, tentatively declaring the Township Board's intention to make the public road improvements: grade, gravel and pave Newton Road from Lake Lansing Road north approximately 500' and from Saginaw/BL-69/M-78 south approximately 500'; and sets the Public Hearing for August 4, 2015 for the purpose of hearing objections to the improvement and the special assessment district of Newton Road Public Road Improvement Special Assessment District No. 43. Seconded by Treasurer Brixie.

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

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

A. Mixed Use Planned Unit Development #15014 (Campus Village Development) 2655 Grand River Avenue
 Supervisor LeGoff opened the public hearing at 7:13 P.M.

Director Kieselbach summarized the proposed mixed use planned unit development (MUPUD) as outlined in staff memorandum dated July 1, 2015.

John Gaber, attorney for Campus Village, 380 N. Old Woodward, Suite 300, Birmingham, introduced Ernie Schaefer, President, Campus Village, 919 W. University, Rochester and other principals of the company.

Ernie Schaefer offered highlights of his company and addressed the many and varied changes to the MUPUD as a result of input from the Planning Commission, staff and the Township Board.

Mr. Gaber spoke to the infill redevelopment mixed use project of 94,000 square feet on property which has been vacant for 17 years. He stated the design promotes use of alternative transportation (i.e., mass transit, walking and biking). Mr. Gaber indicated the targeted tenants would be graduate students, young professionals, and entrepreneurial residents, groups identified by the Grand River Corridor Study as underserved demographics. He believed the mixed use nature of the project appeals to these transitional residents. Mr. Gaber noted 75% of the total number of units (198 units) will be one or two bedroom, much more than the average student apartment complex. He stated the density of the 198 units (400 beds) is 15.6 units per acre, reduced from the previous 17.5 units per acre. Mr. Gaber stated the applicant is working with the Greater Lansing Housing Coalition (GLHC) to address handicap accessible and income assisted living units.

Mr. Gaber remarked the walkability component of the proposed project is integral, as the perimeter of the site fosters walkability with the sidewalk along Grand River and the pathway connection to be provided by the applicant which will connect to a paved trail along the rear of the property. He stated there have been 13 letters of support for the project written by nearby business owners.

Mr. Gaber indicated the amenities being offered include:

- Exterior LED lighting throughout the site
- Rehabilitation of a degraded site
- Trash recycling
- Relocation of the bus stop at the front of the property
- Granting of an easement for an eight (8) foot pathway at the rear of the property along the railroad right of way, one end which connects to Grand River
- Fitness park with stationery workout equipment has been relocated adjacent to the park

- Dog park has been added for use by the public
- Covered bicycle storage on site
- Public seating plaza adjacent to Grand River Avenue which will include public wi-fi, an art sculpture, planters and benches
- Pocket parks
- Private courtyards
- Entrepreneurial hub
- Underground utilities
- Upper floor balconies
- Sidewalk planters

Brad Strader, LSL Planning, 306 S. Washington, Royal Oak, noted he has previously worked on the Grand River corridor. He stated the mixture of uses being proposed is consistent with the Township's Master Plan, added mixing land uses balances traffic demands and promotes internal trips which reduces traffic trips on the roadway. Mr. Strader indicated the goal of the corridor is to transform from auto-dominated uses to a mixture of uses (both vertical and horizontal), which are more vibrant and more sustainable to support the premium transit. He maintained the corridor plan states it is easier to construct new integrated mixed than to attempt to retrofit. Mr. Strader noted the applicant believes this project can be the first phase in the transformation of this section of the corridor.

Mr. Strader stated when the concept of mixed use was discussed within the planning community, the pictures which circulated were only of vertical mixed use. He added that retail was located on the first floor with restaurants, office and residential above, indicating it is still difficult to do, even in a downtown area. Mr. Strader demonstrated on the overhead projector photographs of Reston, Virginia Town Center outside of Washington, DC which has horizontal mixed use with good connections (e.g., shared parking) as well as Troy and Ann Arbor, Michigan. He believed the proposed development provides internal synergy between the uses located on the site and the shared parking meets environmental goals of the Township. Mr. Strader noted the pervious pavement is environmentally sensitive as it will better filter the stormwater. He noted the project supports the building of ridership for the future BRT by the mix of uses and will be a transit friendly development.

Mr. Gaber addressed concerns previously expressed by integrating retail into the front and back buildings and having cross connections and amenities throughout the site to foster walkability and cross use between the retail and residential components. He noted the number of units were reduced from 222 to 198 and the units per acre were reduced from 17.5 to 15.6. Mr. Gaber stated that in response to a comment the apartments were too close to the adjacent industrial area, a ten (10) foot "green belt" buffer was added along the west property line to preserve the existing mature trees. He noted trees will be added to fill in for a continuous buffer. Mr. Gaber demonstrated on the overhead an aerial view of buildings on the other side of the fence within the industrial area along Dawn Avenue, showing Collingwood Apartments to be only ten (10) feet from the property line.

Mr. Gaber noted the building closest to the railroad right-of-way is now 71 feet away from the right-of-way (increased from 40 feet in previous proposals), stating the measurement from the tracks to the corner of the building is 116 feet from the railway. He indicated the parking area in the back is five (5) feet above the railroad tracks, adding the trench which runs adjacent to the railroad tracks is approximately three (3) feet in depth. Mr. Gaber stated the applicant is proposing an installation of a crash wall (with a supported base) seven (7) feet above the grade of the railroad tracks. He reminded Board members of the report prepared by railroad consultant Mr. Harold Sebastian which opined the applicant has provided a safe design which employs industry and federal safety standards. Mr. Gaber stated a number of amenities (e.g., pathway, easement, fitness park, dog park, pocket parks) have been included in the development over the last several months which benefit the general public.

Mr. Gaber believed the installation of porous concrete within the development helps with stormwater drainage and water purification, acknowledging the applicant would not receive "credit" in the ordinance towards the 70% impervious surface maximum. He alleged the porous concrete should count towards greenspace. Mr. Gaber noted the impervious surface percentage in the proposed development has been reduced from 81% to 79%, highlighting the fact this was previously a commercial development. He believed the Township's parking ordinance overstates the amount of parking needed for the development, and providing the requested increase in the number of one and two bedroom units, with commensurate increase in required parking, has "penalized" the applicant. Mr. Gaber indicated the applicant has confidence there is sufficient parking for the site.

Mr. Gaber stated he believed the purpose of the MUPUD ordinance provides for a tradeoff between ordinance variances and amenities. He suggested placing pervious asphalt for some of the parking spaces.

Neil Bowlby, 6020 Beechwood, stated the site plans for this project were not placed on the Township website until yesterday and were not the latest version as contained in the Board's packet. He reminded Board members the Planning Commission did not pass the resolution approving recommendation of this project to the Board. Mr. Bowlby believed many of the objections voiced by Planning Commissioners have been addressed. He recommended including both the proposed pathway and the railroad barrier in the conditions of approval as suggested by the Planning Commission. Mr. Bowlby advocated placing a fence or wall along the ten (10) foot buffer located at the west property line to prevent students from having direct access to the proposed distillery. He inquired as to the possible use of pervious asphalt, as Michigan State University (MSU) Recycling Center has a large parking lot comprised of pervious asphalt. Mr. Bowlby suggested turning the parking lot located at the eastern end in the rear of the development into greenspace until it is determined additional parking is needed.

Mark Clouse, George F. Eyde Family Partnership (current owner of the property), 300 S. Washington, Lansing, echoed the importance of both vertical and horizontal mixed use. He reiterated the initial project at this location was approved in 1997, and the pad site adjacent to the now closed Circuit City remains undeveloped, a telling sign of commercial viability in the future on this property. Mr. Clouse clarified confusion expressed in a letter written by a Planning Commissioner regarding the proximity of industrial and residential, pointing to residential adjacent to industrial on the other side of the fence along the western property line. He voiced appreciation to the applicant for bringing the proposed project to Meridian Township.

Trustee Veenstra inquired as to the approximate cost of the project.

Ernie Schafer responded the cost is projected to be approximately \$28 million.

Trustee Veenstra requested verification the applicant did not own the "big white space" shown on the diagram in the middle of the project fronting on Grand River.

Mr. Schaefer responded the applicant does not own the aforementioned property.

Trustee Veenstra inquired as to what is located on "big white space."

Mr. Schaefer replied there is an animal hospital, oil change and auto repair service located at that designation.

Supervisor LeGoff closed the public hearing at 8:10 P.M.

12. ACTION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

A. 2016 Budget Schedule

Treasurer Brixie moved to approve the proposed 2016 budget timeline with final adoption at the September 15, 2015 Board meeting. Seconded by Trustee Scales.

Board discussion:

- Inquiry if the new budget schedule will impact when the goals and objectives meetings are held
- Some of the goals and objectives have an impact on the 2016 budget
- The Performance Review Committee has requested, as part of the Manager’s evaluation process, that he provide a list of goals staff should focus on for the remainder of 2015 and all of 2016

VOICE VOTE: Motion carried 6-0.

B. Whitehills Lakes South #2 Final Preliminary Plat Amendment

Mike McGraw, 3488 Mason View Drive NE, Grand Rapids, representative for Signature Land Development, purchased the vacant lots and land from the Mason State Bank in 2012. He indicated the first phase of the project involved moving soil to make the already developed lots buildable, with only four (4) of the 13 lots remaining unsold. The applicant noted the demographic (i.e., young families) for this type of development prefer cul de sacs for safety and security. Mr. McGraw stated the Ingham County Road Department was amenable to eliminating the connection due to its proximity to the intersection of Lake Lansing Road and Business Loop 69 (BL-69) and granted a cul de sac variance. He stated the applicant is requesting approval of a variance to the previously approved preliminary plat.

Board discussion:

- Application will provide a pathway connection on Lake Lansing Road to the east
- Elevation of the emergency access will be 5% or less, as required
- Elevation of the cul de sac will be set such that the connecting pathway will be stabilized wide enough to meet the needs of the Fire Department
- Inquiry as to who will plow the emergency access during the winter
- Board member desire to include maintenance of the emergency access as a condition of approval
- Staff reminder that due to the steepness of the slope of the pathway along Lake Lansing Road to the west, condition #10 requires a cash deposit in lieu of building it now
- Pathway is still on the Pathway Master Plan for the future
- Staff suggestion to add language regarding the developer’s or homeowner association’s responsibility for maintenance and snow plowing of the pathway
- Applicant has not yet assessed which trees will require removal adjacent to property owners on BL-69
- Applicant will preserve as many trees on Lots 23 through 28 as practical to retain screening between the lots and the existing dwelling on BL-69, adding additional trees if necessary
- Staff can determine what trees will be saved on site either at the time of final plat or during the plot plan for construction prior to issuing the building permit

[Clerk Dreyfus left the room at 8:25 P.M.]

[Clerk Dreyfus reentered the room at 8:30 P.M.]

Trustee Wilson moved (and read into the record) NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants approval of the final preliminary plat for a single family subdivision of 21 lots, commonly known as Whitehills South, located north of Lake Lansing Road, west of BL-69 and east of Park Lake Road with the following conditions:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc. received June 15, 2015, indicating 21 single family lots, subject to revisions as required. Any revisions of the plat shall be subject to the Township’s approval.

2. The Township Board hereby grants a variance from Section 62-62(7) of the Township's Land Division ordinance to allow Southridge Road to exceed the maximum cul de sac length of 660 feet. In a letter from Greg Petru, P.E., KEBS, Inc. dated June 17, 2013, the reasons for the variance are enumerated and include: steep slope, site vision on Lake Lansing Road, the elimination of 20-30 trees to construct the connection to Lake Lansing Road, and proximity to M-78/BL-69 (300-350 feet).
3. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Board of Ingham County Commissioners, Michigan Department of Transportation, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards
5. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
6. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering.
7. A five foot wide concrete sidewalk shall be constructed along the east side of Southridge Road, the north side of Winterfield Court, as well as the frontage on Lots 14, 15, 16, and 34 on the cul de sac. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
8. A seven foot wide asphalt pathway shall be constructed between Lots 21 and 22 to extend from the southern end of the Southridge Road cul de sac southward to the pedestrian-bicycle pathway on the north side of Lake Lansing Road. The asphalt pathway shall be centered within a 20 foot wide strip stabilized to accommodate emergency vehicles as requested by the Fire Department. The 20 foot wide strip shall not be within the boundaries of either Lot 21 or Lot 22. The pathway's grade shall not exceed five percent. Maintenance shall be the responsibility of the developer or homeowners association. Snowplowing shall be performed as part of maintenance.
9. A seven foot wide concrete pathway shall be constructed on the north side of Lake Lansing Road from Southridge Road east to the existing pathway on the northwest side of BL-69. The final location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the pathway shall be in accordance with Township Engineering Design and Construction standards.
10. In lieu of constructing a seven foot wide concrete pathway on the north side of Lake Lansing Road, west of Southridge Road, the applicant shall provide a cash deposit to the Township.
11. Street trees shall be required along Lake Lansing Road. Street trees shall be required throughout the subdivision along all internal roads. Species and location of trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
12. The applicant shall identify trees proposed to be removed or relocated on Lots 23 through 28 to determine if there is a need for a vegetative screen between the lots and the existing dwellings on BL-69. If screening is determined to be necessary by the Township, the design and proposed landscape material shall be subject to the review and approval of the Director of Community Planning and Development.

13. Any wellheads located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township prior to issuance of any permit for construction activity, including grading permits.
14. A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Treasurer Brixie.

Board and applicant discussion:

- Appreciation for clarification on the maintenance of the pathway along Lake Lansing Road
- Appreciation for the attractiveness of living on a cul de sac for young families
- Michigan Department of Transportation (MDOT) claimed ownership of the storm drain
- Existing pathway on the south side of Lake Lansing Road from Park Lake to BL-69
- There is one ingress/egress for the 34 lots known as Whitehills Lakes South #2
- Road to the north connects to Park Lake Road

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

- C. 2015 Township Citizen Survey
Treasurer Brixie moved to authorize staff to conduct a 2015 Citizen Survey using the same survey company used for the last four surveys. Seconded by Trustee Wilson.

Board discussion:

- Board member preference to wait until fall for the survey for greater participation
- Internal procedures will take until fall to evolve
- Need for the type of surveys which provide actionable data
- Board member preference to utilize the service of MSU to provide a comprehensive survey customized for Meridian Township, incorporating questions used in the National Citizen Survey for benchmarking comparisons
- Need for time to allow the Township to investigate using MSU for survey purposes
- Preference for continuity with the current vendor at this point in time and begin building with MSU to develop questions for the next three (3) year survey

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

- D. Fire Truck Purchase
Trustee Scales moved to authorize the Township Manager to execute an agreement with Kodiak Emergency Vehicles in the amount of \$423,951 for the purchase of a Spencer Pumper/Spartan Chassis Fire Truck. Seconded by Treasurer Brixie.

Board and staff discussion:

- Board member disappointment the Township is receiving only \$11,000 for a trade-in of a 22 year-old fire truck
- Manager's appreciation for the hard work by the Fire Chief and Director of Public Works to keep down the cost of the truck
- Township is paying cash for the fire truck
- Many other communities finance their fire truck purchases and assume debt for the purchase
- Township Board set aside \$150,000 last year towards the purchase of a new fire truck

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

E. Appointments to the Community Resources Commission
Treasurer Brixie moved to appoint Alicia Lane and Rebecca Chessney Jones-Henry to the Community Resources Commission for terms ending December 31, 2016. Seconded by Trustee Wilson.

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

[Supervisor LeGoff recessed the meeting at 8:52 P.M.]

[Supervisor LeGoff reconvened the meeting at 8:59 P.M.]

13. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Mark Hooper, 3653 Stagecoach Drive, Okemos, voiced confusion over interpretation of the process and procedures used relative to computations for PRD #15-97015 (Ember Oaks).

[Clerk Dreyfus reentered the room at 9:00 P.M.]

Dana Gavrilides, 3627 Stagecoach Drive, voiced concern over the Forsberg Drive access drive into the Ponderosa subdivision. She requested the Board require a traffic study prior to making a determination on PRD #15-97015.

Neil Story, 3537 Ponderosa Drive, Okemos, expressed concern over the process and procedures used relative to PRD #15-97015 (Ember Oaks), noting the situation is unusual. He alleged the proper course for this request would be a rezoning.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, explained the original PRD for Ember Oaks was based on the underlying rural residential (RR) zoning where the master yield plan calculated the maximum number of lots at 158. He noted the connection to Hiawatha and Ponderosa subdivisions was requested by the Ingham County Road Department (ICRD) and explained the ICRD required sight distances of 810 feet east and west.

David Pierson, attorney for the applicant, 1305 S. Washington Avenue, Lansing, indicated the reasons for changes in the Ember Oaks sketch plan are drainage, gaining access for safe sight distance, and the Township Board added the connection to its resolution of approval and sketch for the PRD in 1999. He countered earlier public comment which alleged residents who have children that attend Williamston schools will want to make a left turn onto Forsberg Drive by stating all of the lots north of the connection are in the Okemos School District. Mr. Pierson noted the drainage and stormwater treatment requirements have changed dramatically since original approval and the plat was reconfigured to meet those requirements. He added none of the lots yet to be developed are smaller than Dr. Chinoy's lot. Mr. Pierson reiterated it is the intent of the owners, Schroeder Builders, to develop the rest of the property as Ember Oaks, using the same restrictions used for the existing portions of the development. He stated the PRD sketch plan and the plat are not the same, noting nothing is being rezoned.

Supervisor LeGoff closed Public Remarks.

A. Mixed Use Planned Unit Development #15014 (Campus Village Development) 2655 Grand River Avenue

Board and applicant discussion:

- Inquiry if a traffic light is possible to assist pedestrians in reaching the bus stop on the north side of Grand River Avenue
- Traffic signals require a warrant based on a number of factors, including traffic volumes
- Project does not have sufficient traffic volumes to permit a signal
- New pedestrian activated signal called a HAWK (High-intensity Activated crossWalk) may be used in the future as the BRT moves forward
- Appreciation for the applicant's willingness to modify the plan to address Board concerns
- Appreciation for the bicycle pathway connection which can connect to the Township's vision of the river trail connection
- Applicant will give the easement to the Township as part of the Pathway Master Plan
- North elevation of the dog park is steep and will need to be graded
- Sidewalk from Grand River to Foods for Living will be increased from five (5) feet to eight (8) feet to meet pathway standards
- Dog park maintenance will be the responsibility of Campus Village Development
- Intent of the applicant to own the property which houses Foods for Living
- South side of Collingwood Apartments face onto the Red Cedar River
- Only the edge of one of the ten buildings in Collingwood Apartments is adjacent to the industrial district so it is not "similar" to the proposed project as previously mentioned
- This area is one of the only active industrial zoned pieces of land in the Township
- If the Grand River Corridor with the BRT help attract industrial uses, we will see improvements in the quality of the industrial occupancy which already exists and needs to be maintained
- Board member belief the applicant is requesting a use which is not totally compatible with the industrial
- Board member request for a 100 foot buffer between residential and industrially zoned land
- MUPUD allows for site-specific setbacks
- Economic development experts in Cleveland, Ohio indicated it is essential for all development projects to have a "front door" onto the avenue upon which the BRT runs
- Applicant's change in the front positions the building to look away from Grand River and runs counter to encouraging pedestrians to utilize public transit
- Board member preference for the property to take on a "U" shape similar to Northwind Drive as it would relate better to everything on the site
- Building to the southwest does not fit into a pedestrian oriented design
- Request for staff to provide the railroad setback allowed at the Lodges
- Board member belief all new projects along Grand River need to be BRT compliant
- The BRT plan contains a "requirement" that left turns are allowed only at traffic signal lights
- West drive off Grand River is the only ingress/egress for Denny's Restaurant
- Board member belief the main entrance for the project then becomes the Park Lake/Grand River intersection and needs to be improved for appropriate circulation through the project
- BRT is proposed to have its dedicated lanes center running and the bus stops will, therefore, be in the center of Grand River Avenue at traffic lights
- Board member assumption the bus stop will be located in the center of Grand River Avenue at the Park Lake Road signal light
- Request for staff to provide current industrial uses on Dawn Avenue to determine if any existing uses propose a safety hazard to nearby residents
- Inquiry if the Township can "control" future industrial uses on Dawn Avenue to prevent potential hazards to the residents
- Board member preference to increase the buffer from ten (10) feet to 20 feet to provide additional distance from industrially zoned land to the west
- Blank wall facing Grand River is not inviting and would be a "canvas" for graffiti artists
- MUPUD ordinance allows setbacks to be waived
- Setback from Grand River Avenue is 100 feet next to commercial and the applicant has proposed 15 feet
- Township needs more multi-family residential along the Grand River Corridor
- Appreciation to the applicant for working with the Greater Lansing Housing Coalition to discuss a low income housing component
- Appreciation to the applicant for its proposed use of pervious pavement surfaces

- Board member belief pervious surfaces should be included in the pervious percentage calculations
- Board member request for the parking ordinance to be reviewed for possible reduction in required spaces, especially in MUPUD projects
- Left hand turn from Grand River onto Park Lake Road as the main entrance was part of the applicant's traffic study
- Less concern over the proximity to industrial zoned land as the Township's industrial zoning requirements prohibit: noise above conversation level at the property boundary; odorous gases or other odorous materials at the property boundary; emission of smoke discharged into the air or production of any physical vibrations humanly perceptible at or beyond the lot property
- Reminder that the Planning Commission did not approve the project
- Need for more greenspace to offset compact high density development as a major component of smart planning
- Board member belief the intent of the MUPUD ordinance was to foster redevelopment of a project site
- Applicant's project is an "inappropriate" use of the MUPUD ordinance by including existing commercial buildings and parking
- Board member belief there is only approximately eight (8) acres of developable MUPUD land according to the original intent of the MUPUD ordinance
- None of the existing commercial buildings are being redeveloped
- Board member preference to eliminate Block 3 which will greatly reduce the need for variances as the computation offers 17 dwelling units per acre, one unit below the maximum allowed in a MUPUD
- Elimination of Block 3 allows the pervious surface percentage to be below the maximum percentage allowed by ordinance
- Elimination of Block 3 allows for a greater buffer from the industrially zoned property on the west side of the site
- Board member belief elimination of Block 3 would allow for 138 units (270 beds) plus commercial and would still make the project viable for the applicant
- Board member preference to place this item on for continued discussion at the July 21, 2015 Board meeting
- Request by the applicant to place this item on for action at the next Board meeting and they will meet with the Board members individually to bring a revised plan back to the full Board
- Board member suggestion for the applicant to meet with CATA regarding the configuration of the BRT as it relates to their project
- Applicant has already met with CATA and will continue that relationship as the project moves forward
- Board member suggestion for the applicant to present the project redesign back to the Planning Commission
- Board member request for the number of dwelling units per acre on the "true" new acreage of the project

It was the consensus of the Board to place this item on for action at its July 21, 2015 Board meeting.

- B. Special Use Permit # 15051 (Campus Village Development) 2655 Grand River Avenue
Mr. Gaber, on behalf, of the applicant, requested the special use permit move through the process commensurate with the MUPUD.

It was the consensus of the Board to place this item on for action at its July 21, 2015 Board meeting.

Trustee Scales moved to suspend the rules to take up Agenda Item #13C (Planned Residential Development #15-97015 (SP Investments Limited Partnership, Amendment to the Planned Residential Development Sketch Plan – Ember Oaks) beyond 10:00 P.M. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 6-0.

- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan – Ember Oaks
 Director Kieselbach summarized the request to amend the Ember Oaks Planned Residential Development sketch plan as outlined in staff memorandum dated June 30, 2015.

Board and staff discussion:

- Three (3) final plats have already been approved as part of this project
- Remaining portion before the Board has received preliminary plat approval but must go through the plat process
- Board member request to hear from the developer what he is attempting to do with this project
- Board member belief that because there is a majority of ownership with the developer, the neighborhood association is not an association of homeowners
- Several residents have voiced a lack of trust between them and the developer
- Under the PRD overlay, the developer is allowed to reduce two lot sizes (RR to RAAA)
- There is nothing in the Township ordinance which states the lots cannot be bigger, as the Township sets minimum standards
- Decision on lot size is the developer's, provided all lot sizes comply with the Township ordinance
- Letter from the then Ingham County Road Commission in 1999 required a road connection to the west and east which was included in the PRD resolution to approve by the then sitting Board
- Subsequent to the PRD resolution to approve, the preliminary plat showed the approved connection
- Sketch plan and the plat are two separate approval processes
- Sketch plan approves the number of lots, the open space and the buffers
- Plat deals with the design
- Inquiry if the applicant could amend this project to add the approximate 80 acres of undeveloped land north and east of the Ponderosa subdivision
- If the applicant chose to use the PRD option for the land north and east of the Ponderosa subdivision, the process would require a sketch plan and the plat process which includes a public hearing with notification to nearby residents
- The project is not a rezoning as the underlying RR zoning does not change, but the PRD is an overlay
- Overlay districts are placed on top of the existing underlying zoning
- Number of lots in the new sketch plan remain the same as the original (111)
- Whitehills has six (6) phases which are all connected through an inner network of streets and are made up of different types of housing
- Proposed project connects three (3) neighborhoods together and eliminates the negativity associated with sprawling cul de sac and suburban style development
- Importance of the connectivity
- Board member belief the residents of Ponderosa will use the exit (Forsberg Drive) into the Ember Oaks phase to access Jolly Road because of the way the streets curve in the Ponderosa subdivision
- Preference expressed by the residents of Ponderosa to prevent "through traffic" by eliminating the Forsberg Drive connection
- Connection jeopardizes pedestrians as there are no sidewalks in the Ponderosa subdivision
- No buffer exists between front yards and the road in the Ponderosa subdivision
- Board member belief there is a way to accommodate the connection between Ember Oaks and Ponderosa subdivision for emergency purposes without opening it up to "through traffic"
- Rationale for the ICRD and Board decision to create the Forsberg Drive road connection
- Stage of the process where the Board would address concerns of the residents (e.g., road connection)
- Applicant would need to amend the final preliminary plat prior to final plat approval
- Final preliminary plat (FPP) stage is where the issues of the plat, sight distance, connection of streets, etc.
- FPP decision rests solely with the Board
- No public hearing required for FPP approval

Clerk Dreyfus moved to continue discussion of Agenda Item #13C (Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan) – Ember Oaks. Seconded by Trustee Scales.

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

Continued Board and staff discussion:

- Lack of a connection between Ember Oaks and Ponderosa subdivisions does not foster the Township's goal of creating a pedestrian oriented community
- Possible compromise to change Forsberg Drive into a pedestrian pathway
- Right of way for Forsberg Drive is already in the plat
- Forsberg Drive is a public road and under the jurisdiction of the ICRD
- Forsberg Drive connects to Stagecoach Drive and out onto Jolly Road
- North end of Stagecoach Drive is a cul de sac
- 35 lots are allowed on a single access
- Board member suggestion to establish a working group consisting of staff, Board members, representatives of the developer, nearby residents and ICRD staff to attempt to resolve these "confusing" issues
- Board member request to obtain a current response from the ICRD on the need for the Forsberg Drive connection
- Statement by the developer's representative that the applicant does not "care" whether they build Forsberg Drive, but considers the interconnection a public policy question
- Board member suggestion there only be a pathway connection (with possible emergency vehicle access) where Forsberg Drive is currently shown on the map
- Board member suggestion to place this item on for action to move the project along and then address the Forsberg Drive connection with the ICRD
- Board member reminder of the ICRD's commitment to residents of Indian Lakes Estates not to construct a through connector
- Board member opinion single family neighborhoods should be connected
- Board member belief there are "glaring" differences" between the Indian Lakes Estates connection to 700+ student housing units with large commercial space v. the interconnection of three (3) adjacent neighborhoods
- Street connections help alleviate and smooth out traffic flow on the Township's major arterial roads
- There are existing pedestrian/bicycle pathways in the Township with emergency vehicle access, using collapsible bollards

It was the consensus of the Board to place this item on for continued discussion at the July 21, 2015 Board meeting.

14. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Mark Hooper, 3653 Stagecoach Drive, Okemos, addressed language contained in the ordinance relative to PRD #15-97015. He voiced confusion with Section 86-378 (contained in the Township's zoning ordinance) which establishes a PRD, suggesting the concerns be addressed at this point in the process rather than an attempt for resolution when there is a shortened time period.

Dr. Lloyd Bingman, 1425 Ambassador Drive, Okemos, stated there are several issues of concern with PRD #15-97015 (Ember Oaks), believing the developer was not transparent during this process.

David Pierson, attorney for the applicant, 1305 S. Washington Avenue, Lansing, indicated he was in attendance when Ember Oaks was discussed by the then sitting Board in 1999, and it was his understanding it was a requirement of the Ingham County Road Commission (ICRC) that the connection be made. He noted it was not the applicant's intent to "pull the wool over anyone's eyes." Mr. Pierson stated the applicant believed he had adequately conveyed to the residents of Ponderosa that "Ember Oaks will be Ember Oaks." He acknowledged a reconfiguration is necessary to comply with changes required by the ICDC for drainage, and the applicant concurs the access should be in a different and safer place with better sight distance. Mr. Pierson used a calculation provided by one resident regarding the change in the average lot size, stating use of the provided numbers would reduce the average lot size by 3,647 square feet. He reminded Board members and the public there is a large range in lot sizes, both within the existing developed lots and across all of the planned development, believing it disingenuous to characterize the lots as smaller. Mr. Pierson believed Ember Oaks an example of the PRD's intent to encourage additional open space through reduction in lot size and the sketch plan is the first step towards accomplishing that.

Neil Story, 3537 Ponderosa Drive, Okemos, assumed if the Board approves the sketch plan, the Board will "lock" in some items which cannot later be revisited, among them acceptance of an amendment and the maximum number of lots (111). He believed that since this is not at the final preliminary plat stage, the designated number of lots can be changed. Mr. Story indicated Board members have a fiduciary responsibility to look at the alternatives, possibly asking for "refreshed" calculations.

Supervisor LeGoff closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Wilson reported her attendance at the last Groundwater Management Board, and the Carriage Hills neighborhood meeting. She suggested the issue of affordable housing as a component of new residential development be discussed as a possible policy issue, with a subsequent ordinance amendment. Trustee Wilson requested the new FOIA Guidelines be placed on the agenda for discussion and action at the next Board meeting. She expressed a desire to amend the Township's new FOIA Guidelines with language offered by the Michigan Townships Association in an attempt to clarify the policy for residents.

Trustee Scales voiced his support to place the FOIA Guidelines on the next agenda for discussion.

Trustee Wilson suggested the Powerpoint presentation created by Foster Swift be placed on the Clerk's page of the Township website as it would provide Township residents with a clear explanation of FOIA changes.

Treasurer Brixie requested the Township Manager provide an update regarding allegations made regarding the Police Department's release of information contained in a press release. She stated the allegations centered around a breach of confidentiality in reporting crimes had been committed in a Township home inhabited by medical marihuana caregivers/growers where medical marihuana was present.

Township Manager Walsh noted a legal opinion was requested at the last meeting to determine whether the Police Department or the Police Chief violated the Michigan Medical Marihuana Act (MMMA) through the release of certain information shared in a press release. He stated the instant response from Township counsel was there was no violation by the Police Department. The legal opinion offered caution regarding release of personal information about individuals who operate a medical marihuana facility or use medical marihuana. Manager Walsh indicated the second legal opinion responded to a question raised about when and how a Board member could properly abstain from voting. He noted Township counsel determined there is process for abstaining, but there must be a clear and convincing conflict of interest which would result in financial gain. Manager Walsh summarized counsel further opined that if, in the future, a Board member chooses to abstain, a vote of the Board should be conducted to determine whether a conflict existed.

Treasurer Brixie discussed a news article she passed out to Board members, which addressed a different crime where a medical marihuana grow facility was present in a home within Meridian Township. She believed it necessary for the Board to regulate medical marihuana grow facilities using the same rules which apply to other home occupations. Treasurer Brixie and Trustee Scales requested the Supervisor place this item on the agenda for the next Board meeting.

Clerk Dreyfus believed the article just handed out to Board members dealt with a domestic assault incident, and the fact the attacker had a valid medical marihuana growing operation was incidental to the focus of the story. Relative to the FOIA Guidelines previously mentioned, he believed it sets a bad precedent for the Board to revisit a recently adopted policy at the request of a Board member who was absent for the meeting at which the vote took place. Since the adopted guidelines authorize the Clerk (designated as the FOIA Coordinator), to make policy changes as necessary, Clerk Dreyfus welcomed any proposed changes for review and possible recommendation to the entire Board. He believed it not a good use of bandwidth to place the Powerpoint presentation on the Township website as all the information is contained in the written adopted Policies and Guidelines already placed on the website for public perusal and use.

Trustee Scales believed a thorough reading of the news article passed out by Treasurer Brixie would lead the Clerk to a different conclusion, as the assailant fired at a Township police officer. Trustee Scales noted the news article stated the attacker was wearing a bullet proof vest at the time of the altercation, believing medical marihuana at the heart of the issue. After a lengthy exchange, Clerk Dreyfus stated it is speculation as to why the assailant was wearing a bullet proof vest.

16. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 11:19 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

**Charter Township of Meridian
Board Meeting
July 21, 2015**

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

COMMON CASH	\$ 674,696.05
PUBLIC WORKS	<u>328,027.81</u>
TOTAL CHECKS:	\$ 1,002,723.86
CREDIT CARD TRANSACTIONS	10,105.11
TOTAL PURCHASES:	<u>\$ 1,012,828.97</u>
ACH PAYMENTS	<u>\$ 427,068.58</u>

FLW

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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 COMMON CASH

Vendor Name	Description	Amount	Check #
1. ADP INC.	6/26 PAYROLL PROCESSING FEE	1,805.54	
2. AIRGAS GREAT LAKES	MEDICAL OXYGEN	102.81	
3. AT &T	JULY SERVICE	74.51	90124
4. AT&T	JULY SERVICE	4,265.20	90120
	JULY SERVICE	74.71	90125
	JULY SERVICE	78.50	90125
	JULY SERVICE	79.08	90125
	JULY SERVICE	2,406.49	90125
	TOTAL	6,903.98	
5. AUTO VALUE OF EAST LANSING	REPAIR PARTS - JUN	1,749.78	
6. BANNASCH WELDING INC	REPAIR PARTS/WELDING	947.20	
7. BOYNTON FIRE SAFETY SERVICE	FIRE EXTINGUISHER MAIN-FIRE DEPT	315.50	
8. BSN SPORTS	EQUIP FOR PLAYGRD PROGRAM	166.84	
9. CHRIS LOFTON	REIMB-50% COST OF BUSINESS CARDS	63.26	
10. CINTAS CORPORATION #725	MECHANICS UNIFORMS	25.70	
	MECHANICS UNIFORMS	25.70	
	TOTAL	51.40	
11. CITY OF EAST LANSING	JUNE-SHARED ASSESSOR SERVICES	4,932.30	
	MAY-SHARED ASSESSOR SERVICES	5,052.60	
	TOTAL	9,984.90	
12. CITY PULSE	TWP ADS/NOTICES	66.78	
13. CMP DISTRIBUTORS INC.	POLICE SUPPLIES	409.00	
14. COCM	CODE OFFICIALS CONF REG-HECKAMAN	240.00	
15. COMCAST CABLE	JULY SERVICE-HOM-TV	19.08	
16. CONSUMERS ENERGY	CRC FUNDS-PAST DUE UTILITIES	150.00	89995
	CRC FUNDS-PAST DUE UTILITIES	200.00	89996
	CRC FUNDS-PAST DUE UTILITIES	204.19	90121
	TOTAL	554.19	
17. COURTESY FORD	VEHICLE REPAIR	807.93	
18. D&G EQUIPMENT INC	EQUIP REPAIR PARTS	380.40	
19. DAUNE RASH ORCHARDS LLC	FARM MARKET VENDOR - 7/11	174.00	
20. DBI	OFFICE SUPPLIES	43.04	
	OFFICE SUPPLIES	9.17	
	OFFICE SUPPLIES	8.99	
	OFFICE SUPPLIES-DBI/CC	19.72	
	TOWN HALL ROOM CHAIRS	8,714.53	
	TOTAL	8,795.45	

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Vendor Name	Description	Amount	Check #
21. DIETZ JANITORIAL SERVICE INC	JULY CUSTODIAL SERVICES	2,611.90	
	JULY CUSTODIAL SERVICES-HNC, PORTER ST	686.00	
	TOTAL	3,297.90	
22. DOUGLASS SAFETY SYSTEMS LLC	FIRE EQUIPMENT/GEAR	175.26	
23. EASY MARK STRIPING	SEAL AND STRIPE PARKING LOT FERGUSON PARK	1,042.00	
24. ELECTION SOURCE	MEMORY PACK BATTERIES-VOTING TABULATOR	1,121.00	
25. FIRST COMMUNICATIONS	JULY SERVICE	830.09	
26. GLEN BRITTINGHAM	FARM MRKT VENDOR - 7/11	10.00	
27. GOODYEAR COMMERCIAL TIRE	DUMP TRUCK TIRES	602.16	
28. GRANGER	MAY/JUNE SERVICE-MUN AND PS BLDG	174.00	
	JULY SERVICE-MUN BLDG	111.00	
	JULY SERVICE-SERVICE CTR	128.51	
	JULY SERVICE-S FIRE STN	62.92	
	JUNE RECYCLING-SERVICE CTR	17.50	
	TOTAL	493.93	
29. GREATER LANSING CONVENTION &	2016-TWP ADS-VISITOR GUIDE	3,540.00	
30. HASLETT ANIMAL HOSPITAL	VET SERVICES-UBY	187.84	
31. HASSELBRING CLARK CO	COPIER CHRGS-2ND QTR	51.93	90126
32. INGHAM COUNTY 911	3RD QTR RADIO SYSTEM FEES-FIRE DEPT	1,791.75	
33. INGHAM COUNTY TREASURER	BOR/MTT VALUE CHANGE ORDERS	5,943.05	
34. IRON MOUNTAIN	RECORD SHREDDING SERVICE	47.00	
35. JACK DOHENY COMPANIES INC	MT TRACKLESS REPAIRS	7,953.35	
36. JEFFORY BROUGHTON	RADIO REPAIR-POLICE DEPT	88.00	
37. JEROME J GALLAGHER PH.D.	PRE-EMPLOYMENT EVALUATION-POLICE DEPT	400.00	
38. JOHN DEERE FINANCIAL	UNLEADED/DIESEL FUEL - JUNE	19,435.20	90127
39. JOHNSON CONTROLS	ADD SENSORS TO AHU-2 MUN BLDG TO BALANCE TEMP	2,731.00	
40. JOHNSON,ROBERTS & ASSOCIATES	PHQ REPORT-POLICE DEPT	17.00	
41. K&H CONCRETE CUTTING INC	CONCRETE CUTTING AND REMOVAL-TWP HALL	812.03	
42. KENT COUNTY DEPT OF PUBLIC WORKS	DISPOSAL SERVICE	67.50	
43. KIT RICH	JUNE MILEAGE REIMB	91.84	
44. LANSING SANITARY SUPPLY INC	CUSTODIAL SUPPLIES	1,077.00	

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45. LANSING UNIFORM COMPANY	UNIFORMS-FIRE DEPT	87.90	
	1 BODY ARMOR, LEVEL IIIA 2 CARRIERS	595.00	
	COLLAR BRASS-POLICE DEPT	18.00	
	BODY ARMOR, LEVEL IIIA	595.00	
	BODY ARMOR, LEVEL IIIA	595.00	
	TOTAL	1,890.90	
46. LIFELOC TECHNOLOGIES INC	MOUTHPIECES-POLICE DEPT	8.00	
47. LISKEY'S PROFESSIONAL WHEEL	FRONT WHEEL ALIGNMENT	65.00	
48. LYDEN OIL COMPANY	55 GALLON 15W40 MOTOR OIL	412.50	
49. MARK EBENER	FARM MARKET VENDOR - 7/11	26.00	
50. MEDLER ELECTRIC	LED LIGHTING AND POLES	10,210.00	
51. MEGAN SLIVA	FITNESS INSTRUCTOR'S FEE	112.00	
52. MERIDIAN DRY CLEANERS	JUNE - UNIFORM CLEANING/FIRE DEPT	498.00	
53. MERIDIAN FIREWORKS FUND	TWP CONTRIBUTION TO ANNUAL EVENT	15,000.00	
54. MERIDIAN TOWNSHIP	TO TRANSFER FUNDS TO FLEX SPENDING BANK	3,967.05	90119
55. MERIDIAN TOWNSHIP DDA	DDA RACE REVENUE (WAS DEPOSITED INTO TWP BANK)	2,781.81	
56. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-WIELAND-DAVCO	29,267.42	
	RETAINAGE-MOORE TROSPER	572.10	
	TOTAL	29,839.52	
57. MICHAEL BIRITZ	FARM MARKET VENDOR - 7/11	33.00	
58. MICHIGAN ASSESSORS ASSOCIATION	MAA EDUCATION CLASS-UPCHIRCH	60.00	
59. MICHIGAN MUNICIPAL LEAGUE	CONF REGISTRATION-WALSH	349.00	
60. MICHIGAN.COM	FARM MRKT, FIREWORKS ADS	586.40	
	TWP ADS/NOTICES	569.87	
	TOTAL	1,156.27	
61. MOLLY HUNSBERGER	FITNESS INSTRUCTOR'S FEE	128.00	
62. MOORE MEDICAL LLC	EMS OPERATING SUPPLIES	2,163.92	
63. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	5,148.90	
64. MOSQUITO SQUAD OF GREATER LANSING	TREATMENT AT NANCY MOORE PARK	375.00	
	MOSQUITO CONTROL FOR MARKET AND ADMIN BUILDING	175.00	
	TOTAL	550.00	
65. NORTH GRAND RIVER COOPERATIVE	AMBULANCE LINEN	361.95	
66. O'BOYLE, COWELOL, BLALOCK & ASSOC INC	CENTRAL PARK MASTER PLAN DESIGN DEVELOPMENT CONTRA	1,417.71	
	CENTRAL PARK MASTER PLAN DESIGN DEVELOPMENT CONTRA	1,375.00	
	TOTAL	2,792.71	

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67. OKEMOS COMMUNITY EDUCATION	ATHLETIC FIELD USE-BASEBALL,SOFTBALL	1,050.00	
68. OKEMOS PUBLIC SCHOOLS	REIMB-JAN-JU NE SENIOR CENTER EXPENSES	34,675.50	
69. PALMER CONSTRUCTION	REPAIR AND RESIDE PAVILION- NANCY MOORE PARK	3,916.97	
70. PARK N POOL	TRASH CONTAINERS 18RE-002	3,103.83	
71. PEOPLEFACTS LLC	CREDIT REPORTS	61.25	90129
72. PLM LAKE & LAND MANAGEMENT	HERBICIDE TREATMENT OF LAKE LANSING	2,272.20	
73. PLUNKETT & COONEY	LEGAL FEES - EMPLOYMENT MATTERS	400.00	
74. PRINTING SYSTEMS INC	PAYROLL CHECKS	125.18	90130
75. PROGRESSIVE AE	ENGINEERING SERVICES FOR LAKE LANSING	5,292.30	
76. PRO-TECH MECHANICAL SERVICES	REPAIR REFRIGERENT LEAK A/C - MUN BLDG	2,092.48	
	A/C REPAIR-N FIRE STN	335.78	
	TOTAL	2,428.26	
77. RECLAIMED BY DESIGN	OPERATE TWP RECYCLE/TRANSFER CENTER-JULY	2,000.00	
78. REDWOOD LANDSCAPING	PATHWAY MOWING AND TRIMMING	4,500.00	
79. SAFETY KLEEN	SOLVENT DISPOSAL SERVICE-MOTORPOOL	193.10	90131
80. SAMUEL GWINN	PART-TIME FIRE FIGHTER BOOT ALLOWANCE	100.00	
81. SANDRA STONE	FARM MARKET VENDOR - 7/11	30.00	
82. SETCOM CORPORATION	POLICE DEPARTMENT MOTORCYCLE OPERATOR COMMUNICATIO	2,527.39	
83. SKILLPATH SEMINARS	PHOTOSHOP CONF REG-SMILEY	189.00	
	PHOTOSHOP CONF REG-KENNETH	189.00	
	PHOTOSHOP CONF REG-BEASLEY	189.00	
	PHOTOSHOP CONF REG-WIRTH	189.00	
	TOTAL	756.00	
84. SKYLINE OUTDOOR	SIGNS-4TH OF JULY EVENT	243.00	
85. SPARROW OCCUPATIONAL	EMPLOYMENT PHYSICALS	299.50	
86. SPARTAN COUNTRY MEATS LLC	FARM MARKET VENDOR - 7/11	29.00	
87. SPARTAN DISTRIBUTORS	TORO REPAIR PARTS	89.46	
	EQUIP REPAIR PARTS	90.11	
	MOWER SWITCH	256.86	
	TORO REPAIR PARTS	24.56	
	TORO REPAIR PARTS	372.24	
	TOTAL	833.23	
88. SPRINT	PHONE SERVICE FOR SGT'S VEHICLES	96.54	
89. STATE OF MICHIGAN - DEQ	TESTING/LAB SERVICES-HNC	34.00	90132

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COMMON CASH

Vendor Name	Description	Amount	Check #
90. SUPREME SANITATION	PORTABLE TOILET RENTAL-MARSHAL ST PARK	80.00	
	PORTABLE TOILET RENTAL-BENNETT WOODS	80.00	
	PORTABLE TOILET RENTAL-CHIPPEWA	320.00	
	PORTABLE TOILET RENTAL-FIREWORKS	510.00	
	TOTAL	<u>990.00</u>	
91. SUZANNE THREADGOULD	FARM MARKET VENDOR - 7/11	33.00	
92. TL HART	REPAINT TOWN HALL MEETING ROOM	975.00	
93. TOEBE CONSTRUCTION LLC	OKEMOS ROAD PATHWAY BRIDGE	150,135.00	
94. VERIZON WIRELESS	JUNE SERVICE	1,758.05	
95. WASHTENAW COMMUNITY COLLEGE	HUVACO CLASSES-HECKAMAN, BOLEK, ESSER	285.00	
96. WIELAND DAVCO CORP	CONSTRUCT FIRE STATION	292,327.59	
97. YUCHENG XIONG	REFUND-PARKING TICKET FEE	15.00	90122
98. ZOLL MEDICAL CORP	HEART MONITOR SUPPLIES	236.25	
TOTAL - ALL VENDORS		674,696.05	

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PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. CARL SCHLEGEL INC	SAND, GRAVEL-WATER DEPT	2,012.22	
2. EAST LANSING MERIDIAN WATER	TWP SHARE OF OPERATING COSTS-JULY	225,862.09	
3. GIGUERE HOMES INC.	VOIDED SIDEWALK PERMIT	40.00	
4. GRAND TRUNK WESTERN RAILROAD CO	ANNUAL LICENSE FEE-SEWER CROSSING	100.00	
5. INGHAM COUNTY DRAIN COMMISSIONER	INSPECTION FEES-TOWAR LS	1,778.15	
6. JOHNSON & ANDERSON INC	CITYWORKS IMPLEMENTATION - MAY SERVICES	702.50	
	UPDATE & ENHANCE TOWNSHIP'S GIS INFO-MAY SERVICE	4,663.50	
	SCADA RF NETWORK PROPAGATION STUDY	6,192.50	
	TOTAL	11,558.50	
7. KENNEDY INDUSTRIES INC	SEWAGE PUMP REPLACEMENTS/ SHOALS & SUNDANCE LS	30,055.00	
8. MAULDON BROTHERS CONSTRUCTION LLC	CONSTRUCT TOWAR GARDENS LIFT STATION	44,550.00	
9. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MOORE TROSPER	7.50	
10. MICHIGAN LOCAL GOVERNMENT	CONF REG-PERRY	169.00	
11. MICHIGAN METER TECHNOLOGY GROUP	2" METER AND INSTALLATION PARTS	2,028.24	
	METER REGISTERS	2,272.03	
	TOTAL	4,300.27	
12. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	67.50	
13. ONE WAY ASPHALT PAVING	BITUMINOUS CONTRACT	7,008.75	
14. VERIZON WIRELESS	JUNE SERVICE	518.83	
TOTAL - ALL VENDORS		328,027.81	

Credit Card Purchases - July 1 - 14, 2015

Transaction Date	Transaction Merchant Name	Transaction Amount	Account Name
2015/07/13	244 AUTO VALUE EAST LANSI	\$46.17	DAN PALACIOS
2015/07/06	ADVANCE AUTO PARTS #8999	\$50.00	TODD FRANK
2015/07/08	AMAZON MKTPLACE PMTS	\$42.50	CATHERINE ADAMS
2015/07/08	AMAZON MKTPLACE PMTS	\$24.84	CHRISTOPHER DOMEYER
2015/07/13	AMAZON MKTPLACE PMTS	\$27.88	CHRISTOPHER DOMEYER
2015/07/08	AMAZON.COM	\$8.99	CHRISTOPHER DOMEYER
2015/07/08	AMAZON.COM	\$16.30	CHRISTOPHER DOMEYER
2015/07/08	B&H PHOTO, 800-606-6969	\$30.74	DARKUS BEASLEY
2015/07/02	BIGGBY COFFEE #121	\$20.13	PETER MENSER
2015/07/08	BLACKBURN MANUFACTURING (\$860.85	DENISE GREEN
2015/07/01	BOYNE MOUNTAIN ONLINE RES	\$105.39	CAROL HASSE
2015/07/10	C & S SOLUTIONS	\$127.00	JOE VANDOMMELEN
2015/07/01	COMCAST OF LANSING	\$82.90	DEBORAH GUTHRIE
2015/07/07	COTTAGE INN PIZZA - OK	\$38.89	BRANDON WIRTH
2015/07/11	CRUCIAL.COM	\$989.94	ERIC MILLER
2015/07/07	CTC*CONSTANTCONTACT.COM	\$60.00	ANDREA SMILEY
2015/07/01	DROPBOX*2ZC4YLZKM1JB	\$99.00	BRANDON WIRTH
2015/07/09	EB 2015 MICHIGAN BROA	\$30.00	ANDREA SMILEY
2015/07/09	EB 2015 MICHIGAN BROA	\$30.00	ANDREA SMILEY
2015/07/09	EXPEDIA*1110400939896	\$241.98	WILLIAM PRIESE
2015/07/09	FEDEX 780944362176	\$23.27	SCOTT DAWSON
2015/07/01	HAMMOND FARMSLANDS	\$62.88	DENNIS ANTONE
2015/07/01	HASLETT TRUE VALUE HDW	\$12.74	CHRISTOPHER DOMEYER
2015/07/10	HASLETT TRUE VALUE HDW	\$10.31	TODD FRANK
2015/07/07	HASLETT TRUE VALUE HDW	\$5.97	KEITH HEWITT
2015/07/07	JOHN DEERE LANDSCAPES579	\$87.08	KEITH HEWITT
2015/07/08	KIMBALL MIDWEST	\$136.20	TODD FRANK
2015/07/07	LEXISNEXIS RISK DAT	\$50.00	GREGORY FRENGER
2015/07/13	MAGNAMATIC	\$131.97	ROBERT MACKENZIE
2015/07/13	MEIJER #253	\$54.45	MICHAEL DEVLIN
2015/07/02	MEIJER #253	\$20.78	DARLA JACKSON
2015/07/07	MEIJER INC #025 Q01	\$15.12	CATHERINE ADAMS
2015/07/10	MEIJER INC #025 Q01	\$27.57	CATHERINE ADAMS
2015/07/02	MEIJER INC #025 Q01	\$42.85	MICHAEL DEVLIN
2015/07/10	MICHIGAN ASSOCIATION OF C	\$50.00	GREGORY FRENGER
2015/07/07	MICHIGAN MUNICIPAL LEAGUE	\$349.00	CAROL HASSE
2015/07/07	MICHIGAN MUNICIPAL LEAGUE	\$349.00	CAROL HASSE
2015/07/07	MICHIGAN TOWNSHIPS ASS	\$299.00	CAROL HASSE
2015/07/03	MISSION POINT RESORT	\$106.30	GRETCHEN M GOMOLKA
2015/07/06	MUELLER*POOLNDARTS.COM	\$25.42	MICHAEL DEVLIN
2015/07/07	OFFICEMAX/OFFICEDEPOT #61	\$56.98	DENNIS ANTONE
2015/07/02	OFFICEMAX/OFFICEDEPOT #61	\$9.99	CHRISTOPHER DOMEYER
2015/07/03	OKEMOS HARDWARE INC	\$10.98	MARK VROMAN
2015/07/07	OKEMOS HARDWARE INC	\$10.98	MARK VROMAN
2015/07/06	OKEMOS HARDWARE INC	\$36.95	KEITH HEWITT
2015/07/02	OKEMOS HARDWARE INC	\$7.49	TOM OXENDER
2015/07/07	PAYPAL *MABFOUNDATI	\$275.00	BRANDIE YATES
2015/07/02	PETSMART INC 724	\$8.50	CATHERINE ADAMS
2015/07/02	SHAHEEN CHEVROLET	\$71.25	TODD FRANK
2015/07/10	SHANTY CREEK RESORTS -	\$116.00	JOHN HECKAMAN

2015/07/01	SOCIALMEDIAEXAMINER	\$40.00	DEBORAH GUTHRIE
2015/07/07	SOLDAN'S FEEDS & PET S	\$8.94	CATHERINE ADAMS
2015/07/13	SPORTSUNLIMITED.COM	\$596.00	MICHAEL DEVLIN
2015/07/08	SQ *GOOD TRUCKIN' FOOD	\$21.00	DEBORAH GUTHRIE
2015/07/08	STAPLES DIRECT	\$59.97	ANDREA SMILEY
2015/07/07	STATE DEQ WORKSHOPS	(\$25.00)	YOUNES ISHRAIDI
2015/07/04	TARGET 00003657	\$32.55	WILLIAM PRIESE
2015/07/02	TEAM LANSING FNDR	\$20.00	ANDREA SMILEY
2015/07/02	TEAM LANSING FNDR	\$20.00	ANDREA SMILEY
2015/07/10	THE HOME DEPOT 2723	\$101.49	CATHERINE ADAMS
2015/07/01	THE HOME DEPOT 2723	\$87.83	DENNIS ANTONE
2015/07/02	THE HOME DEPOT 2723	\$23.97	DENNIS ANTONE
2015/07/07	THE HOME DEPOT 2723	\$2.97	PETER VASILION
2015/07/01	THE HOME DEPOT 2723	\$59.76	KYLE WILKINS
2015/07/01	THE HOME DEPOT 2723	\$54.80	KYLE WILKINS
2015/07/01	THE HOME DEPOT 2723	\$26.82	JOHN HECKAMAN
2015/07/07	THE HOME DEPOT 2723	\$20.82	KEITH HEWITT
2015/07/01	THE INTERNATIONAL SOCI	\$125.00	WILLIAM PRIESE
2015/07/07	THE UPS STORE 0811	\$64.59	KYLE WILKINS
2015/07/03	TICKETS* DETROIT TIGR	\$1,513.00	MICHAEL DEVLIN
2015/07/09	TOWNSQ MEDIA LANSING	\$625.00	LUANN MAISNER
2015/07/06	USA ARCHERY	\$15.00	CATHERINE ADAMS
2015/07/06	USA ARCHERY	\$25.00	CATHERINE ADAMS
2015/07/08	USA BLUE BOOK	\$231.49	JOE VANDOMMELEN
2015/07/07	VERMEER OF MICHIGAN	\$243.45	JOE VANDOMMELEN
2015/07/01	W.S. DARLEY & CO.	\$261.95	WILLIAM PRIESE
2015/07/02	W.S. DARLEY & CO.	\$46.95	WILLIAM PRIESE
2015/07/02	W.S. DARLEY & CO.	\$0.86	WILLIAM PRIESE
2015/07/01	WAL-MART #2866	\$2.48	BRANDON WIRTH
2015/07/02	WAL-MART #2866	(\$2.48)	BRANDON WIRTH
2015/07/02	WAL-MART #2866	\$4.97	BRANDON WIRTH
2015/07/01	WAL-MART #2866	\$21.84	CHRISTOPHER DOMEYER
2015/07/02	WAL-MART #2866	\$26.81	PETER MENSER
2015/07/10	WW GRAINGER	\$224.75	PETER VASILION
2015/07/08	WWW.NMFCA.NET	\$125.00	WILLIAM PRIESE

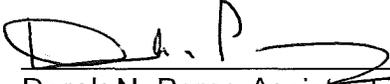
TOTAL: \$10,105.11

ACH Transactions
July 1, 2015 - July 14, 2015

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
7/1/2015	Mers	\$ 31,883.96	June Invoice
7/2/2015	MCT-PW	484.85	Utility Bills
7/10/2015	ADP	359,923.75	P'mt-Credit Card Purchases
	ICMA	34,776.02	Payroll Deductions
	Total ACH Payments	<u>\$ 427,068.58</u>	

MEMORANDUM

TO: Meridian Charter Township Board

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

DATE: July 14, 2015

RE: **Disposal of Surplus Vehicle**

The following vehicles have been declared surplus by the Motor Pool of the Public Works & Engineering Department. I am requesting authorization to sell the vehicles at public auction, internet auction, or by sealed bid.

Surplus Vehicles

<u>Veh No.</u>	<u>Year</u>	<u>Make & Model</u>	<u>VIN Number</u>	<u>Miles</u>
071	2003	Ford Taurus	1FAHP53UX3G207264	114,962
502	2006	Ford Explorer	1FMEU72E36UB11733	123,656

Proposed Motion:

"Move to approve the sale of the following surplus Township vehicle at public auction, internet auction, or by sealed bid:

2003	Ford Taurus	VIN No. 1FAHP53UX3G207264
2006	Ford Explorer	VIN No. 1FMEU72E36UB11733

**CLERK'S OFFICE
BOARD COMMUNICATIONS
JULY 21, 2015**

Board Deliberations (BD)

Martha Wyatt

From: Chris W Edwards <chris.edwards@superiorbrass-mi.com>
Sent: Tuesday, July 07, 2015 5:15 PM
To: Martha Wyatt
Subject: 15014 CAMPUS VILLAGE DEVELOPMENT

Hello Martha,

I am Chris Edwards owner of 4884 and 4893 Dawn Avenue. My concern with the mixed use planned development is maintaining as much buffer between the mixed use and the industrial Dawn Avenue as we can. Maintaining the existing 15 or so feet of buffer on the East of Dawn Avenue that has mature trees would be very beneficial in buffering the noise and industrial activity of Dawn Avenue.

Sincerely,

Chris Edwards

JUL 21 2015

BY 11A-1

JUL 21 2015

Sandy Otto

From: Don Isleib <isleib@msu.edu>
Sent: Thursday, July 16, 2015 6:39 PM
To: Board
Subject: The Avenue on Grand River

To: Members of the Meridian Board
From: Donald R. Isleib, 5400 Park Lake Road (citizen/registered voter, Meridian Township)
Subject: The Avenue on Grand River

I am opposed to the proposed development of The Avenue on Grand River for all the reasons given to you in the recommendations of your Planning Commission, and particularly because in my opinion this development - if built - would create a very difficult and dangerous traffic problem for everyone using Grand River Avenue and especially for those of us who turn off Grand River onto Park Lake Road. I have lived at 5400 Park Lake Road for 45 years and I can attest from my own experience to the great increase in traffic on Park Lake Road in recent years with virtually all of that traffic turning on to Grand River where Park Lake Road terminates at Grand River. It is already difficult and often dangerous for motorists to negotiate that corner, and virtually impossible for pedestrians to do so.

I urge you to deny the proposed development of The Avenue on Grand River in the form now proposed or in any subsequent form which may come before the Board.

Sincerely, Donald R. Isleib

JUL 21 2015

BD 11A-2

JUL 21 2015

Sandy Otto

From: Mark Kieselbach
Sent: Thursday, July 16, 2015 11:39 AM
To: Sandy Otto
Subject: FW: The Avenue on Grand River

From: Ernie Schaefer [mailto:Schaefer.Ernie@campusvillage.com]
Sent: Tuesday, July 14, 2015 1:48 PM
To: Julie Brixie; Brett Dreyfus; Elizabeth Ann LeGoff; Milton Scales; Ronald Styka; John Veenstra; awilson1073@gmail.com
Cc: Frank Walsh; Mark Kieselbach; Greg Schaefer; Ray Behling; Jdgaber@wwrplaw.com; Mark Clouse (clouse@eyde.com); Jeff Kyes (jkyes@kebs.com); debruinj@progressiveae.com
Subject: The Avenue on Grand River

On July 21st, at its regular meeting, the Meridian Township board will take a final vote on "The Avenue on Grand River" the proposed mixed use development located at 2655 Grand River Avenue. Since our project review on July 7th, we have made significant and substantive changes to our design based on your input. The purpose of this email is to provide a brief outline of the changes that have been made, and to provide you with an opportunity to schedule a meeting to review the design changes in more detail. Following is a list of the major changes that have been made:

- The four story mixed use building on Grand River has been redesigned to provide frontage and primary access on Grand River.
- We have increased the set-back on the west side of the property from ten feet to fifteen feet as required by code. Significant landscaping will be added in this green setback to provide screening from the industrial buildings.
- All of our buildings are positioned to be no less than 100 feet from the closest industrial buildings to the west of the site. The only exception is the two industrial buildings positioned on the property line. The distance for these two buildings is approximately 90 feet.
- We have modified the design of block 3 (southern block of buildings), to provide a clearance of 100 feet to the property line, and 145 feet to the rail road.
- Bike parking has been increased from 225 total spaces to 325. In addition to covered bike parking and storage lockers in our current design, we are adding an indoor bike storage room to the project.
- We are providing a ten foot wide easement along the front of our property to CATA for use in installing the BRT system.
- Eight units will be designated as affordable housing units for residents with income below 80 percent of median income for the area.
- We are converting two handicap units to barrier free ADA units in block one.
- Pervious concrete will be added to the project for water quality and retention purposes.
- We have added a pathway from the apartment units to the trail along the southern edge of the property.

We would like the opportunity to meet with you to review these changes in greater detail. We are available to meet Thursday or Friday of this week, over the week-end, or next Monday. Please respond by return email, or by phone at 248 505 4660 with a date, time, and location if you want to meet.

We greatly appreciate the board's willingness to work with us on this project. Your input has been invaluable, and our project much improved because of it. It is our hope that we can make this project a reality for Meridian Township.

Thank You!

Ernie Schaefer
Campus Village Communities
248 505 4660

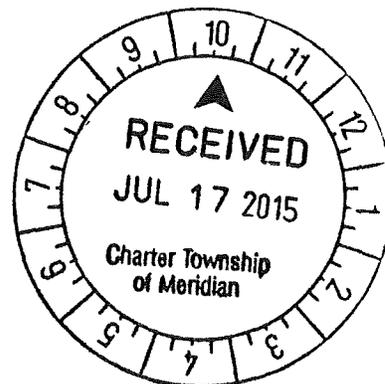
This communication may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

JUL 21 2015

BD 11A-3
(page 2 of 2)

JUL 21 2015

Meridian Township Board
Okemos, Michigan



RE: Campus Village Communities, LLC

I live in the wardcliff neighborhood adjacent to this proposed development which I oppose. The amount of new student housing in this area of the Township has been overwhelming. I speak not only to housing on the south side of Grand River but to the intense housing on Hannah Blvd. which has impacted this area. We do not live in a vacuum. All of this student housing affects the Grand River/Hagadorn and Park Lake Road. On the north side of Grand River from Brookfield to Park Lake Road sits the Wardcliff neighborhood.

The Hagadorn/Grand River intersection has the designation as the most dangerous intersection in Ingham County. Okemos Road and Grand River was # 9. This study is from 2014 before the completion of housing on Hannah and the opening of Whole Foods which is a specialty, regional store that will bring in traffic from outside the Township. I believe it is the responsibility of this Board to not only develop the tax base of the Township but to do so without lowering the safety and quality of life for the people living in the neighborhoods. I feel that line has already been pushed with recent new development will and increased student housing be the final straw. There is another student housing apartment going up just down the street in East Lansing and that will also impact this area. We have 28 curb cuts between Brookfield and Park Lake Road. The center left turn lane is used as a right turn lane and a sixth lane for driving. Young people from all the apartments that line the south side of Grand River will enter the middle lane at Northwind and drive it to the light. The backup on Grand River from the light has increased so much that people who live on Oakland and Maplewood cannot turn into their streets, where they live when driving from the West. They have to go down to the Gables area to go north to access their homes. Do other people in the township have to live like this?

The people that live at the Lodges do not just ride their bus and stay on Campus. They have to use Grand River to access all the affordable stores to buy beer, food, and other goods so you must take your previous decisions into consideration when you think about allowing more student housing to be built in this small area of the township.

Some of you know the struggles we have had in the neighborhood with student rentals taking over single family homes. That happens when families and seniors are driven from the neighborhood by traffic and student housing and the homes become an investment rather than an owner occupied dwelling. If developers of this property want to attract graduate students and then townhouses or ownership condominiums around the \$150,000.00 price point would be ideal. That is a nice area and I hate to see this turned over to more transients who will not bring anything to the future of the township. We need people to help grow not only this area but the township who cannot afford or do not want to go above \$175,000.00 price for their housing.

JUL 21 2015

B) 11A-4

JUL 21 2015

Please do not let these developers threaten you into making a fast decision. As a resident of this area I was insulted by these people who care nothing about my neighborhood or my quality of life telling you that you need to decide now. They do not control this township. You do, I do and all the people that call this home. Shame on them. This is only about big profits for them and then they will move on to another community. If the investors really want to do the will of the people and the township they will come back with a plan we call support.
Thank you very much.

Christine Goodrick Beavers
5125 E. Brookfield
East Lansing, MI 48823

JUL 21 2015

B) 11A-4

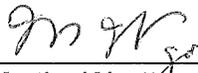
(page 2 of 2)

JUL 21 2015

MEMORANDUM

TO: Township Board

FROM: 
 Mark Kieselbach
 Director of Community Planning and Development


 Martha Wyatt
 Associate Planner/Landscape Architect

DATE: July 16, 2015

RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

Campus Village Development has submitted a request to establish a mixed use planned unit development (MUPUD) at 2655 Grand River Avenue, incorporating the existing multitenant retail building and ten new buildings, which include retail uses and multiple family residential units. The project also requires a special use permit for a group of buildings that exceeds 25,000 square feet in gross floor area. Special Use Permit (SUP) #15051 is being processed concurrent with MUPUD #15014.

A public hearing was held for MUPUD #15014 at the July 7, 2015 Township Board meeting. Based on comments made at the public hearing, revised plans July 16, 2015 were submitted by the applicant to address several of the issues. The revisions are summarized below.

- The 4-story mixed use building (Block 1) has been redesigned to provide frontage and primary access on Grand River Avenue.
- The landscaped buffer along the west property line has been increased from ten feet to fifteen feet wide. Landscaping is proposed to provide screening from the existing industrial buildings.
- The buildings located in Block 2 and Block 3 are positioned to be no less than 100 feet from the closest industrial buildings to the west of the subject site, with the exception of two industrial buildings located on the property line. In this area, the distance from the two industrial buildings is 90 feet.
- The southern portion of Block 3 has been modified to provide a clearance of 100 feet from the apartment building (closest point) to south property line/railroad right-of-way and 146.42 feet to the railroad tracks.
- Bicycle parking has been increased from 225 to 326 spaces.
- An indoor storage area for 18 bicycles has been added.

MUPUD #15014 (Campus Village Communities, LLC)
Township Board (7/16/15)
Page 2

- A ten foot wide easement for CATA (Capital Area Transportation Authority) is provided along the frontage of the site (along Grand River Avenue) for use in installing the BRT (Bus Rapid Transit) system.
- Eight apartment units will be designated as affordable housing units for residents with income below 80 percent of median income for the area.
- Two apartment units in Block 2 are labeled "B.F." (barrier-free) and three unit in Blocks 1 and 3 are labeled "H.C." (handicapped).
- Pervious pavement will be added to the project for water quality and retention purposes; locations to be determined during site plan review.
- Striped pedestrian crossings, five feet in width, are shown connecting sidewalks from Grand River Avenue to the pedestrian pathway along the southern edge of the property.

In response to questions raised at the public hearing, staff has prepared an aerial photograph listing the addresses and company names for the businesses on Dawn Avenue. Staff also researched file information on two mixed use projects regarding railroad setbacks from a mixed use or residential building. The mixed use building in the southern end of the Hamptons MUPUD development (MUPUD #05054) is approximately 63 feet from the south property line/railroad right-of-way and approximately 190 feet to the railroad tracks. The most northern apartment building in the Lodges 1 MUPUD project (MUPUD #09-08) is approximately 46 feet from the north property line/railroad right-of-way and approximately 182 feet from the railroad tracks.

Township Board Options

The Township Board may approve, approve with conditions, or deny MUPUD #15014. A resolution to approve has been provided.

Attachments

1. Resolution to Approve
2. Rendering of the mixed use building façade
3. Rendering of the site plan
4. Aerial photograph of businesses on Dawn Avenue
5. Revised Site Plans prepared by KEBS, Inc, dated July 16, 2015

g:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15014 (The Avenue)\staff reports\mupudTB2

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #15014
(Campus Village Development)
2655 Grand River Avenue**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of July, 2015 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Campus Village Development has submitted a request to establish an approximate 224,694 square foot mixed use planned unit development at 2655 Grand River Avenue, incorporating the existing multitenant retail building with the construction of eight apartment buildings and two mixed use buildings, consisting of 192 one, two, three and four bedroom apartment units plus retail space and an entrepreneurial center in the mixed-use buildings, on an approximate 12.65 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 11, 2015; and has reviewed the materials forwarded under cover memorandums dated May 6, 2015 and June 5, 2015; and

WHEREAS, at the regular meeting of the Planning Commission on June 8, 2015, a motion to approve was offered but failed to receive sufficient votes to support the resolution in a vote of 1-5; and

WHEREAS, the Township Board held a public hearing and discussed the mixed use planned unit development at its regular meeting on July 7, 2015, and further discussed the proposed project at its regular meeting on July 21, 2015; and

WHEREAS, the Township Board reviewed and discussed staff material forwarded under cover memorandums dated July 1, 2015 and July 16, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a mixed used planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential housing units that exist in close proximity to commercial establishments and is within walking distance of the university; and

**Resolution to Approve
MUPUD #15014 (Campus Village Development)
Page 2**

WHEREAS, the proposed project is adjacent to public transportation along Grand River Avenue; and

WHEREAS, the proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development is adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development (MUPUD) #15014, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated July 16, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.
2. MUPUD #15014 (Campus Village Communities), a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 192 one, two, three, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; public art; and consolidation of multiple parcels into one.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); and interior canopy trees and interior landscaping (Section 86-758).
5. The property owner shall be responsible for the on-going maintenance of the dog park.
6. The applicant shall construct the pathway as part of the project, as shown on the site plan, subject to the approval of the Director of Public Works and Engineering. The applicant shall provide an easement for the entire length of the pathway in a form acceptable to the Director of Public Works and Engineering. Once approved, the easement shall be recorded.

**Resolution to Approve
MUPUD #15014 (Campus Village Development)
Page 3**

7. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
8. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
9. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
10. The west side of the Salvation Army building shall be covered with brick surfacing that is consistent with the existing and proposed building materials. The building materials shall be subject to the approval of the Director of community Planning and Development.
11. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
12. Windows shall cover no less than 50 percent of nonresidential street level facades.
13. The residential and mixed use buildings which comprise MUPUD #15014 shall accommodate no more than 401 tenants. No more than two unrelated persons may occupy the one and two bedroom units and no more than one person may occupy each bedroom in the three and four bedroom units.
14. All utility service distribution lines should be installed underground.
15. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
16. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
17. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
18. A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.
19. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.

**Resolution to Approve
MUPUD #15014 (Campus Village Development)
Page 4**

20. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
21. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
22. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
23. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
24. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

ADOPTED: YEAS: _____

NAYS: _____

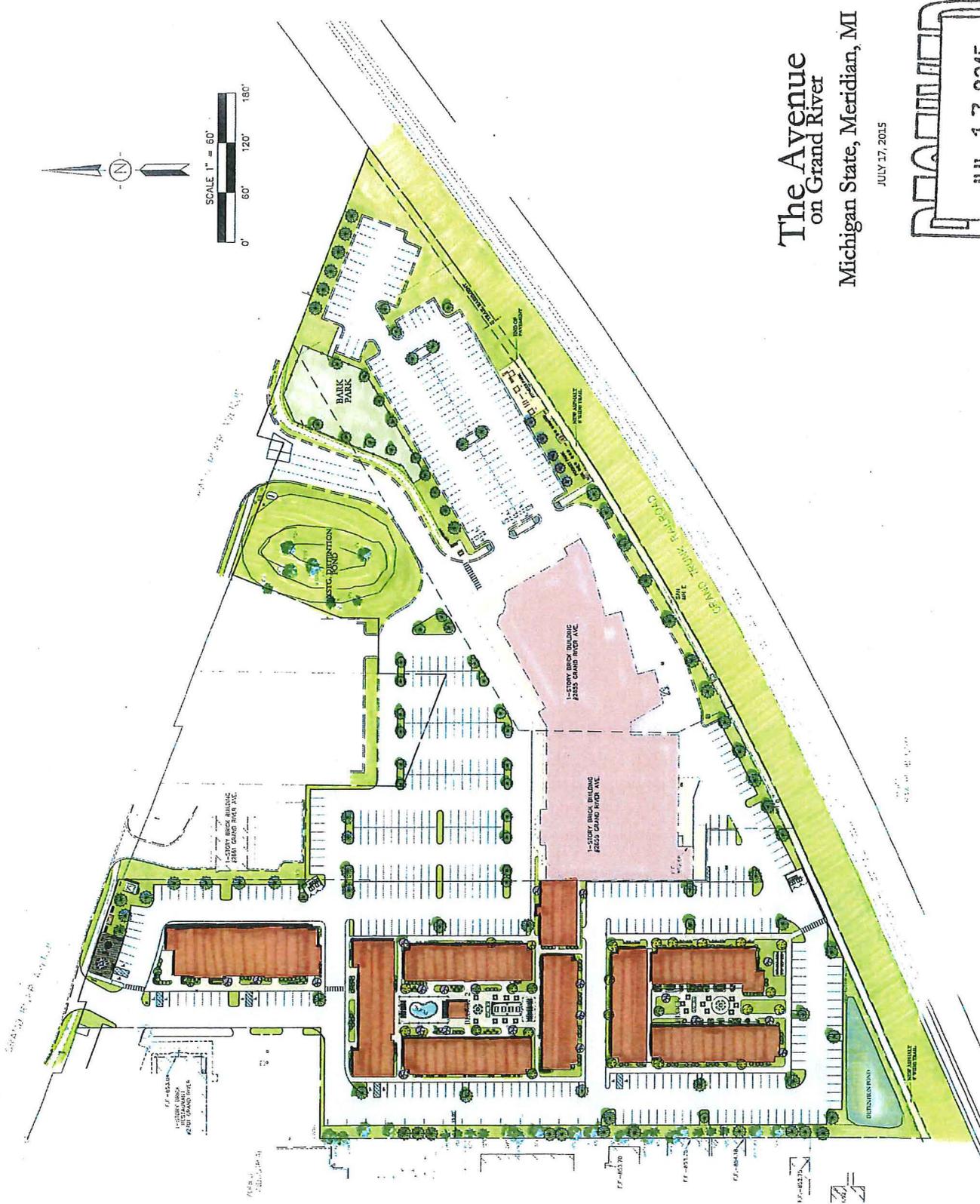
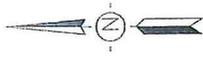
STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 21st day of July 2015.

Brett Dreyfus
Township Clerk

JUL 17 2015

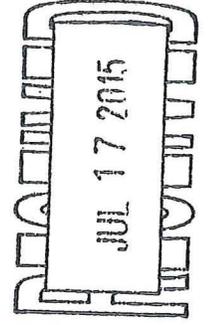


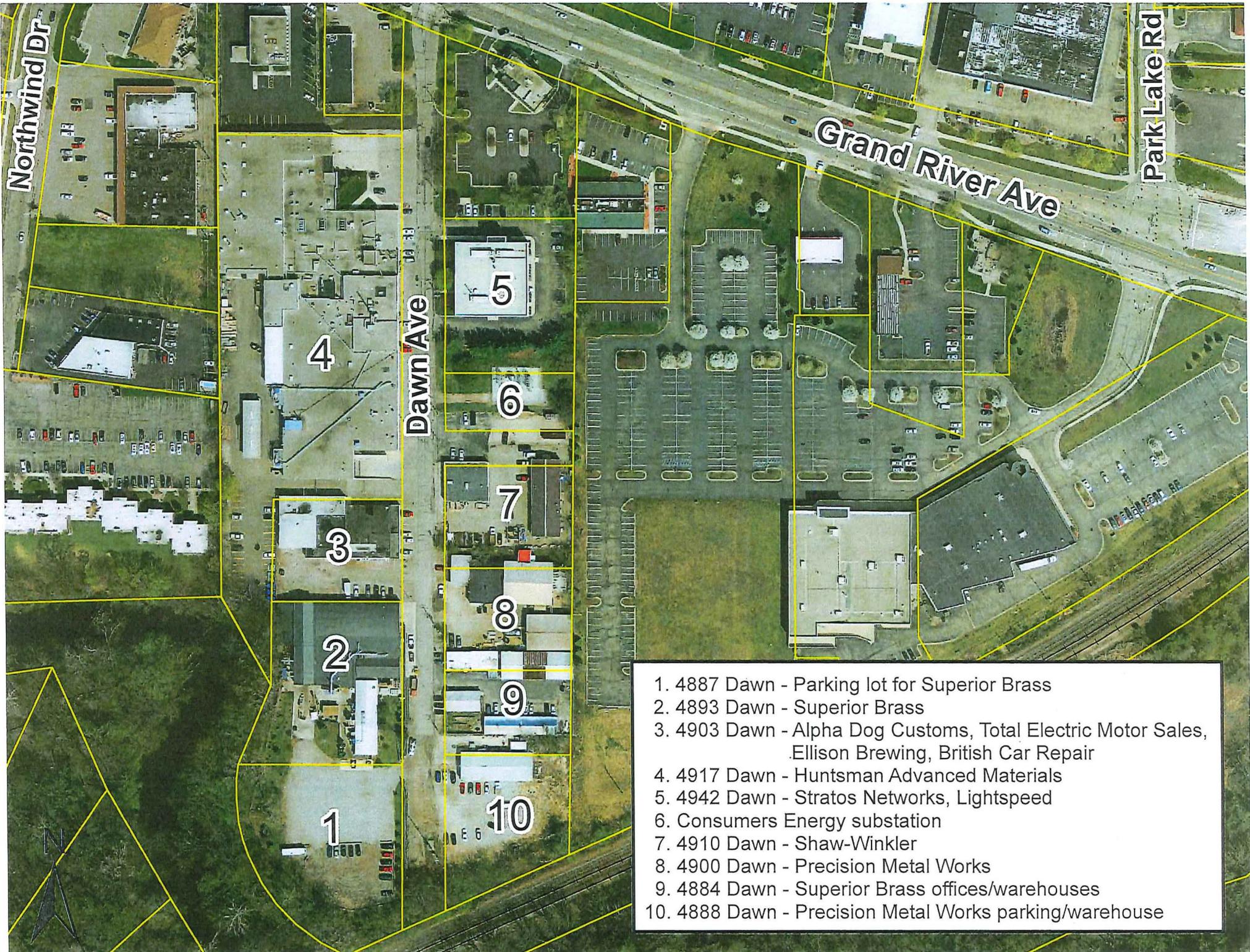


The Avenue on Grand River

Michigan State, Meridian, MI

JULY 17, 2015





- 1. 4887 Dawn - Parking lot for Superior Brass
- 2. 4893 Dawn - Superior Brass
- 3. 4903 Dawn - Alpha Dog Customs, Total Electric Motor Sales, Ellison Brewing, British Car Repair
- 4. 4917 Dawn - Huntsman Advanced Materials
- 5. 4942 Dawn - Stratos Networks, Lightspeed
- 6. Consumers Energy substation
- 7. 4910 Dawn - Shaw-Winkler
- 8. 4900 Dawn - Precision Metal Works
- 9. 4884 Dawn - Superior Brass offices/warehouses
- 10. 4888 Dawn - Precision Metal Works parking/warehouse

MEMORANDUM

TO: Township Board

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

Martha Wyatt
 Martha Wyatt
 Associate Planner/Landscape Architect

DATE: July 16, 2015

RE: Special Use Permit #15051 (Campus Village Development), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

A special use permit is being requested by Campus Village Development to construct a group of buildings totaling more than 25,000 gross square feet. The request is in conjunction with Mixed Use Planned Unit Development (MUPUD) #15014. The project includes one existing multitenant retail building and ten multi-story buildings which include retail space and 192 apartment units (multiple family units). The total square footage of all buildings is approximately 224,694 square feet. The project location is at the existing shopping center known as Meridian Pointe, addressed as 2655 Grand River Avenue. Three parcels comprise the approximate 12.65 acre site which is zoned C-2 (Commercial) and is located in Section 20 of the Township.

Based on comments made by the Board during the public hearing for MUPUD #13054, the applicant has revised the project and has provided new plans. A synopsis of the changes to the project is included in the staff memorandum for MUPUD #15014 dated July 16, 2015. The revised site plans are also attached to the staff memorandum for MUPUD #15014 dated July 16, 2015.

Township Board Options

The Township Board may approve, approve with conditions, or deny SUP #15051. A resolution to approve has been provided.

Attachments

1. Resolution to Approve

RESOLUTION TO APPROVE

**SUP #15051
(Campus Village Development)
2655 Grand River Avenue**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 21st day of July, 2015 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Campus Village Development has requested a special use permit to construct ten buildings and include the existing multitenant retail building as part of a mixed use planned unit development, totaling approximately 224,694 square feet in gross floor area on an approximate 12.65 acre site, addressed as 2655 Grand River Avenue and zoned C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 11, 2015; and has reviewed the materials forwarded under cover memorandums dated May 6, 2015 and June 5, 2015; and

WHEREAS, at the regular meeting of the Planning Commission on June 8, 2015, a motion to approve was offered but failed to receive sufficient votes to support the resolution in a vote of 0-6; and

WHEREAS, the Township Board held a public hearing and discussed the mixed use planned unit development at its regular meeting on July 7, 2015, and further discussed the proposed project at its regular meeting on July 21, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the approximate 12.65 acre site meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and

WHEREAS, special use permit approval is subject to the applicant receiving approval of Mixed Use Planned Unit Development #15014 and developing the site accordingly; and

WHEREAS, the proposed development of the site is in furtherance of Township Board policy 1.5.2, which encourages diverse housing opportunities; and

WHEREAS, the proposed development is designed to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; and

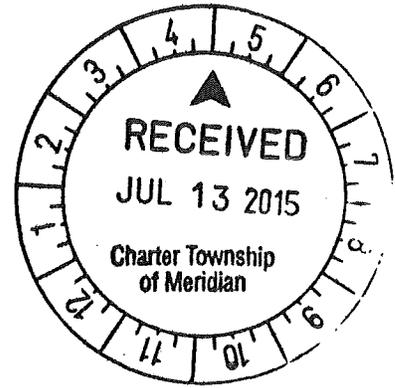
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**CLERK'S OFFICE
BOARD COMMUNICATIONS
JULY 21, 2015**

Board Deliberations (BD)

July 13, 2015

Board of Trustees
The Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198



RE: Planned Residential Development #15-97015 (SP Investments LP)

Dear Trustees:

It was apparent from the meeting on July 7, 2015 regarding Planned Residential Development #15-97015 (SP Investments LP), that the matters are complex. Accordingly, we have prepared the following information to provide a summary of what we believe are the primary issues for the board to consider.

Issue 1 – Matters of Process

- a) Was the legal notice regarding the May 18, 2015 public hearing accurate?
- b) Is a classification of RR/PRD a different zoning district than RR?
- c) Is the addition of RR property to a RR/PRD an act of rezoning?
- d) Can property be appended to an existing PRD via an amendment? If so, may an addition of RR property to a RR/PRD consist of less than 5 acres?
- e) Has the open space computation for compliance with the PRD ordinance been properly computed?
- f) Has the number of lots eligible for inclusion in the amended PRD been properly computed?
- g) For purposes of interpreting the PRD ordinance, is it appropriate to append acreage to an existing PRD and compute compliance with the Ordinance by including the appended acreage, the undeveloped land, plus final platted parcels?
- h) What is the proper process for considering an amendment? Does it first require a revocation of the existing PRD?

Issue 2 – Matters of Safety and Public Policy

- a) Safety issues related to cut through traffic are a concern for Ponderosa residents triggered from anticipated Jolly Road backups at the Celesk Point intersection.
- b) Traffic solutions, ranging from no inter subdivision connections to alternatives of non-motorized pathways, emergency pathways, or alternative street design raise public policy issues. Can an alternative be selected which balances out the perceived safety risks to an individual versus the perceived community benefits of interconnected systems?

JUL 21 2015

BD 12A-1

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Issue 3 – Surface water run off

Ponderosa residents complain of water handling during construction phase processes. While the long term designs may provide for appropriate resolution, the timeline of the construction process causes concerns about mitigation plans during the interim period.

Issue 4 – Character of the development

- a) Ember Oaks residents have asserted that developer has breached their commitments as to the character of the “whole” Ember Oaks PRD, and that the proposed amendments will facilitate that breach. The process issues cited in Issue 1 relate to this complaint.
- b) Ponderosa residents have asserted that the reduced lot size and redesign groups many of the smallest lots immediately contiguous to Ponderosa, impacting the character of Ponderosa. The process issues cited in Issue 1 have also exacerbated that issue.

We hope this summary helps in the deliberation of the PRD 15-97015 application.

Respectfully,



Mark Hooper
3653 Stagecoach Drive



Thomas Repaskey
3663 Stagecoach Drive



Neil Story
3537 Ponderosa Drive

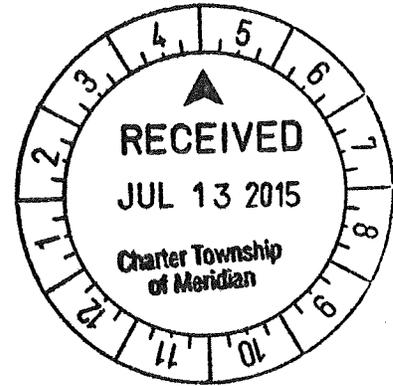
Copy to:
Mr. Mark Kieselbach,
Director of Planning

JUL 21 2015

3D 12A-1
(page 2 of 2)
JUL 21 2015

July 13, 2015

Board of Trustees
The Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198



Re: PRD 15-97015

Dear Trustees:

I would like to expand on the issue of traffic and why it is perceived as a concern to Ponderosa subdivision residents. Ponderosa I was platted in the mid sixties. Typical of subdivisions of the time, limited considerations were made for non-motorized traffic (no wide streets, no bike lanes, no sidewalks, no curb and gutter, etc). Stagecoach Drive, the street where Forsberg Drive would connect, winds from the end of the cul de sac to Jolly road with no stops. Currently, sixteen Ponderosa homes have driveways served by Stagecoach Drive. According to planning standards, that amounts to an average of 96 trips per day on Stagecoach Drive (6 x 16).

The current Preliminary Final Plat creates a connection to Forsberg Drive, but like the Ember Oaks connection to Otsego Drive on the West, the street routing is indirect in that design. This means a traveler intent on reaching Jolly, would first have to go south several hundred feet prior to turning north towards the Hiawatha subdivision on Otsego, or the Ponderosa subdivision on Forsberg.

The sketch plan presented as part of the PRD 15-97015 materially alters that scheme by removing the indirect design, in favor of a one turn option. We studied the sketch plan to anticipate how many proposed homes would use Celesk Point as their primary access to Jolly and also pass this intersection. Based on the curves and winding roads associated with the final platted parcels, it is our estimate the 63 or more Ember Oaks homes would be so inclined to follow that primary routing pattern. Again, following standard planning processes, that would amount to an average of 378 trips per day (63 x 6).

We acknowledge that the Celesk Point path to Jolly for those homes is likely the shortest and most direct path. Based on testimony you heard at the Township board meetings from active and retired civil engineers who live in Ponderosa, it may not be the quickest or safest path. If only a small percentage of those 63 homes similarly perceive that it is not the quickest or safest path, the impact on Ponderosa traffic will be substantial, thus creating a safety concern for Ponderosa residents.

The attached map designates what we included in the 63 proposed homes (see yellow shading) and the primary route to be traveled by those homes (the green path), and where back up may occur (the orange shade near Jolly) and the route likely taken by the remaining homes (see red path).

JUL 21 2015

B) KA-2

JUL 21 2015

There was speculation that Ponderosa residents were more likely to utilize the Forsberg connector than Ember Oaks were likely to use the Forsberg connector. Applying the same indirect routing principles to Ponderosa would mean 7 homes would have direct access to Forsberg, compared to the 63 described above. Morning peak traffic predominantly heads west on Jolly, so Ponderosa residents would be advantaged in accessing Jolly by continuing to use the Ponderosa Drive/Jolly road access point.

We hope this information helps in your understanding of the concerns of Ponderosa residents.

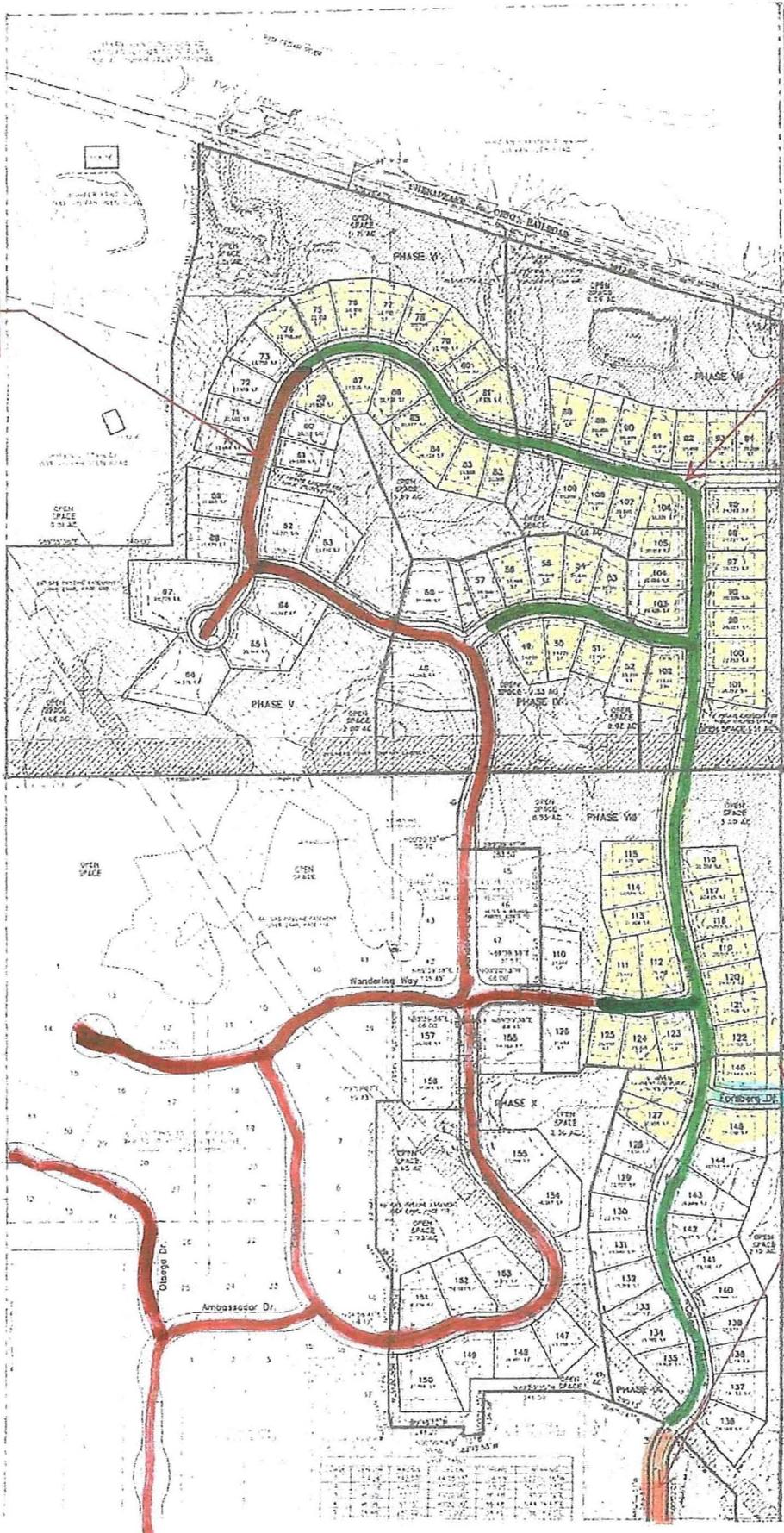
Respectfully,



Mark Hooper
3653 Stagecoach Drive

Copy to Mark Kieselbach
Director of Planning

JUL 21 2015
BD 12A-2
(page 2 of 3)
JUL 21 2015



Red = primary path for these homes

Green = primary path for these homes

Yellow highlight designates lots likely to use Forsberg as a cut through if problems at Celesk Point entrance

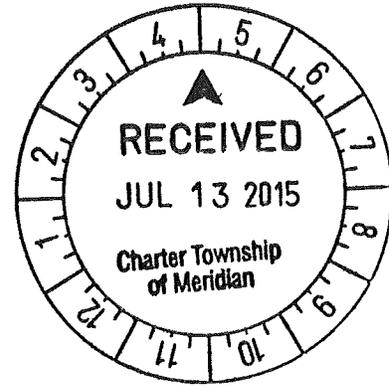
Connector to Stagecoach Drive

Back up point likely

JUL 21 2015
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 (page 3 of 3)
 JUL 21 2015

July 13, 2015

Board of Trustees
The Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198



Re: PRD 15-97015

Dear Trustees:

I would like to add to the observation made during the public comments section of the July 7, 2015 meeting. I referenced the basic consideration that the process being followed did not consider that the act of adding the 2.67 acres to the existing PRD (commonly called Ember Oaks) was an act of rezoning. I referred to the Township's zoning ordinance.

Specifically, section 86-2 Definitions, defines **District** as "an area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements and height regulations." Section 86-311 describes RR rural residential as a District and also describes PRD principal resident district as a District (separate and distinct from each other). Section 86-94 describes the review process that is required for a rezoning from one District to another.

While we have raised numerous issues regarding the characterization of this being simply an amendment to the sketch, the fundamental issue appears to be that the process is not being pursued as a rezoning, with the due process afforded to the township and its citizens that the zoning ordinance requires. These include the lack of a traffic study and other elements.

We urge you to consider the facts in this case and determine the basic question of whether this is a rezoning. I perceive that it is.

Respectfully submitted,

Mark Hooper
3653 Stagecoach Drive

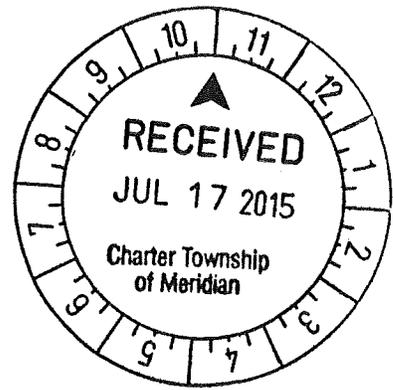
Copy to Mr. Mark Kieselbach,
Director of Planning

JUL 21 2015

By 12A-3

JUL 21 2015

To: Township Board
Date: July 17, 2015
From: Neil Story
3537 Ponderosa Drive
Re: PRD #15-97015 (Ember Oaks)



I believe that by unconditionally approving the application now before the Board, you will be locking yourself into decisions that will be impossible to alter when the final preliminary plat is presented.

Granting a sketch/plat amendment is granting a very valuable property right to the developer, who is freed from the constraints of the preliminary plat and the extension process. Voting to approve is voting to give the developer that valuable property right without obtaining anything of value for the Township in exchange. Specifically:

- you will lose the ability to recalculate the number of lots permitted on undeveloped land, the primary driver of PRD zoning, locking in the calculation from 15 years ago (111).
- you will lose the ability to recalculate the open spaces requirements on the undeveloped land, locking in the calculation from 15 years ago.
- you will, for all practical purposes, lock in the proposed street design:
 - given the developer's desire to preserve 111 lots, and in order to save the costs of the hill cut on Jolly Road, road access was moved 400' west and, in the process, the developer discovered that it also solved its pipeline problem. "In order to gain these two things [saving road cut costs by moving the road and handling the pipeline], the connection to Forsberg Ave. had to change." [14 May 2015 letter from the developer to the Township]

JUL 21 2015

B) 12A-4

JUL 21 2015

- the interior road now runs straight north, eliminating the Forsberg curve. It is primarily this substantial street redesign which I believe led the developer to ask to amend rather than extend the preliminary plat.

- given 111 lots, given the original open spaces calculations, and given that most of the lots are now concentrated on the eastern edge of the subdivision, it is hard to see how a different street design will service those lots. So while lip service may be given to design changes down the road, for all practical purposes the proposed street design is locked in with a vote to approve this sketch plan.

- the Forsberg curve was originally proposed and designed by the developer as a way to protect Ponderosa residents from traffic risks in 1992, was agreed to by the Ponderosa residents and the Township in 1993, and was embedded in the final preliminary plat in 2000. [See the 1992 and 1993 letters in the Board packet for PRD #15-97015.] It was, and continues to be, primarily about hazardous traffic and the traffic bearing capacity of the Ponderosa roads. Approving this application pretty well shuts out an opportunity to restore the Forsberg curve or implement some other protective device in its place.

- you will permit a stealth rezoning. However PRDs may be handled in other municipalities, the Meridian Township zoning ordinance treats them as being in a separate zoning district of their own, subjects them to all the ordinary rules of zoning, and requires the Board to review PRD zoning and sketch plans concurrently.

- you will leave Ember Oaks residents to their own devices, without finding some mechanism to help resolve a dispute between them and the developer.

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JUL 21 2015

In summary, unconditionally approving this application to amend the sketch plan will leave you with little you can do when the final preliminary plat is presented, which could be as soon as August 18 under the plat review ordinance. And what does the scoreboard read at the end of such a vote? Developer 4, Township 0, Ponderosa residents -1, Ember Oaks residents -1.

- the developer regains and preserves 111 developable lots from the preliminary plat (which had been reduced to 110 under extensions); preserves the open spaces calculation from the preliminary plat; saves the costs of cutting Jolly Road; and gets to move land from one zoning district to another without a zoning review;
- the Township gains nothing and gives up much;
- Ponderosa residents lose the promised safety of the Forsberg curve; and
- Ember Oaks residents lose the opportunity for a mechanism that helps resolve a dispute between them and the developer.

I request that the Board either approve the application on conditions addressing the above or deny the application.

Thank you.

cc Mark Kieselbach

JUL 2 1 2015
BD 12A-4
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JUL 2 1 2015

MEMORANDUM

TO: Township Board

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

Gail Oranchak
 Gail Oranchak, AICP
 Principal Planner

DATE: June 30, 2015

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

At its July 7, 2015 meeting, the Township Board reviewed applicant, SP Investments Limited Partnership's request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan for the remaining 161.88 acres. The Planning Commission approved the request basing its decision on the criteria found in Section 86-378 PRD District ordinance, which are as follows:

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

Township Board Options

The Township Board may approve, conditionally approve or deny the sketch plan. A resolution will be provided for a future meeting.

MEMORANDUM

TO: Township Board

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


Younes Ishraidi, P.E., Chief Engineer

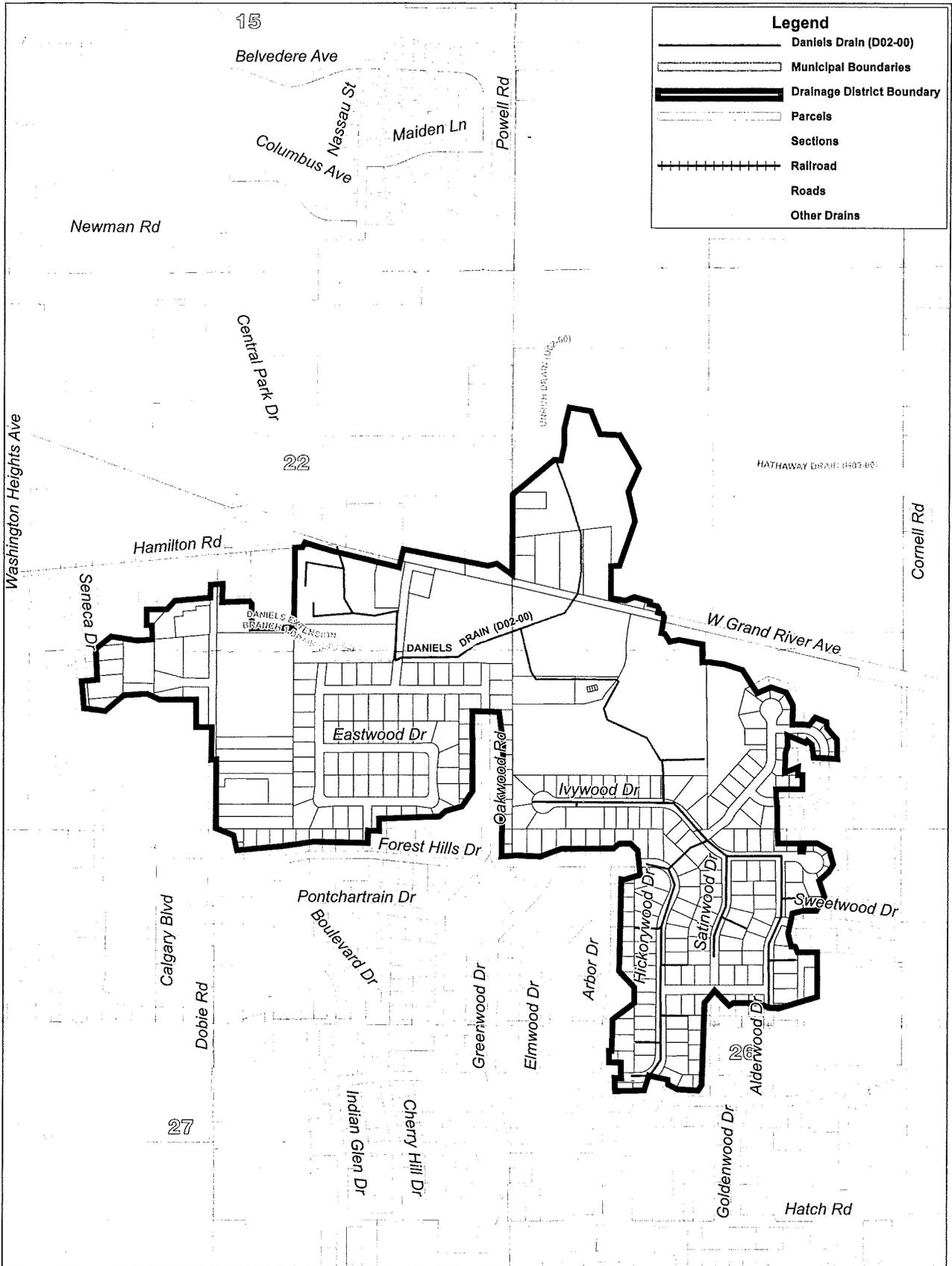
DATE: July 21, 2015

RE: Daniel's Drain/ Walden Pond

The Daniel's Drain is a Chapter 20 drain which is maintained by Ingham County Drain Commissioner's office (ICDC), but is fully funded by assessments on three public entities including the Township, Ingham County Road Department (ICRD), and MDOT. The Township's share of these is assessments is the largest and has been recently re-apportioned at 82.93%. A map of the drainage district is attached for your reference.

Over the past several months Township staff have been meeting with representatives from ICDC, MDOT, and Walden Pond Condos to discuss the conditions and needed improvements to Walden Pond, which is part of the Daniel's Drain, and its inlets and outlets. There is evidence that substantial improvements to both the pond and the drain system will be needed to preclude further deterioration of the storm system and the water quality of the pond. These improvements would far exceed normal maintenance work, which would not provide for long term performance enhancement, particularly in regards to water quality. We estimate that the potential improvements would include, but would not be limited to, cleaning out, relocating, widening, deepening, and/or installing devices to purify and control the flow of the drain.

The intent of tonight's agenda item is to present the issues that have been discussed by the aforementioned stakeholders, the potential scale of the project, its impact to adjacent property owners and to determine the most appropriate funding mechanism for the work if a project were to be approved.



D02-00
SHEET 1 OF 1

DANIELS DRAIN DRAINAGE DISTRICT
DRAINAGE DISTRICT BOUNDARY
MERIDIAN TOWNSHIP
INGHAM COUNTY, MICHIGAN



707 BUHL AVENUE
P.O. BOX 220
MASON, MI 48854
PHONE: (517) 676-8395
FAX: (517) 676-8364

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development

DATE: July 15, 2015

RE: Zoning Amendment #14010 - Medical Marihuana

The Township Board on November 7, 2013 initiated Zoning Amendment #14010 to include definitions and standards for the medical use of marihuana and referred the amendment to the Planning Commission. A public hearing on the proposed amendment was held by the Planning Commission on February 10, 2014. Since the public hearing the Planning Commission has not taken action on the amendment.

Attachment

1. Draft Ordinance dated 10/15/13
2. Planning Commission minutes of February 10, 2014

**CHARTER TOWNSHIP OF MERIDIAN
PROPOSED ZONING ORDINANCE AMENDMENTS
MEDICAL USE OF MARIHUANA**

Section 1. Amendments.

Section 86-2. Definitions.

Farm: Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients whom they are connected to through the state registration system pursuant to the MMMA. The term medical marihuana caregiver grow and transfer facility does not include medical marihuana home occupations.

Michigan Medical Marihuana Act: Initiated Law 1 of 2008, being MCL 333.26421 et seq. (“MMMA”).

Medical Use of Marihuana: The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with said condition.

Medical Marihuana Home Occupation means a primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver’s dwelling. Also see “home occupation.”

Primary Caregiver means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient’s medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Qualifying Patient means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

Section 86-5

The purpose of the Medical Marihuana regulations are to regulate the location, but not exclude the use and handling, of the medical use of marihuana consistent with the Michigan Medical

Marihuana Act, (MMMA) MCL 333.26421 et seq, by designating the specific locations for the medical use of marihuana. Under no circumstances is the use or handling of marihuana inconsistent with the Michigan Medical Marihuana Act permissible in the Charter Township of Meridian. In creating these regulations, the Charter Township of Meridian acknowledges that the majority of voters in Michigan have found and declared that medical research has discovered beneficial uses for marihuana in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions; that legalizing the medical use of marihuana will have the practical effect of protecting from arrest the vast majority of seriously ill people who have a medical need for that use; and that, although federal law currently prohibits any use of marihuana except under very limited circumstances, states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.

Section 86-368. RR district: One-family rural residential district.

(b) *Uses permitted by right.*

(2) *Home occupations.*

Add a. 5. Medical Marihuana home occupation, which consists of a primary caregiver who serves more than one qualifying patient in addition to themselves with the medical use of marihuana consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Community Health now Department of Licensing and Regulatory Affairs.

b. Home occupations shall satisfy the following conditions:

1-3, 5, and 7-10 remain as written.

4. Except for Medical Marihuana home occupations which shall operate consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the state, all activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.

6. There shall be no external evidence of a home occupation except one nonilluminated sign not exceeding two square feet in surface display area and attached flat against the building, in accordance with the sign regulations specified in section 86-685 of the Code of Ordinances. No signage will be allowed for a Medical Marihuana home occupation.

Sections 86-403. C-1 Commercial district.

(c) *Permitted conditional uses:*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least a thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section

a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-404. C-2 Commercial district.

(c) *Uses permitted by right.*

Add 16. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least a thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-435. I district: Industrial District.

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause, or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective upon the expiration of seven days after publication.

Commissioner Deits received permission from the Chair to speak off-topic on the plans for integrating the two ends of the pedestrian bicycle pathway with the existing landscape surrounding the replacement of the Van Atta bridge.

Director Severy responded the bridge project does not include any plans for that, and stated the Township will need to make plans for that connection, noting the north end of the bridge has a steep embankment and will probably require a retaining wall.

Commissioner Deits stated he spoke with Parks and Recreation Director Maisner who indicated the south end has already been taken care of.

Director Severy responded that he believed Ms. Masiner has been working directly with the Ingham County Road Department to place a pathway across the south end.

Commissioner Deits stated that Ms. Maisner referred him to Director Severy for response.

Commissioner Hildebrandt offered her support for making the bridge more aesthetically pleasing, the idea of a grand opening and safer bicycling.

- C. Zoning Amendment #14010 (Meridian Township), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana

Chair Jackson opened the public hearing at 8:38 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the proposed zoning amendment as outlined in staff memorandum dated February 6, 2014.
- Public
Neil Bowlby, 6020 Beechwood Drive, Haslett, expressed concern with the proposed medical marihuana home occupation definition which states “....means a primary caregiver who assists more than one qualifying patient in addition to themselves...” would preclude a primary caregiver who serves only one patient. He requested the language be amended to allow a primary caregiver or the primary caregiver and one patient.
- Planning Commission discussion:
Commissioner Ianni stated a Michigan Supreme Court decision was released last week that it is illegal to “zone out” medical marihuana from the community. He indicated the Township Board was very thoughtful in its approach to provide the 500 foot setback from other medical marihuana facilities, which essentially prevents a medical marihuana district. He also commended the Board in its 1,000 foot setback from schools.

Commissioner Cordill expressed concern with language in Section 86-368 (b) (2) regarding a primary caregiver having the ability to serve himself/herself.

Principal Planner Oranchak responded that the aforementioned language is taken directly out of the state act.

Commissioner Cordill inquired as to why churches weren't included in the 500 foot setback.

Principal Planner Oranchak stated while she did not have a response for that rationale, she acknowledged that adults would transport children to a place of worship and children may travel on their own to and from school without an adult present.

Commissioner Cordill asked if language can be included which indicates a percentage (e.g., 25% of the square footage of the house) or 500 feet, whichever is less can be devoted to cultivation.

Principal Planner Oranchak responded that a 25% limit is in the Township's home occupation ordinance.

Chair Jackson reminded Commissioners that although that language is specifically stated in Section 86-368 (RR district), it applies to all residential zoning districts.

Commissioner Honicky expressed concern with the commercialization of medical marijuana in our community as written in the ordinance. He believed very little has "been taken" from other states' experiences and noted there is no language which protects children from access, deals with hybrid medical marijuana and deals with impaired individuals in and around the community.

Commissioner Deits stated there is a political change in the state legislature and regulation of medical marijuana is "imminent." He suggested movement of this issue at the state level should be closely monitored before the Township approves this ordinance. Commissioner Deits pointed out that signage is restricted in the home occupation version, but not C-1, C-2 and industrial district. He expressed concern that 30 caregivers in individual units within a single facility in an industrial district could utilize this process. Commissioner Deits inquired as to why colleges were excluded from the 1,000 foot setback. He asked how this ordinance would fit in with MUPUDs.

Principal Planner Oranchak responded it is currently a use permitted by right.

Commissioner Salehi inquired if there were any distance restrictions from neighboring grow facilities in the RR district.

Principal Planner Oranchak stated there are no grow facilities as allowed in the commercial and industrial districts. She noted the caregiver is allowed to grow in their own home.

Commissioner Salehi asked if there was a distance restriction between homes.

Principal Planner Oranchak responded there is not.

Commissioner Salehi asked if the Township allows for the home manufacture of any other medical drugs.

Principal Planner Oranchak responded she was not aware of any.

Commissioner Salehi believed this medical drug is appropriate only in commercial and industrial districts.

Commissioner Salehi inquired if it is the Planning Commission's responsibility to decide upon a set of zoning ordinances to propose to the Board relative to medical marihuana.

Commissioner Ianni noted the home based caregiver is part of state law. He believed the way the ordinance is written, activity within a home would not be visible to the public as there is no sign in front of a home. Commissioner Ianni stated it is his understanding that under state law, medical marihuana in the home is to be "locked up."

Commissioner Deits inquired if a rented apartment where 72 medical marihuana plants were grown but had no occupant would qualify as a home occupation.

Principal Planner Oranchak responded it would not.

Commissioner Deits asked how the Township would enforce such a scenario.

Principal Planner Oranchak responded it would be a code enforcement issue as a home occupation requires a resident.

Chair Jackson asked if the 500 foot separation between growers applied in multiple family.

Principal Planner Oranchak answered the 500 feet only applies only in non-residential districts.

In response to an inquiry by Commissioner Salehi, Commissioner Ianni explained that state law provides several places where medical marihuana can legally be grown, and the proposed zoning amendment is a decision on where the growing of medical marihuana can be located in the Township.

Commissioner Salehi would like information provided to the Planning Commission which outlines what the state law requires of communities relative to grow facilities in residential areas.

Principal Planner Oranchak responded she will look into the request, while acknowledging that it may not be spelled out as clearly as requested.

Commissioner Scott-Craig added the word dispensary is not contained in the Michigan Medical Marihuana Act (MMMA). He inquired as to what the Planning Commission is deciding with this land use issue. Commissioner Scott-Craig believed going forward at this point in time makes no sense as this issue is one of "shifting sand" due to activity at the state level. He questioned if the site which was set up by residents currently spending time in federal prison would be a caregiver grow and transfer site as defined in this zoning amendment. Commissioner Scott-Craig also questioned if such action by the Township sets up individuals to go to prison. He believed the Planning Commission does not have to be proactive at this time by moving forward with this issue, and questioned the Township's liability in this entire process.

Chair Jackson stated the Board subcommittee spent considerable time on this issue and brought forth the proposed draft for Planning Commission consideration.

Commissioner Deits stated the Board sent this draft to the Planning Commission for its recommendation. He stated the regulatory environment is so uncertain that it is not conducive to passage of this zoning amendment.

Commissioner Ianni clarified that medical marihuana grow facilities are a legally permissible land use under current law which need to be placed in the correct spot within the Township.

Commissioner Honicky noted other communities have elected not to allow any medical marihuana grow facilities or dispensaries within designated land uses. He believed the possibility which has not been raised is that they shouldn't be in our community at all and allow state law to govern.

Commissioner Ianni believed if the Township deferred to state law, the courts would write the ordinance and the Township would then have no control. He believed the Township is in a better position to write its own ordinance.

Principal Planner Oranchak clarified that under the MMMA, a community cannot disallow medical marihuana. She added that dispensaries were sharing medical marihuana from different caregivers, unlike individuals dispensing their own product to their own patients written in this zoning amendment. Principal Planner Oranchak also clarified that the arrest by the federal government in the Township was done because the operation was a commercialization of multiple plants grown to sell.

Commissioner Scott-Craig indicated there were maps contained in the Board packet when it dealt with this issue which showed the areas where these type of facilities would be allowed. He requested that information be provided to the Planning Commission.

Chair Jackson closed the public hearing at 9:21 P.M.

[Chair Jackson recessed the meeting at 9:21 P.M.]

[Chair Jackson reconvened the meeting at 9:26 P.M.]

7. Unfinished Business

- A. Mixed Use Planned Unit Development #14-05054 (DTN), request to revise the space allocation for commercial and office uses in the Hamptons of Meridian

Commissioner Hildebrandt moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of the amendment to Mixed Use Planned Unit Development #14-05054, to allow 8,371 square feet of commercial space within a PO (Professional and Office) zoned mixed use planned unit development, subject to the following conditions:

1. Approval is granted in accordance with the floor plan received by the Township on December 16, 2013, subject to revisions as required.
2. The commercial space on the site shall not exceed 8,371 square feet unless the applicant applies for and receives an amendment to the mixed use planned unit development.