

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 1, 2008, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Treasurer Hunting, Trustees Brixie, Such, Veenstra,
Woiwode
ABSENT: Clerk Helmbrecht
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Police Chief Dave Hall, Assistant Manager/ Personnel Director Paul
Brake, Director of Finance Diana Hasse, Attorney Andria Ditschman

1. CALL MEETING TO ORDER
Supervisor McGillicuddy called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE
Supervisor McGillicuddy led the Pledge of Allegiance.
3. ROLL CALL
Supervisor McGillicuddy called the roll of the Board.

By unanimous consent, the Board appointed Trustee Brixie as Clerk Pro Tem.

4. PUBLIC REMARKS
Supervisor McGillicuddy opened Public Remarks.
Charles Willems, PO Box 184, Haslett, reiterated his concern regarding the rationale for the decision made on Building Permit Application #08-0044.

Barbara Burke, 3895 Roxbury Avenue, Okemos, requested the Board insist the builder of Eby Bickford Assisted Living Facility adhere to the conditions of approval in SUP #05011 relative to the slope of the hill in the rear of the building and the catch basin in front.

Lynne Page, 3912 Raleigh Drive, Okemos, requested the Board assist the Briarwood Homeowners Association members relative to the execution of the applicant's landscape berm and grass detention swale contained in SUP #05011.

Howard Selover, 3783 New Salem, Okemos, read from a prepared statement addressing the applicant's variances from the plans as approved in SUP #05011.

[Prepared Statement in Official Minute Book].

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES
 - A. Capital Area Transportation Authority (CATA) - Annual Report
Pat Munshaw, a Meridian Township representative to the CATA Board, offered information on increased ridership regarding the three (3) routes which service Meridian Township. She also addressed the usage of Meridian Redi-Ride which is an enhanced public service within Meridian Township paid for through millage funds and SpecTran transportation services for the disabled.

An inquiry was made of Ms. Munshaw regarding the type of information to be obtained from the Grand River Corridor Study.

Debra Alexander, Assistant Executive Director, CATA, responded it will be a comprehensive transportation study which will look at all movement along the Grand River corridor. She noted that public transportation provides ten percent (10%) mode share of the trips along Grand River. Ms. Alexander indicated bus rapid transit is being considered, which would have more stations than light rail, but less stops than a fixed bus route. Also, intersection, single preemption, pedestrian access and modal access for bicycles and other non-motorized vehicles are also being looked at within this comprehensive study which will then be proposed to the Michigan Department of Transportation (MDOT).

B. Capital Area District Library (CADL) - Annual Report

1. Capital Area District Library Annual Report

Joan Smith, Okemos Hope Borbas Librarian, gave an overview of programs and services offered at the Okemos Library. She noted dramatic increases in circulation, number of registered patrons, computer use and program attendance since 2000. Ms. Smith offered highlights during the year, from business seminars and book signings to Smart Start Saturday and summer programs. She expressed appreciation to Friends of the Okemos Library for the replacement of the 30 year old circulation desk with the purchase of a new desk.

2. Ann Chapman, Haslett Librarian, shared the results of a study by the Institute for Museum and Library Services and results of a Pew Internet and American Life Project survey which validate the Board's support of CADL's goal for improved library facilities. Both state an increase of available information and increased computer usage which creates a hunger for information as primary reasons for the dramatic increase in library use. She gave an overview of library use in 2007 and a synopsis of programs offered during the year.

C. Treasurer's Report

Treasurer Hunting summarized current fixed maturity investments by fund and non-fixed investments as of February 29, 2008; delinquent personal property tax collections and 2007 distributions as of March 12, 2008.

Township Manager Richards noted Mr. Willems' communication contained in the packet stated the building permit application was denied and that was not the case. The Township requested additional information regarding Mr. Willems' concern contained in a letter dated March 10, 2008.

Township Manager Richards stated staff is currently reviewing the issues regarding the Eby-Bickford facility and will have a written response to the concerns voiced by Briarwood residents. He indicated some of the differences proposed in the site plan and what was ultimately developed is outside of the Township's purview (e.g., drainage plan).

Trustee Brixie attended the Okemos School Board meeting on March 31st and noted the Board is being asked to grant the Board of Water and Light an easement to bury utilities in front of Okemos High School on Jolly Road as part of the proposed expansion of Jackson National Life. She indicated the Board of Water and Light is allowed, by right, to place poles in front of the school and gave the Township's position to the School Board of its preference for buried utilities.

Trustee Such reported he met with the Community Resources Commission (CRC) and explored community gardening options based on discussion during the March 18th Board meeting on this issue. He noted the CRC will also host a presentation in the near future by The Garden Project, a program of the Greater Lansing Food Bank. Trustee Such stated one of the members of the CRC is a master gardener and they will utilize her experience with community gardening.

Supervisor McGillicuddy noted the Michigan Department of Transportation (MDOT) had placed new lights at the intersection of Okemos and Grand River Avenue and left a freestanding large pole in the northwest quadrant. She was wondering if contact by staff could be made to request its removal.

Trustee Veenstra attended a program sponsored by CADL on March 19th regarding energy. He was impressed with the presentation from Ann Arbor Energy Coordinator David Konkle and hoped either staff could visit that city and/or Mr. Konkle visit Meridian Township to offer advice on how to conserve energy.

Trustee Brixie attended a Rotary Club meeting last week where a presentation on wind power was made by Steve Harsh, a Professor and Extension Specialist in Agricultural Economics from Michigan State University. She felt the Board may want to consider amendments to the Township's ordinances to allow currently prohibited wind turbines in an effort to be on the cutting edge of legislative changes which will likely occur.

6. APPROVAL OF AGENDA — OR CHANGES

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

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Brixie moved to adopt the Consent Agenda. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Treasurer Hunting

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Determination (BD)

BD 11A-1 Georgine Brousseau, 6213 Gossard, East Lansing; RE: Community Gardens

(2). Board Information (BI)

BI-1 Senator Carl Levin,, United States Senate, Washington, DC; RE: Letter to Michael S. Perko, Chief, Office of Communications and Industry Affairs, Federal Communications Commission; Washington, DC; regarding Comcast's decision to deliver PEG channels solely in digital format in the Michigan broadcast region

BI-2 Michael S. Perko, Chief, Office of Communications and Industry Affairs, Federal Communications Commission, Washington, DC; RE: Letter to Senator Levin regarding his inquiry concerning the availability of PEG channels operated by Comcast in several Michigan communities

BI-3 John P. Gardner, Government Affairs Manager, Comcast, Michigan Region, 1070 Trowbridge Road, East Lansing; RE: Notification of a channel change in the Latino digital service

BI-4 Dave Payne, Supervisor Township Clerk, Charter Township of Bloomfield, 4200 Telegraph Road, Bloomfield Hills; RE: Bloomfield Township Board resolution of support and transmittal of monetary contribution towards Meridian Township's legal expenses to prevent Comcast from delivering PEG channels solely in digital format in the Michigan broadcast region

BI-5 James D. Zubiena, President, Meridian Village Condominium Association, 1906 Danbury East, Okemos; RE: Special Use Permit #98-7111 (Kimco)

BI-6 Charles Willems, PO Box 184, Haslett; RE: Appeal of decision on Building Permit Application #08-0044, 1381 Hickory Island Drive

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

Materials received at the March 18, 2008 Meeting

Jennifer Mixter, 2745 Brentwood Avenue, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)

Gengen Chen, 437 Rose Avenue, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)

Ruth Pecic, 5099 Wardcliff, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)

Jean Smith, 2768 Brentwood, East Lansing; RE: Opposition to Rezoning #06090 (Meridian Four Seasons LDHA LP)

Bill Jackson, Adams Outdoor Advertising, 3801 Capital City Boulevard, Lansing; RE: Examples of Digital Billboards in Michigan

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

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

B. Minutes

Trustee Brixie moved to approve and ratify the minutes of the March 18, 2008 Regular Meeting as submitted. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

C. Bills

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

Common Cash	\$ 333,971.22
Public Works	\$ 34,334.79
Total Checks	\$ 368,306.01
Credit Card Transactions	\$ 10,739.75
Total Purchases	<u>\$ 379,045.76</u>
ACH Payments	<u>\$ 576,593.92</u>

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

D. 1st Quarter Budget Amendments

Trustee Brixie moved that the Township Board approve the 2008 amended budget as reflected on Page 2 of the memorandum to the Township Board from the Finance Director, dated March 28, 2008. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- E. Amendments to UTC Prosecution Retainer Agreement
Trustee Brixie moved that the retainer agreement for UTC Prosecution services with the law firm of Bodwin & Fuzak be extended for a three year period and the agreement be amended to increase the retainer amount to \$58,500 in year one and \$65,000 in years two and three with all other provisions remaining the same. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- F. Liquor License Transfer - Bill's Watershed
Trustee Brixie moved to approve Bill's Watershed, LLC's application to transfer ownership of a 2007 Class C liquor license with Dance Permit, from Fink Incorporated to Bill's Watershed, LLC for a business located at 5965 Marsh Road, Haslett, MI 48840, Meridian Township, Ingham County, Michigan, and further authorize the Township Clerk to execute the resolution for local approval of this transfer. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- G. Appointment to Cable Communications Commission
Trustee Brixie moved that the Township Board approve the appointment of Walter Benenson to the Cable Communications Commission for a term ending April 30, 2010. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- H. 2008 Order to Maintain Sidewalks, SAD #10
Trustee Brixie moved to approve 2008 Order to Maintain Sidewalk Special Assessment District #10, Resolution #3 which approves repair and maintenance of sidewalk in portions of the following areas: Old English Estates, Old English Estates #2, Wildflower Estates #2, Briarwood Subdivision #5, Banyon Park Subdivision, a parcel along Hagadorn Road and a parcel along Picadilly Drive, and to defray the cost by special assessment; approves the cost estimate of \$2,987.15; determines the special assessment district; directs the making of an assessment roll, including a certificate; and authorizes notices be sent to the property owners giving 20 days notice to replace defective sidewalk. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- I. Wildlife Habitat Incentive Program (WHIP) Grant Application
Trustee Brixie moved to approve submission of a grant application for the Land Preservation parcel known as the Davis-Foster Preserve to the USDA (United States Department of Agriculture) for a WHIP (Wildlife Habitat Incentive Program) Grant, and acceptance of the grant funding if awarded with acceptable terms. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS (None)

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

- A. Zoning Amendment #07170 (Township Board), request to allow appropriate uses by SUP in PO (Professional and Office) zoned MUPUD (Mixed Use Planned Unit Development), **Final Adoption Trustee Woiwode moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2008-04 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article IV, Division 4 by amending Section 86-440(c)(2).**

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

Board members discussed the following:

- Concern with allowance of alleged “unlimited” commercial in a PO zoning district
- Language allows for Board determination of percentage of commercial on a case-by-case basis
- Language within the ordinance places restrictions on types of commercial

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy,
Treasurer Hunting
NAYS: Trustee Veenstra
Motion carried 5-1.

- B. Special Use Permit #08041 (Delta Dental of Michigan), request to permit multiple buildings exceeding 25,000 sq. feet in floor area at 4100 Okemos Road

Trustee Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #08041, to construct a group of buildings over 25,000 square feet in gross floor area, subject to the following conditions:

1. **Approval of the special use permit is in accordance with the site plan prepared by Albert Kahn Associates, Inc. and Spicer Group, dated January 30, 2008, subject to revisions as required.**
2. **The total square footage of all buildings on the site shall not exceed 181,880 square feet unless the applicant applies for and receives an amendment to Special Use Permit #08041.**
3. **The final site plan shall be subject to the approval of the Director of Community Planning and Development.**
4. **The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
5. **The design and location of all final utility plans and final 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.**

6. **Outdoor lighting for the site and the buildings shall be subject to requirements of Chapter 38, Article VII of the Code of Ordinances.**
7. **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 the approval of the Director of Community Planning and Development.**
8. **Any future building additions or expansions to the building will require modification to the special use permit, subject to the approval of the Township Board.**
9. **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 Auto Cad compatible format.**

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- C. Rezoning #08070 (API Park Lake Properties, LLC), request to rezone approximately 1.8 acres addressed at 5900 Park Lake Road from RR (Rural Residential) to C-2 (Commercial)
Trustee Veenstra moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #08070” from RR (Rural Residential) to C-2 (Commercial).

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

Board members discussed the following:

- Proposed rezoning category conforms to current usage of the land
- Rezoning matches the Master Plan

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- D. Wetland Use Permit #08-02, Shaw’s Triangle
Trustee Woiwode moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #08-02 with the following conditions:

1. **Approval is based upon the revised mixed use planned unit development plans prepared by Nederveld, Inc. dated January 18, 2008; the revised wetland permit sketches prepared by Nederveld, Inc. dated February 7, 2008; the topographical survey and tree inventory prepared by KEBS, Inc. dated September 26, 2007; and the other documents and materials submitted in conjunction with the wetland use permit, subject to revisions as required.**
2. **The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality, Michigan Department of Transportation, the Ingham County Drain Commissioner's office, and Ingham County Road Commission prior to any construction on the site.**
3. **The regulatory status of the small wetlands adjacent to Saginaw Highway and Towner Road shall be confirmed by the Township's Environmental Consultant. The applicant shall obtain a wetland use permit if it is determined wetlands are regulated and impacted by the project.**
4. **The final design of the underground drainage system and the bioswales, as well as the final calculations for wetland tributary area sheet flow shall be subject to the review and approval of the Director of Community Planning and Development.**
5. **Prior to any work starting on the mixed use planned unit development, a final mitigation plan shall be submitted for review and approval to the Director of Community Planning and Development. The drawings shall include the water features setbacks and natural vegetation strips, but shall not include the buildings, roads, parking areas, or the six inch berm on the east side of the mitigation area.**
6. **The three mitigation areas shall be constructed and approved prior to issuance of the first certificate of occupancy within the Shaw's Landing mixed use planned unit development.**
7. **Construction of the mitigation areas shall be overseen by the applicant's wetland consultant. Deviations from the approved mitigation plan shall be first reviewed and approved by the Director of Community Planning and Development.**
8. **Should the mitigation areas fail to establish wetland vegetation after one (1) growing season, or fail to progress satisfactorily to a self-sustaining wetland as designed, the applicant shall conduct corrective measures as directed by the Township's Environmental Consultant to ensure successful wetland establishment.**
9. **The wetland mitigation areas shall be monitored annually by the applicant's wetland consultant for five (5) years with a status report provided to the Township each year.**
10. **The final elevation of the off-site riser pipe at the proposed inlet on the north side of Towner Road shall be subject to the review and approval of the Director of Community Planning and Development.**
11. **A performance guarantee in the amount of \$10,000 shall be provided in an acceptable form to the Township to ensure completion of the three wetland mitigation areas.**

12. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The installation and location of the erosion control fencing shall be subject to the approval of the Director of Community Planning and Development. The erosion control fencing shall be removed after construction is completed and the area is stabilized.
13. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
14. Prior to construction on the site related to the wetland use permit, the applicant shall provide to the Department of Community Planning and Development written notice of commencement.
15. The applicant shall notify the Department of Community Planning and Development when construction related to the wetland use permit has been completed so the site can be inspected to ensure compliance.
16. A copy of the approved wetland use permit containing the conditions of issuance shall be posted on the site in a conspicuous manner such that the wording of the permit is available for public inspection. Posting of the site shall be done prior to commencement of work on the site and continue throughout the duration of the project.

Seconded by Trustee Brixie.

Board members discussed the following:

- Pending issues anticipated within the proposed approval
- Appreciation for the applicant's willingness to meet with the Township's consultant to resolve the Board's concerns

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Treasurer Hunting

NAYS: None

Motion carried 6-0.

- E. Ordinance Amendment to Section 62-64 (2)(b), to amend the minimum size of a street tree in a platted subdivision to a two (2) inch caliper

Trustee Veenstra moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 62, Article III, Section 62-64(2) by amending Section 62-64(2)(b)."

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

Seconded by Trustee Woiwode.

Treasurer Hunting offered the following amendment:

- Amend the relevant sections to increase 2" to 2-1/2"

Seconded by Trustee Brixie.

Board members and staff discussed the following:

- Concern whether diameter measurement is at ground level or at breast height
- Need to determine range of acceptability when trees are not exact size measurement
- Monitoring of tree measurement and possible replacement
- Conflicting information by the Township arborist's regarding growth pattern of 2" trees relative to 3" trees
- Action contained in the main motion does not match the recommendation from the Environmental Commission
- Persuasive testimony that smaller trees have a better chance to survive and thrive
- Need to look at long term health and viability of the trees
- Amendment does not address whether 2-1/2" tree needs a larger tree spade while 2" tree could be transported by individuals
- Board policy should contain expectation that staff will be held accountable for viability of landscaping
- Caliper defined within ordinance as tree measurement at 6" above grade

ROLL CALL VOTE: YEAS: Trustee Brixie, Treasurer Hunting
NAYS: Trustees Such, Veenstra, Woiwode, Supervisor McGillicuddy
Motion failed 2-4.

MAIN MOTION YEAS: Trustees Such, Veenstra, Woiwode, Supervisor McGillicuddy
ROLL CALL VOTE: NAYS: Trustee Brixie, Treasurer Hunting
Motion carried 4-2.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. Community Farms/Gardens

Manager Richards noted request by staff for direction as outlined in staff memorandum dated March 27, 2008.

Board members discussed the following:

- Need to ascertain content of presentation
- Better utilization of presentation by Ann Arbor Community Farm as a "kick-off" for the Township's community farming program
- Contact with CS Mott Group for Sustainable Agriculture at Michigan State University to possibly provide comprehensive overview
- Preference for half-day forum on a Saturday
- Need to separate community gardening from community farming as programs are distinctly different
- Need for continued Board discussion with input from both Park Commission and Land Preservation Advisory Board
- Possible electronic polling of public interest on the Township's website to assess desirability
- Possible option of rainwater collection for Towar community garden with gravity fed lines directly to the garden

B. Johnson Property Boundary Description Error

Manager Richards urged the Board to consider an overall procedural application as the Township does not currently have an established mechanism to amend 425 Agreements.

David Pierson, McClelland & Anderson, 1305 South Washington, Suite 102, Lansing, attorney for Lanny and Mary Ann Johnson, summarized the Johnson property boundary circumstances as outlined in staff memorandum dated March 28, 2008 and proposed language for a 425 Agreement to deal specifically with the subject parcel.

Board members, staff and the property owners' representative discussed the following:

- Concern that zoning remain a Township zoning designation
- Status of properties which became an isolated island on Hagadorn Road under the original 425 Agreement

- Need for accurate map of the boundaries
- Status and implication of water and sewer lines to the property after fifteen (15) years if both the Township and City agree to the amended 425 Agreement
- Taxes currently received for the property by the Township
- Taxes which would be received for the property under the proposed agreement
- Status of previous long range plan to extend water and sewer by gravity from north of the railroad tracks down Hagadorn Road
- Sewer traverses across the Sturk property
- Water is a combined system of wholesale and retail
- Electric supplied by the Board of Water and Light when within the city limits and prohibited outside the city limits
- Possibility of removing a portion of the subject property from the 425 Agreement and placing it entirely within the Township
- Owners' preference to place the entire piece of property within the City of Lansing's jurisdiction
- Owners have no plans to develop the property
- Township staff to contact the City of Lansing to ascertain its level of interest in moving forward
- Reluctance to consent to a level of specificity for possible development contained in the agreement without going through the normal review process
- Need for staff to supply additional information on the convoluted set of circumstances surrounding the original agreement
- Notice nearby residents regarding Board discussion
- Need to move forward to achieve a solution

It was the consensus of the Board to have staff provide accurate map depiction, contact the City of Lansing and provide a memorandum with implications.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Lynne Page, President, Briarwood Homeowners Association, 3912 Raleigh Drive, Okemos, attended the 2008 Ingham County Road Commission Construction Public Hearing last month where the Okemos Road Enhancement project was discussed. She requested the Board arrange a community forum to receive public input and present draft plans prior to commencement of construction.

Supervisor McGillicuddy closed Public Remarks

13. CLOSED SESSION

Treasurer Hunting moved that the Township Board go into a closed session to discuss strategy related to ongoing litigation. Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy,
Treasurer Hunting
NAYS: None
Motion carried 6-0.

Supervisor McGillicuddy recessed the meeting at 8:32 P.M.

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

Treasurer Hunting moved to return to open session. Seconded by Trustee Brixie

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy,
Treasurer Hunting
NAYS: None
Motion carried unanimously.

Supervisor McGillicuddy reconvened the meeting at 9:25 P.M.

Trustee Such moved to go forward as discussed in closed session. Seconded by Treasurer Hunting.

VOICE VOTE: Motion carried 6-0.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 9:27 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

JULIE M. BRIKIE
TOWNSHIP CLERK PRO TEM

Sandra K. Otto, Secretary