

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY JUNE 19, 2012 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra (6:04 P.M.)
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief
David Hall, Fire Chief Fred Cowper

1. CALL MEETING TO ORDER
Supervisor McGillicuddy called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor McGillicuddy led the Pledge of Allegiance.
3. ROLL CALL
The secretary called the roll of the Board.
4. PUBLIC REMARKS
Supervisor McGillicuddy opened Public Remarks.

John Halloin, 4805 Arapaho Trail, Okemos, requested information from Capstone's representatives regarding net jobs gained in the businesses located in the Hannah Plaza as a result of the apartment complex development and how many of those jobs were filled by Meridian Township residents.

Bill Lee, President, Indian Lakes Estates Homeowner Association, 4795 Arapaho Trail, Okemos, expressed continued concern with additional high density student housing, noting the commensurate noise, traffic, trash, etc. He requested a thorough impact study and believed the Board is required to follow its own rules and regulations when making this decision.

Paul Marvin, 5626 Hallendale, Haslett, employee of Gypsum Supply Company, spoke in support of the Capstone project. As a subcontractor for Phase 1 of the project, he spoke of Capstone's contribution to employment of many local and regional residents.

Kathy Pavona, 4726 Araphao Trail, Okemos, expressed opposition to possible rescission of MUPUD #12014 (Capstone). She spoke to the integrity of Meridian Township government and the credibility of the Board in taking such an action.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Board packet be available online on the Friday before a Board meeting. He also requested the Planning Commission agenda be placed on the Township's website the Friday before a Planning Commission meeting. Mr. Bowlby spoke to the vote on MUPUD #12014 at the last Board meeting, stating his belief the proper procedure would have been to read the staff prepared motion to approve and then have a vote taken on that resolution.

Nathan Thompson, owner, American Classic Construction, 29801 21 Mile Road, Kent City, spoke in support of the Capstone project, indicating it is a trophy for the community. He voiced concern with the jobs and well being at stake should the Board choose to deny this project. Mr. Thompson was apprehensive with the message this denial would send to other out-of-state companies looking to invest in Michigan.

Eric Vance, Square Deal Building Supply, 3732 Heron SW, Grand Rapids, spoke in support of the Capstone project, noting the subcontractors are Michigan based companies.

Brett Katz, R & D Katz Real Estate, owner and manager of the Hannah Plaza, 3804 Hawthorn Court, Waukegan, Illinois, spoke in support of the Capstone project. He added he spoke with all of the tenants in the Hanna Plaza shopping center and everyone of those tenants are in support of the project. Mr. Katz clarified the bookstore closing had nothing to do with local student housing as the bookstore chain filed bankruptcy and closed 60 of its 120 stores nationwide.

Chris Tice, Pizza House, 4790 S. Hagadorn, Suite 116, spoke in support of the Capstone project, noting it will bring more business into the area.

Deb Nolan, 4329 Heartwood Drive, Okemos, expressed concern with the noise which will travel to the Indian Lakes Estates subdivision and suggested a "highway wall" be constructed to buffer the noise.

Sheldon Newhouse, 2590 Saranac Lane, Okemos, spoke to growth which is constructed in a way which preserves the environment in the area. He expressed concern with the effects of student housing on the environment, doubting this development will enhance the value of the area.

Vance Kincaid, 4530 Nakoma Drive, Okemos, urged the Board to find common ground and resolution on the Capstone development. He believed there are unanswered questions surrounding the replacement of the central fire station and requested additional discussion on the issue before a Board vote.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Vision Session – Leslie Donaldson, Arts Council of Greater Lansing
Leslie Donaldson, Executive Director, Arts Council of Greater Lansing, 1208 Turner Street, Lansing, gave a brief history of the Arts Council and its functions. She added the Arts Council works closely with municipal partners and the business community to play a vital role in economic development and is current working on a cultural economic development plan for the greater Lansing region. Ms. Donaldson added the local creative sector provides direct and indirect jobs through activities. She noted the Arts Council is here to assist Meridian Township as it moves forward to support and grow its art and cultural efforts.

Supervisor McGillicuddy requested that, due to the lengthy agenda, Ms. Donaldson return at another time for the Board to discuss arts in Meridian Township and how the Arts Council could be of assistance.

Treasurer Brixie inquired if the Arts Council would be able to assist the Economic Development Corporation (i.e., grant opportunities) in its efforts to develop a sense of place for different area within the Township.

Supervisor McGillicuddy reported her attendance at the Celebrate Downtown Okemos event and the Harris Nature Center (HNC) dedication of the River Overlook.

Trustee Dreyfus also reported his attendance at the Celebrate Downtown Okemos event and the HNC dedication of the River Overlook. He noted his attendance at last week's Economic Development Corporation where Lansing Economic Area Partnership, Inc. (LEAP) and Michigan Economic Development Corporation (MEDC) gave overviews of their services and presentations on their priorities to assist Meridian Township.

Clerk Helmbrecht announced that for citizens who have requested absentee ballots for the August 7th Primary, they will be mailed on July 9, 2012. She added absentee ballots will be available in the Clerk's office beginning June 25, 2012. Clerk Helmbrecht noted requested absentee ballot applications are processed on a daily basis.

Treasurer Brixie attended the Celebrate Downtown Okemos event and congratulated employees and volunteers for their efforts. She added the upcoming summer tax bills will be mailed on or before July 2nd and a new form for automatic payment will be available on the Township’s website for sign up when the tax bills are mailed. Treasurer Brixie reported her attendance at the Tri-County Groundwater Management Board meeting where it is focusing its efforts on securing companies which produce waste streams to team with other businesses which need something from the waste streams to clean up the environment.

Treasurer Brixie reported receiving notice from Eric Schertzing, Ingham County Treasurer, which included a list of tax foreclosed properties which will become available in July. She stated residents interested in receiving additional information may contact the Ingham County Treasurer at (51) 676-7220. Treasurer Brixie noted a communication in the Board packet from the Groundwater Management Board regarding policy on wells in areas that have already been supplied with public water.

Trustee Ochberg reported her invitation to and attendance at the Indian Lakes Estates Homeowners Association meeting and attested to the sincerity and neighborliness of those residents who are concerned with Board decisions made this evening..

Trustee Veenstra spoke in support of the Board packet and Planning Commission packet being available on the Township’s website the Friday before a meeting.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Helmbrecht.

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Clerk Helmbrecht.

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

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Deliberations (BD)

BD 10B-1 Sarah Wohlford and Justus Nieland, 4568 Comanche Drive, Okemos; RE: Opposition to MUPUD #12014 (Capstone), WUP #12-01 (Capstone) and SUP #12011 (Capstone)

(2) Board Information (BI)

BI-1 Nancy Hanson, 4100 Leeward Drive, Okemos; RE: Above ground fire pits

(3) Regional Linkage (RL)

RL-1 Eric Schertzing, Ingham County Treasurer, PO Box 215, Mason; RE: Foreclosing Governmental Unit foreclosures for unpaid property taxes in Meridian Township

RL-2 Christine V. Spitzley, Senior Environmental Programs Planner, Tri-County Regional Planning Commission’s Ground Water Management Board, 3135 Pine Tree Road, Suite 2C, Lansing; RE: Impact of shallow irrigation wells on regional groundwater

- RL-3 Lisa McGiveron, Ingham County Health Department, 5303 S. Cedar Street, Lansing; RE: Shallow irrigation well for the community gardens located on Northwind Drive
- RL-4 Pat Lindemann, Ingham County Drain Commissioner, 707 Buhl Avenue, Mason; RE: Notice of Letting of Drain Contract and Day of Review of Apportionments for Kinawa View Drain

(4) Staff Communications (SC)

- SC-1 Memorandum from Cindy Cummings, Police Records Supervisor; RE: Current list of licensed vendors and non-licensed persons or nonprofit organizations engaged in soliciting or canvassing dated June 7, 2012

(5) On File in the Clerk’s Office (OF)

- OF-1 Trustee John Veenstra; RE: Notice of intent to make a motion at the June 19, 2012 Board Meeting to rescind the Board’s June 5, 2012 motion to deny Mixed Use Planned Unit Development #12014 (Capstone)
- OF-2 Trustee John Veenstra; RE: Notice of intent to make a motion at the June 19, 2012 Board Meeting to rescind the Board’s June 5, 2012 motion to deny Wetland Use Permit #12-01 (Capstone)

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

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

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the Regular Meeting as submitted. Seconded by Clerk Helmbrecht.

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

C. Bills

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

Common Cash		\$	530,075.55
Public Works		\$	424,910.76
Retainage			
Check #1050 – Scarlett Excavating	2,528.34	\$	2,528.34
Water Main			
Total Checks		\$	957,514.65
Credit Card Transactions		\$	8,139.86
Total Purchases		\$	<u>965,654.51</u>
ACH Payments		\$	<u>543,519.67</u>

Seconded by Clerk Helmbrecht.

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

[Bill list in Official Minute Book]

D. Assessing Stipulation

Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Cedar-Stadium Plaza, LLC in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 370855
 CEDAR-STADIUM PLAZA, LLC
 PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-20-126-001	2775 Grand River	2009	\$4,698,400	\$4,516,521
33-02-02-20-126-001	2775 Grand River	2010	\$4,334,000	\$4,334,000
33-02-02-20-126-001	2775 Grand River	2011	\$4,248,000	\$4,248,000
33-02-02-20-126-001	2775 Grand River	2012	\$4,062,100	\$4,062,100

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-20-126-001	2775 Grand River	2009	\$3,260,000	\$3,260,000
33-02-02-20-126-001	2775 Grand River	2010	\$2,975,000	\$2,975,000
33-02-02-20-126-001	2775 Grand River	2011	\$2,685,000	\$2,685,000
33-02-02-20-126-001	2775 Grand River	2012	\$2,312,500	\$2,312,500

Seconded by Clerk Helmbrecht.

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

8. QUESTIONS FOR THE ATTORNEY

Trustee Ochberg requested an answer from the attorney as to why minutes from the Zoning Board of Appeals and the Planning Commission require rationale to be stated for action items, but not for the Township Board.

9. HEARINGS (None)

10. ACTIONS ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Jack Hulst, Owner, Thornapple Excavating, 4190 Thornapple River Drive, Grand Rapids, worked on Phase 1 of Capstone and will be the site contractor for Phase 2. He spoke in support of the Capstone project, noting the construction industry unemployment rate in Michigan is 14%. Mr. Hulst stressed the need for employment for Michigan and township residents and believed the construction industry vital to economic recovery in this state. He noted his company would be contracting with several local businesses, estimating \$750,000 would be placed into the local economy

Earl Shevock, subcontractor for Columbo's Floors, 16588 Hatch, Cedar Springs, spoke in support of the Capstone project and asked for the opportunity to continue to pay his bills by Board approval of Phase 2.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, clarified comments made by residents, stating that the request is for 366 beds, no wetlands will be filled and no building will take place on greenspace promised in Phase 1. He spoke to a decrease in units and beds, reduction in the building square footage, increased the number of bicycle parking spaces and an increase in trees. Mr. Acken addressed changes made to the project based upon statements from residents at the last meeting. He committed to replacing any tree which does not survive during construction by either planting the exact same caliper tree on site or donate surplus trees to Meridian Township. Mr. Acken grouped all graduate housing in one area, and placed it closest to Indian Lakes.

Maurice Nieland, 2391 Kewanee Way, Okemos, inquired why Michigan State University (MSU) is not entering into this student housing venture. He spoke to Michigan's high standard of living and the Township's natural beauty. Mr. Nieland expressed opposition to the project.

Nathaniel Eyde, 4760 Nakoma Drive, Okemos, spoke in favor of responsible growth in Meridian Township. He also voiced support for the Capstone project.

John Sedine, President, Engineered Heating and Cooling, 17429 64th Avenue, Coopersville, worked on Phase 1 of the Capstone project. While expressing appreciation for the difficult decision the Board must make, he noted that MSU is one of the area's largest employers, providing direct and indirect jobs for the community. Mr. Sedine indicated that students fuel the existence of MSU. He believed student housing in the Lansing area is some of the best student housing in the state.

Bill Pursifull, Project Manager, Wolverine Building Group, 3515 Gateshead, Rockford, spoke in support of the Capstone project, noting Capstone worked to build value into the project and contained a condominium level of development. He related a story in which Phase 1 of the Capstone project turned one of the subcontractor's business into a thriving company.

Brad Pylman, President, Pylman Power, Inc. 5444 Ravine Drive, Middleville, spoke to the local jobs created by Phase 1 and the highest quality material used. He urged the Board to support the project.

John Kammers, co-owner, Michigan Ornamental Iron and Fabrication, 219 Roosevelt Street, Conklin, worked on Phase 1 of the Capstone project, noting the high caliber of both the Capstone company and materials used during construction. He added approximately 600 Michigan trade workers were employed during Phase 1 for a period of 13 months. Mr. Kammers reminded the Board that the construction workers who were not local supported the township's economy through frequenting restaurants, hotels and hardware businesses.

Jeff Menn, Menn Drilling, 19691 Cherry Street, Conklin, worked on Phase 1 of the Capstone project, and believed the site to be above condominium quality.

Greg Velting, President, Velco Plumbing, Carlisle Drive, Byron Center, worked on Phase 1 of the Lodges of East Lansing, noting the number of employees that remained working for nearly a year. He urged a positive vote for Phase 2, and indicated six to eight of his men will be laid off if Phase 2 is not approved.

Curt Mulder, Vice President, Wolverine Building Group, 5651 Montcalm Avenue NE, Belding, noted Capstone is investing in Michigan and urged a positive vote on Phase 2.

Dan Gay, President, Midwest Interiors, 2565 28th Street SW, Wyoming, worked on Phase 1 of the Capstone project, and spoke to the economic impact Phase 2 would also have on the community.

Harry Iwasko, 4562 Sequoia Trail, Okemos, expressed concern with the proposed Capstone project due to possible flooding in the Indian Lakes Estates subdivision.

Chad Jordan, owner, Cravings Gourmet Popcorn, 2630 Fireside Drive, Lansing, spoke in support of the Capstone project, as he looking to expand his business in Meridian Township. He added his children attend Okemos Public Schools.

Luke Terry, 4239 Sandridge Drive, Okemos, spoke in support of the Capstone project, stating our community needs economic development for growth. He believed this project is marketed to affluent students who, once graduated, will come back to Meridian Township.

Philip Reed, 2588 Tekonsha Trail, Okemos, indicated he has not heard the benefits of this project, as it is the wrong project for the community. He expressed concern there is no economic impact study for the negative impact of this 40-50 year project. Mr. Reed believed the public services required for this development will far exceed the generated taxes. He believed proper due diligence is demanded of the Board.

Mike Thomas, representative, Advisory Committee for Red Cedar Preserve 2555 Capeside Drive, Okemos, gave a brief synopsis of this issue. He noted the most recent documents provided by the Ingham County Drain Commissioner (ICDC) do reflect the most recent recommendations made for the restoration.

Mark Clouse, Chief Financial Officer and General Counsel, Eyde Co., 4660 S. Hagadorn Avenue, Suite 660, East Lansing, noted the ICDC has assured both the Board and the residents of Indian Lakes that the flooding is not coming from Phase 1 of the Capstone Development nor will it come from Phase 2. He added the amended Michigan Department of Environmental Quality (MDEQ) permit allows for removal of four (4) logjams. Mr. Clouse indicated the applicant has offered to condition the project on approval of removing the three (3) remaining logjams, the award of bids and notice of commencement. He spoke of delay as an effective tool to stop development of this project.

Nick Kamps, Foreman, American Classic Construction, 17050 Tyrone Avenue, Kent City, reminded the Board that Michigan State University was constructed in 1855 and residents knew of its existence when they chose to live near it. He spoke to the inevitability of student housing near the college and expressed concern with the message that will be sent to developers looking to invest in Meridian Township.

Leon Thompson, American Classic Construction, 11889 Walnut Avenue, Grant, noted Capstone has raised the bar for student living, that it will have a lasting effect on the community. He posed the question whether the college created the community or the community created the college. Mr. Thompson believed that adjacent residents made a choice to live near the college.

Dave French, 4865 Mohican, Okemos, expressed concern with the number of students this project will place in the area. He spoke as a landlord of 44 college students in East Lansing, and addressed the damage incurred in his homes. Mr. French urged the Board to give this bid decision a great deal of thought before the vote.

Jane Sherzer, 4777 Mohican Lane, Okemos, urged the Board to remember its responsibility to long time residents and taxpayers, not transient students and construction workers.

Athen McLean, 4738 Arapaho, Okemos, urged the Board to seriously think about jobs which generate an environment which creates support in the community, not jobs which leave a trail of hostility. She stated time can build trust, wisdom, a sustainable understanding of the future and support for a project by community members.

Sharon Dimmer, 4583 Sequoia Trail, Okemos, requested the Eyde Company go back to the “original concept plan”, a true mixed use development.

Neil Bowlby, 6020 Beechwood Drive, Okemos, expressed several concerns with MUPUD #12014.

Vance Kincaid, 4530 Nakoma Drive, implored the Board not take action on replacement of the central fire station at tonight’s meeting. He spoke to the importance of the Capstone project, as it affects the quality of residents’ lives and urged a compromise be reached.

Nancy Harkau, owner of a business in the Hannah Plaza, 4790 S. Hagadorn, East Lansing, spoke to the importance of students for businesses in the area.

Kimberly Fisher, business owner in the Hannah Plaza, 4790 S. Hagadorn, East Lansing, indicated her family’s business has been in operation over four (4) generations. She urged all parties to work together for the good of the community.

Supervisor McGillicuddy closed Public Remarks.

- A. Rescission of Denial of Mixed Use Planned Unit Development #12014 (Capstone), Lodges of East Lansing Phase II, request for 153 multiple-family (student) apartments on approximately nine acres south of Hannah Boulevard

Trustee Veenstra moved to rescind the Board’s June 5, 2012 resolution to deny MUPUD #12014. Seconded by Treasurer Brixie.

Board members discussed the following:

- Board has received an improved proposal from the applicant
- Board should give fair consideration to the revised project
- Denial of the proposal would require the applicant to start the process over and not allow the Board to hear the improved proposal at this time
- Request for the maker of the motion to give rationales for rejecting the resolution to deny passed by the Board on June 5th
- Fair hearing for the applicant by allowing them to present the new proposal
- A Board member changing his mind on a vote outside of the public venue where deliberation occurs undermines public trust and casts doubt on the decision making policies which the Board engages in publicly
- Concern a rescission takes up community resources and time
- The ten (10) whereas clauses in the resolution to deny were designed and written to illustrate why the applicant needed to bring forth a new proposal
- That new proposal would have allowed for the community to engage in a collaborative dialogue with the developer and receive a consensus from the Board, the community and the developer

- Rescission votes should occur in extraordinary circumstances
- Disappointment that the decision to rescind was not brought up in a public realm

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
Motion carried 4-3.

- B. Mixed Use Planned Unit Development #12014 (Capstone), Lodges of East Lansing Phase II, request for 153 multiple-family (student) apartments on approximately nine acres south of Hannah Boulevard

Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development #12014, subject to the following conditions:

1. **Approval of the mixed use planned unit development design is in accordance with the site plan titled “Cover Sheet” prepared by KEBS, Inc. dated June 14, 2012 subject to revisions as necessary. All previously received plans are subject to revision for consistency: site plans prepared by KEBS, Inc. dated March 6, 2012; conceptual Landscape Plan, Signage Plan, and Site Lighting Plan prepared by Cottage Builders, Inc. dated March 6, 2012; building elevations and floor plans prepared by Dungan Nequette Architects dated February 24, 2012. All plans are subject to revisions as required.**
2. **Mixed Use Planned Unit Development #12014 (Capstone) to construct a group of three apartment buildings with 144 units shall be contingent on the approval of Special Use Permit #12011 (Capstone) and Wetland Use Permit #12-01.**
3. **Waivers shall be granted for those sections of the Code of Ordinances listed in the applicant’s attachment to the MUPUD application, received March 6, 2012 and titled “Required waivers based on proposed site plan,” as deemed necessary.**
4. **Approval is subject to the following amenities as identified on the Amenities Plan dated March 6, 2012: a swimming pool; club house with WiFi/gym/covered bus shelter; fountain; outdoor gathering spaces; covered bicycle racks near each building; balconies; and sidewalks.**
5. **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. The majority of the buildings shall be comprised of brick or masonry products.**
6. **The final design of the trash compactor/recycling center enclosure shall be subject to the approval of the Director of Community Planning and Development.**
7. **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.**
8. **Any future building additions or expansions to the buildings will require modification to the Mixed Use Planned Unit Development #12014 and Special Use Permit #12011.**
9. **The three residential buildings which comprise MUPUD #12014 shall accommodate no more than 366 beds.**

10. The applicant shall receive a wetland use permit from Meridian Township and the Department of Environmental Quality, to drain stormwater into the mitigation area created as a condition of Wetland Use Permit # 09-02 (Capstone) and Wetland Use Permit #10-02 (Capstone).
11. Trees shown on the site plan and numbered as 773,774, 775, 778, 779, 780, 781, 782, 783, 784, 785, 875, 876, 877, 878 and 947 shall be preserved. If deemed necessary by the Director of Community Planning and Development, the trees shall be properly protected prior to the commencement of grading or construction activities related to the proposed mixed use project. Tree protection shall be provided as outlined in Section 22-179 of the Code of Ordinances. Trees to be preserved shall not be removed without prior approval of the Director of Community Planning and Development.
12. A land clearing permit shall be required prior to issuance of a grading or building permit.
13. Results of soil borings shall be submitted with the site plan review application. Buried construction or other materials, any existing debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.
14. Street trees shall be installed along Hannah Boulevard and Eyde Parkway. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Department of Transportation and Roads.
15. 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(d)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. 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. Streetlights shall not exceed 15 feet in height. The applicant has agreed to install LED lighting in all streetlights.
17. 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.
18. 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.
19. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Environmental Quality, Ingham County Drain Commissioner, Ingham County Department of Transportation and Roads, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
20. 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.

21. **The applicant shall apply to the Township for a land division; once approved, documents shall be recorded with the Ingham County Register of Deeds and proof of recording submitted to the Township prior to issuance of occupancy permits.**
22. **The developer shall continue to pursue discussions with the Ingham County Department of Transportation and Roads to alter Hannah Boulevard, Eyde Parkway, and Esoteric Way to accommodate multimodal transportation, especially bicycles. The developer will communicate to the Township the substance of these discussions.**
23. **Lodges of East Lansing, Phase II shall not move forward until the Ingham County Drain Commissioner has issued a Notice to Proceed to remove the major log jam in the Red Cedar River located northeast of Lodges of East Lansing Phase 1 and northwest of the Indian Lakes Estates subdivision.**
24. **The applicant and the Eyde Company will each contribute 1/3 of the cost not to exceed \$20,000 to the removal of the log jam in the Red Cedar River.**
25. **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 Clerk Helmbrecht.

Board members and staff discussed the following:

- Greenspace plan identified areas throughout the Township such as priority conservation corridors and ways, through the planning process, to link these areas together
- Greenspace plan meant as a guide to development
- Suggestion during development of the greenspace plan to adopt it as an ordinance was not acted upon
- Implementation tools identified in the greenspace plan includes purchase of development rights, cluster development and conservation easements
- Property south and east of the proposed site has a conservation easement on it
- When the greenspace plan was completed, existing fragile links were identified in the Indian Lakes Estates neighborhood
- Logjam is contributing to continued degradation of these fragile links

The maker offered the following friendly amendment:

- **Add condition #26: The applicant shall plant 25 native trees in the conservation easement area.**

The amendment was accepted by the seconder.

Continued Board member discussion:

- Native trees offsite will improve the quality of the resource that acts as a buffer between the proposed development and the Indian Lakes Estates
- Fountain will be relocated next to the clubhouse
- Request complies with the conditional zoning present on the site
- Request only builds on the upland area
- No building will take place in the wetlands or floodplain
- Proposed project contains 3-1/2 acres of greenspace on the site
- Greenspace equates to pervious surface
- Board mandates the pervious and impervious ratio on site
- Underlying zoning of Professional Office (PO) only requires 25% pervious surface
- Improved plan of the proposed project contains 40% greenspace
- Reduction of units to 144
- Decrease in onsite parking

- Redesign of the building addresses noise concerns expressed by residents of the adjacent neighborhood
- Placing the buildings further from Indian Lakes Estates also assists in noise reduction
- Property owner and applicant's willingness to cost share in the log jam removal
- Good planning decision to place students next to Michigan State University (MSU)

Trustee LeGoff offered the following friendly amendments:

- **Amend condition #23 by inserting at the beginning "Construction of the buildings of the"**
- **Amend condition #23 by inserting "and removed the major log jam" after "Red Cedar River"**

The friendly amendments were accepted by the maker.

Continued Board member, staff and ICDC discussion:

- Concern that if construction begins immediately after the logjam removal, the impact of the logjams will not be known and does not provide safeguards for residents of Indian Lakes Estates
- Sensors in the river for at least one year until the ICDC can determine the true hydraulic impact of the seven (7) logjams
- Amount of rain is a mitigating circumstance in the flooding
- Area is in the floodplain and there will be periodic flooding in this floodplain forest
- The issue is how fast the water can "get away" once its floods and the logjams are backing up that water
- Concern with the waivers for the pervious/impervious requirements as multiple family housing has a 35% percent limit on impervious surfaces
- Belief that the impervious surface waiver for Phase 1 of the Lodges of East Lansing helped create the current flooding problem
- Properties south of Mount Hope Road contain many dead trees
- Too many unknowns if the logjam removal will lower the water table
- Concern with the possibility that residents in seven (7) subdivisions may sue the Township for damages
- Controversy surrounding the age of the logjams
- Only other change in the hydrology of the neighborhood other than the logjams is Phase 1 of the Lodges of East Lansing
- Plans of one Board member to make a mini-presentation to the community and offer several ideas for innovative multiuse development
- Of the ten (10) reasons given at the last meeting for denial of the MUPUD, only one centered around flooding
- Board was presented with a different plan in 2008 than what is currently before it
- Intensity and scope of the project is too great
- Concern the applicant initially sold the Board a "false bill of goods" by presenting the MUPUD as a multiuse village concept with a diverse population
- Belief that a new proposal brought before the Board in six (6) or nine(9) months would move quickly, as it already would have received full input from the community
- Business and economic arguments are not pertinent as Phase 2 can have all the economic benefits without being an exclusive student complex
- Thousands of students are planned for all five (5) phases
- Need for diversity of students throughout the community for a "nice" mix
- Board has a legal right to present a motion to deny
- Loss of the community trust in three (3) areas:
 - MUPUD ordinance is flawed
 - Ordinance adoption process is in question by how several Board members view this ordinance

- Developer and landowner resorted to an old school, old style, high profit and high density type development
- Significant improvement in the project with the revised plan
- Original concept plan presented by the developer and landowner was very different from what is now before the Board
- Belief that no Board member would support this project if he/she lived adjacent to this proposed development
- Need for residents to be politically active in the entire process to have their voices heard during Phases 3, 4, and 5
- Residents' actions during the remaining three (3) phases will determine how the new Board will act
- Request for a fellow trustee not to mischaracterize another trustee's position
- Revised project includes a reduction in the number of units, a reduction in the number of beds and the footprint of the buildings have been reduced by approximately 10,000 square feet
- MSU is the major employer of Township residents
- Without students, MSU would not exist
- Township has had student apartment complexes in Meridian Township for the last 40 years
- Proposal has called to public attention the fact there were several logjams in the Red Cedar River
- Request for assurance from the ICDC that the water table of Indian Lake Estates would drop at least 2 feet if the logjams were removed
- Assurance from the ICDC that water runoff from Phase 1 does not contribute to flooding in the Indian Lake Estates neighborhood
- Sufficient greenspace for the project's residents
- Desirable features of the project include: Community room, fitness room, swimming pool, sufficient bicycle parking, bus shelter, LED lights, recycling facility, onsite management, etc
- Site is a logical location for students to live on
- Applicant and property owners significant financial participation in the cost of logjam removal
- MUPUD "proposal" presented by Atwell Hicks in 2008 showed medium density (townhomes) in the present location of the Capstone project
- Disappointment that the current revised plan is all student housing
- Students living among residents of different ages changes the synergy of the area
- MSU has increased its enrollment by 3,000 students and has an obligation to provide housing for them, not place the burden on our Township
- Board knowledge of the logjam during Phase 1
- Board member belief this is not a good fit for Meridian Township at this time
- Need for the Board to see that the rest of the MUPUD includes diverse housing
- Preference for the decision to be delayed until the logjam is removed and the water level determined

Trustee LeGoff moved to table this item. Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees LeGoff, Dreyfus, Ochberg, Supervisor McGillicuddy
NAYS: Trustees Veenstra, Clerk Helmbrecht, Treasurer Brixie
Motion carried 4-3.

Continued Board discussion:

- Developer must grant the extension of time for tabling this request
- Request for the Township attorney to be contacted regarding this issue

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

[Supervisor McGillicuddy reconvened the meeting at 9:32 P.M.]

Continued Board and staff discussion:

- Reading of the ordinance requires the Board to vote either to approve or deny the project as proposed or modified
- Motion to reconsider the tabling would be in order and must come from a Board member on the prevailing side
- Friendly amendment which has already been accepted ensures no construction of any buildings would take place until after logjam removal

Trustee LeGoff moved to reconsider the motion to table. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

Trustee Ochberg offered the following friendly amendment:

- **Add condition #27: Fencing shall be required to prevent residents of Phase 1 and 2 of the Lodges of East Lansing from accessing the railroad bridge over the Red Cedar River to the River Terrace neighborhood**

Continued Board member, applicant and ICDC discussion:

- Capstone improved the fence within the last month by extending it to the river's edge, thereby addressing the condition precipitating the amendment to add condition #27
- Possibility of amending condition #23 to require the ICDC to determine the water table has been reduced by at least two (2) feet after logjam removal
- Capstone is contributing .06 percent of the water in the watershed
- ICDC statement that the impact of the logjam removal is hard to predict, given the unknown amount of potential rain
- Area is a floodplain forest and will always flood
- Flooding will not be eliminated by removing the logjams
- Logjam removal will make the water go down quicker and the area will return to its previous type of ecosystem

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

- C. Rescission of Denial of Wetland Use Permit #12-01 (Capstone), request to direct storm water from Lodges of East Lansing Phase II, to a regulated wetland

Trustee Veenstra moved to rescind the Board's June 5, 2012 motion to deny Wetland Use Permit #12-01. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

- D. Wetland Use Permit #12-01 (Capstone), request to direct storm water from Lodges of East Lansing Phase II, to a regulated wetland

Treasurer Brixie 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 #12-01 with the following conditions:

1. **Approval is based upon the revised plans prepared by KEBS, Inc., dated June 14, 2012 and, as well as the documents and materials submitted by the applicant in conjunction with Wetland Use Permit #12-01, subject to revisions as required.**

2. A revised storm plan and accompanying calculations based on the June 14, 2012 design shall be submitted to the Department of Public Works & Engineering for review and approval. In no case shall the rate of stormwater runoff exceed the rate associated with the April 12, 2012 plan.
3. The applicant shall obtain all necessary permits, licenses and approvals from the Michigan Department of Environmental Quality, Ingham County Drain Commissioner's office, and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
4. The effects on the wetland mitigation area shall be monitored annually by the applicant's wetland consultant for four (4) years with a written status report and photographic documentation provided to the Township each year. During this time, the Director of Community Planning & Development may require a test of the water outflow from the Aqua Swirl during a storm event to assure it is operating as intended.
5. The applicant shall implement appropriate erosion and sedimentation control measures during construction to ensure there are no impacts to the wetland mitigation area as a result of eroding soil.
6. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
7. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
8. The applicant shall periodically inspect the subject site during the first year after construction to identify and correct any hillside erosion issues.
9. Signage that identifies the location of the wetland mitigation conservation easement shall be repositioned as necessary.
10. Prior to construction of the project, the western boundary of the wetland mitigation conservation easement area shall be staked. The staking shall be maintained until the project is completed.
11. All conditions placed on Wetland Use Permit #09-02 (Capstone) and Wetland Use permit #10-02 (Eyde) shall remain in effect.
12. Prior to work starting on the level spreader for the Phase II of The Lodges of East Lansing, the applicant shall provide a written notice of commencement to the Department of Community Planning & Development.
13. The swale for the level spreader shall be vegetated. Should the vegetated swale fail to establish vegetation after one growing season the applicant shall conduct corrective measures as required by the Director of Community Planning & Development.
14. The plant material proposed for the vegetative swale is subject to the review and approval of the Director of Community Planning & Development.

15. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and the posting shall remain in place throughout the duration of the project.

16. Upon completion of construction, the applicant shall contact the Department of Community Planning & Development for an inspection of the site to ensure compliance with the permit.

Seconded by Trustee Veenstra.

Board member, staff and applicant’s engineer discussion:

- Requested wetland use permit is to allow discharge only into the wetland
- Wetland mitigation area was created under a permit for Phase 1
- Wetland mitigation area is not thriving as it is not receiving sufficient water to keep it viable
- Lowest elevation in the wetland mitigation is 836 feet above mean sea level
- Concern that the southern spillway of the Hannah Farms Drain which floods into the Indian Lakes Estates appears to be at 835 feet, which would tend to allow the water to travel to that area first
- Engineer’s statement the water would need to rise above 836 feet to spill into the area
- Board member concern the engineering is not adequate to prevent future damage to Indian Lake Estates
- Pipe to the mitigation area is above the 100 year floodplain at 842.5 feet
- Pipe discharging into the mitigation area avoids work in the 100 year floodplain
- Mitigation area has an embankment which slopes down
- Level spreader dissipates the energy of the flow from the site to uniformly sheet drain into the mitigation area so a point source discharge does not create an eroded valley down the middle of the mitigation area
- Water overflows into the mitigation site, which then has an overflow to the stormwater detention basin
- Detention basin designed for the entire 200 acre Hannah Farms area in 1984 and handles one million cubic feet of water which then discharges out of the 8” drain
- Since the berm has been repaired, the detention value for the site is fully contained within the detention basin itself
- Permits needed from the Michigan Department of Environmental Quality (MDEQ) for the discharge of water into the mitigation area
- MDEQ sends copy of permits it issues to Meridian Township

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

E. Special Use Permit #12011 (Capstone), Lodges of East Lansing Phase II, request to construct a group of buildings greater than 25,000 square feet in size

Trustee Veenstra moved to remove SUP #12011 from the table. Seconded by Clerk Helmbrecht.

ROLL CALL VOTE: YEAS: Trustees LeGoff, Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, Ochberg, Supervisor McGillicuddy
 Motion carried 4-3.

Trustee Veenstra 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 #12011 (Capstone) to construct four buildings totaling more than 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 titled “Cover Sheet” prepared by KEBS, Inc. dated June 14, 2012 subject to revisions as necessary. All previously received plans are subject to revision for consistency: site plans prepared by KEBS, Inc. dated March 6, 2012; conceptual Landscape Plan, Signage Plan, and Site Lighting Plan prepared by Cottage Builders, Inc., dated March 6, 2012; and building elevations and floor plans prepared by Dungan Nequette Architects dated February 24, 2012. All plans are subject to revisions as required.**
- 2. Special Use Permit #12011 is subject to all conditions placed on Mixed Use Planned Unit Development #12014 (Capstone) by the Township and Wetland Use Permit #12-01.**

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- Board member belief whereas clauses #5, 6, and 7 are false
- Inappropriate to have 60% impervious surface for a residential development
- Planning Commissioners concerns with sufficiency of the offered amenities
- Board member belief the applicant is employing a negotiation tool by oversizing the project and then reducing the size to show good faith
- Not a diverse housing opportunity
- No official study by the Ingham County Department of Transportation and Roads whether roads can support the additional traffic

ROLL CALL VOTE: YEAS: Trustee Veenstra, Clerk Helmbrecht, Treasurer Brixie
 NAYS: Trustees Dreyfus, LeGoff, Ochberg, Supervisor McGillicuddy
 Motion failed 3-4.

Supervisor McGillicuddy requested the remainder of the action items be reordered to allow individuals attending tonight’s meeting regarding the Red Cedar Preserve to leave the meeting after the Board makes a decision on that issue.

Treasurer Brixie requested a vote on reordering the remaining action items.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy
 NAYS: Trustee LeGoff, Treasurer Brixie, Clerk Helmbrecht
 Motion carried 4-3.

F. Amendments to the Code of Ordinances - Chapters 50 and 74, Final Adoption

Trustee Ochberg moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that it hereby FINALLY ADOPTS Ordinance No. 2012-04 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 50, Article V by Amending Sections 50-115(a)(1-3) and 50-116.”

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

Seconded by Supervisor McGillicuddy.

Trustee Veenstra offered the following amendment:

- **Amend Section 50-115(a) (2) in the text of the ordinance by deleting “30 days” and inserting “15 days”**

Seconded by Trustee LeGoff.

Board members and staff discussed the following:

- 30 day requirement is consistent with state law
- Consistency eliminates confusion on the bench

Trustee LeGoff withdrew her second.

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

NAYS: None

Motion carried unanimously.

Trustee Ochberg moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN that it hereby FINALLY ADOPTS Ordinance No. 2012-05 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 74, Article I, by Amending Section 74-2.”

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

Seconded by Treasurer Brixie.

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

NAYS: None

Motion carried unanimously.

H. Red Cedar Preserve

Trustee Ochberg moved to approve the Agreement and the Permanent Drain Easements and the Permanent Access Easements for the Ember Oaks Drain (Legg Park Parcel and Red Cedar Glen Preserve Parcel. Seconded by Trustee Veenstra.

Clerk Helmbrecht offered the following friendly amendment:

- **Amend Page two of the Permanent Drain Easements and Permanent Access Easements for Ember Oaks Drain (Red Cedar Glen Preserve Land Parcel), by inserting “Subject to the attached “Agreement” between the Ingham County Drain Commissioner (ICDC) and the Charter Township of Meridian (on behalf of the drainage district” after “Exhibit D (the “Access Easements”).”**

The amendment was accepted by the maker.

Board members, staff and the ICDC discussed the following:

- Easement on park land will need to go back to the Park Commission for approval
- Appreciation to all parties involved for their involvement in a lengthy resolution

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

NAYS: None
 Motion carried unanimously.

Clerk Helmbrecht moved to delay agenda items #10G, 11A and 11B until the July 3, 2012 Board meeting, placing the Replacement of the Central Fire Station Bond Resolution as the first action item. Seconded by Supervisor McGillicuddy.

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

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed Public Remarks.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, expressed appreciation for moving replacement of the Central Fire Station to the next Board meeting. He also voiced appreciation to the drafting engineer and the Director of Public Works and Engineering for their assistance in providing floor plans for the three fire stations, the parking garage and the Meridian Service Center. Mr. Kincaid suggested residents read the regional fire station services for Ingham County and spoke in depth to the geographical locations of the three (3) fire stations.

Richard Pennings, Loomis Law, 124 W. Allegan Street, Suite 700, representative for Grange Acres Non-Profit Housing Corporation, Lansing, encouraged the Board to ask the Township attorney to provide language for adoption at the next meeting.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, thanked the Board for its passage of MUPUD #12014 and WUP #120-01. He added that without approval of Special Use Permit #12011, Capstone is unable to move forward with Phase 2.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Veenstra indicated the regional fire study concludes that the Meridian Township Fire Department is the most efficient of the six departments studied. He encouraged the Board to immediately proceed with an automatic mutual aid agreement. Trustee Veenstra believed the opening of the new County dispatch center makes this the ideal time to formally have agreement on an automatic mutual aid system. He asked that the Township Manager and the Fire Chief be directed to reach an agreement with Alaiedon Township for the Meridian Township Fire Department to service the Okemos Road/I-96 area.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:58 P.M.

SUSAN MCGILLICUDDY
 TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
 TOWNSHIP CLERK

Sandra K. Otto, Secretary