

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-APPROVED-**  
5151 Marsh Road, Okemos MI 48864-1198  
517-349-1232, Virtual Meeting via Zoom  
TUESDAY, SEPTEMBER 15, 2020 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Parks and Recreation Director Maisner, Finance Director Mattison, Human Resources Director Tithof, Communications Manager Yates, Parks and Land Management Coordinator Greenway, Principal Planner Menser,

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance

3. ROLL CALL

Clerk Dreyfus called the roll of the Board.

4. PRESENTATIONS

A. John Veenstra Memorial – LINC

Neil Bolby, representing Liaison for InterNeighborhood Cooperation (LINC), stated they raised \$4,300 for the John Veenstra Memorial and the funds will purchase a park bench, an upgraded deluxe bike repair station, and plaque - to be installed at the new Marketplace on the Green.

B. 2021 Township Recommended Budget - Presentation

Manager Walsh summarized the 2020 Action Plan and 2021 Budget Goals (the power point presentation in meeting folder).

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

The Supervisor opened public remarks at 6:35 pm.

Dan McCole, 4137 Benham Way, Okemos, Champion Woods Homeowners Association President, regarding Silverleaf Development, there are two issues of concerns: south side water runoff and standing water drainage, culvert not working effectively and responsibility for repairing the land dam caused by emergency road.

Larry and Cathy McCurdy, 2710 Sophiea Parkway; spoke regarding Item 13B, concerns about standing water and drainage issues and resolving them prior to issuing PUD.

Joe Palvona, 4726 Arapaho Trail, Indian Lake Homeowners Association President, on Item 13B, disappointed in lack of additional buffer, and water issue not addressed, lighting, landscape barriers, equipment noise.

Jan Casey, 2677 LaForet Circle, Okemos, Item 13B, water issues resolved before construction begins.

Katie McPherson, 4715 Mohican Lane, Item 13B, wants issues addressed thoroughly and cooperatively.

Supervisor Styka closed public remarks at 6:51 pm.

## 6. TOWNSHIP MANAGER REPORT

Manager Walsh reported on meeting with stakeholders including Eyde Development President and Indian Lakes HOA President and following agreement: no vehicle access to stub street, 105 ft. buffer on east border, potential conservation easement into northern 5 acre site, road built on west side allows for future development, potential pathway access from stub street.

Clerk Dreyfus voiced concern that this discussion should be held later in the meeting at appropriate time during agenda, Supervisor Styka stated they will continue with the meeting summary.

Mark Clouse, representing Eyde Company, willing to develop a conservation easement to expand for trails, cul-de-sac will be for emergency vehicle access; primary access will be from Hannah Boulevard/Hannah Lofts property; support the 105 foot buffer to the north of the proposed senior center project.

Manager Walsh stated this meeting summary is a facilitation of the northern property, is a separate discussion from Item 13B and should not be tied to the decision on the Andev Development.

Joe Pavona, Indian Lake Homeowners Association President, thanked everyone and looks forward to working with the developer and staff on site issues.

Manager Walsh stated the Township is working on the drainage issues in Champion Woods and Silverleaf with the Ingham County Drain Commission Office.

## 7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus:

- Conducted precinct site visits with the deputy clerk, reviewed COVID safety procedures
- Reviewed ballot proof for Nov 3 General Election
- Election Committee Meeting scheduled for Sept 17<sup>th</sup> to approve ballots
- Received notification from Bureau of Elections, who provide electronic ballots for overseas voters, and complaint from overseas citizen that the emailed ballots had Republican Vice President Candidate listed incorrectly. BOE corrected the error, Clerk's Office sent out 11 corrected ballots to overseas voters.

- Working on filling election inspectors openings; applications increased through the summer and have access to the State of Michigan MVP Democracy Program's list of election inspectors
- Had discussions on a proposed County Absent Voter Counting Board (AVCB), Clerk made decision to opt-in for Nov election, need to deliver AV ballots to precincts at various times, Ingham County Attorney drafting contract language
- Clerk placed memo in packet for Board approval of Township participating in County AVCB

Treasurer Deschaine

- Thanked LINC and Mr. Bolby for the John Veenstra Memorial at the Marketplace on the Green
- Participated in Michigan Township Association webinar on Sept 10<sup>th</sup> on local government response to COVID 19
- Met with Tree subcommittee of the Environment Commission on September 9, plan for the October 3 tree planting event
- September 14<sup>th</sup> was the Summer Tax Due date and 94.5% of the summer taxes were collected, it is .5% off from last year's collection
- As member of Election Commission, applauded Clerk Dreyfus's decision to join the Ingham County AV Counting Board

Trustee Wisinski

- On September 11, held a meeting on the Diversity, Equity and Inclusion Plan with Trustee Jackson, Manager Walsh and Township Staff; follow up meetings are being scheduled
- Regional Recycling Event is scheduled for September 22 at the Chippewa Middle School

8. APPROVAL OF AGENDA

Supervisor Styka proposed to amend the agenda moved agenda item #12B in front of agenda item #12A.

**Trustee Opsommer moved to approve the Agenda as recommended by Supervisor Styka. Seconded by Treasurer Deschaine.**

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

**Treasurer Deschaine moved to adopt the Consent Agenda as presented. Seconded by Clerk Dreyfus.**

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Wisinski, Sundland, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

A. Communications

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

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Wisinski, Sundland, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – September 1, 2020 Regular Meeting

**Treasurer Deschaine moved to approve and ratify the minutes of the Virtual Regular Meeting of September 1, 2020 as submitted. Seconded by Clerk Dreyfus**

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Wisinski, Sundland, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

C. Bills

**Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows. Seconded by Clerk Dreyfus**

<b>Common Cash</b>	\$	<b>4,529,323.50</b>
<b>Public Works</b>	\$	<b>649,279.65</b>
<b>Trust &amp; Agency</b>	\$	<b>13,785.93</b>
<b>Total Checks</b>	\$	<b><u>5,092,389.08</u></b>
<b>Credit Card Transactions</b>	\$	<b>7,761.20</b>
<b>08/27/2020 - 09/10/2020</b>		
<b>Total Purchases</b>	\$	<b><u>5,100,150.28</u></b>
<b>ACH Payments</b>	\$	<b><u>775,009.75</u></b>

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Wisinski, Sundland, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

D. Approval to Opt-In to Ingham County Absent Voter Counting Board

**Treasurer Deschaine move to approve and execute an agreement with Ingham County Clerk's Office to establish a combined Absent Voter Counting Board to count the absent voter ballots received by the Meridian Township Clerk's Office for the November 3, 2020 General Election. Seconded by Clerk Dreyfus**

ROLL CALL VOTE: YEAS: Trustee Jackson, Opsommer, Wisinski, Sundland, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS

A. Pine Village Brownfield Plan

Principal Planner Menser summarized the proposed Pine Village Brownfield Plan.

Dave Van Haaren, Triterra, outlined the plan as follows: demolition of 23,415 square foot commercial building at 1673 Haslett Road and adjacent shopping center building at 1655 Haslett Road; will construct a 4-story, 147,721 square foot mixed-use building consisting of a senior apartment building with a total of 132 residential units and 9,114 square feet of leasable commercial space. Proposed brownfield plan is for \$2,702,417 over 15 years.

**Supervisor Styka called the public hearing to order at 7:31 pm.**

No public comments.

**Supervisor Styka closed the public hearing at 7:32 pm.**

B. Planned Unit Development #20014 (Okemos Land Investment LLC) Silverleaf

Principal Planner Menser summarized the overall PUD proposal, which includes the construction of 150 detached single-family homes on approximately 94 acres located on the north side of Bennett Road, west of Hulett Road. The Planning Commission has recommended approval for the request.

**Supervisor Styka called the public hearing to order at 7:37 pm.**

Dan McCole 4137 Bennett Way, Champion Woods Homeowners Association President, residents have concern that drainage issues will not be resolved with this project and they do not want further drainage issues. Appreciates the issue being addressed by the applicant.

**Supervisor Styka closed the public hearing at 7:39 pm.**

C. 2021 Recommended Budget

**Supervisor Styka called the public hearing to order at 7:40 pm.**

No public comments.

**Supervisor Styka closed the public hearing at 7:41 pm.**

12. ACTION ITEMS

A. Special Use Permit #20021 (Andev Group, LLC) Construct a Building Greater than 25,000 Square Feet

**Treasurer Deschaine moved to adopt the resolution approving Special Use Permit #20021 to construct a building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel I.D. #20-401-005 located at the east end of Hannah Boulevard. Seconded by Trustee Jackson.**

Board Discussion:

Plan contains a 105 feet buffer, permanent conservation easement, eliminating vehicle traffic through Indian Lake Subdivision, Indian Lake Homeowner Association do not oppose the project, but are concerned with the drainage issue and expect that it will be addressed by Ingham County Drain Commission Office; Homeowner Association hired their own consultant to review the plan and offer input; concerned with hydrology of the entire area, existing MUPUD adjacent to this site negatively affects this proposed development due to lack of greenspace and high density, Board support that it is not student housing; belief that that everyone made concessions; 5.5 conservation acres deeded by George F. Eyde Family is sufficient or not; continued discussions needed on issues such as recycling/trash area, lighting, drainage, parking. Belief there is a need for a reduced building footprint and reduction in impervious surface.

ROLL CALL VOTE: YEAS: Trustee Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustee Jackson

NAYS: None

Motion carried: 7-0

B. Coal Tar Sealant Ordinance – Final Adoption

Deputy Township Manager Perry summarized bans on coal tar and other sealants containing high levels of polycyclic aromatic hydrocarbons.

**Trustee Opsommer moved to approve the attached resolution for the final adoption of the amendment to Chapter 38 of the Code of Ordinances to add Article VIII, Pavement Sealant and to amend the Township Fee Schedule to include an Annual Registration Fee of 425. Seconded by Trustee Wisinski.**

**Discussion**

Appreciation to Environment Commission and staff for proposed Ordinance and following positive example of other communities to resolve this type of potential health issue, ordinance will contribute to a healthier environment.

ROLL CALL VOTE: YEAS: Trustees Sundland, Wisinski, Jackson, Opsommer, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine,

NAYS:

Motion carried: 7-0

C. Tentative Preliminary Plat #19012 (Giguere Homes) Sanctuary III extension

Director Kieselbach discussed applicant request for a one-year extension, was approved in 2019 for a seven-lot subdivision located on the north side of Robins way, applicant was unable to start the project due to a litigation.

**Trustee Jackson move to adopt the resolution extending tentative preliminary plat approval for Sanctuary III to October 15, 2021. Seconded by Trustee Opsommer**

Board discussion: Summary provided by Planning Director is sufficient explanation.

ROLL CALL VOTE: YEAS: Trustee Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland

NAYS:

Motion carried: 7-0

D. Contract Amendment – Township Manager Employment Agreement

**Treasurer Deschaine moved to amend Section 3 [B], of the current Township Manager Employment Agreement, from six to ten managerial searches annually. Seconded by Trustee Jackson.**

Board discussion:

Township Manager does the work on his spare time; he has been available for township business. Proposal is to add four more search activities to current contract; belief that most CEOs and other leaders are not permitted outside employment or another business, but believes the Township Manager should be able to do this work on his personal time, recommendation to change Township HR Policy by removing the need for all Township employees to request permission to work outside their current job on their personal time.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

A. Pine Village Brownfield Plan

Board Discussion:

Overall demolition cost, \$566,000 listed; Brownfield Plan Table #1 is an itemized list of activities; Costs of plan, environmental remediation costs vs business expense costs, demolition of buildings, phasing, core samples for testing for contaminants, amount of contaminants, soil borings inside of horseshoe area of project, questions about health risks vs relative lack of risk.

Incentives to move quickly with increased interest paid to developer, three tier payments depending upon building removal timeframe, Spring 2021. Clarification that Brownfield tax capture is not a free loan provided to developer but rather taxpayer money used as payment to developer to undertake project, community risk vs developer risk with respect to diverting future property taxes to developer for 15 years.

State guidelines for a risk base approach, residential vs non-residential criteria for contamination levels; groundwater was clean at 20 foot sample taken; current tenant situations.

**Board consensus to place this item on the next Board meeting agenda.**

B. Planned Unit Development #20014 (Okemos Land Investment LLC) Silverleaf

Board Discussion:

Existing hydrology & drainage issue; plan to hold meeting with Ingham County Drain Commission Office, walking site with neighbors prior to meeting next week, back of proposed neighborhood and lot frontages – averages compared between this project and Champion Woods; RAA zoning, rather than compare lots with traditional zoning and plat process, leave developer to size the lots, less front and more rear yard space, 50% open space protected with plan; adjacent neighborhood issues were addressed except water issue, disappointed that three acres was zoned Professional Office which resulted in undesirable spot zoning.

**Consensus to bring this item back as an Action Item at the next Board meeting.**

C. 2021 Recommended Budget

Board Discussion:

Discussion on 2021 Recommended Budget and proposed changes as listed in memo.

**Consensus to bring this item back as a Discussion Item at the next Board meeting.**

D. Enhanced Deer Management Plan

Parks Director reported 10<sup>th</sup> year of deer management program, slow progress, have added hunters, had success with deer baiting before it was eliminated. 2020 have 90 hunters on 40 properties.

Jane Greenway reported 2,300 acres, 2,000 acres of parks and land preserves and ecological management; overgrazing of deer; complaints from many citizens; chronic wasting disease and donating venison; mandating testing was stopped in 2019; deer love Meridian Township but they are a public nuisance; need to help the hunters, all bow and arrow, recommend buy large cooler and public works staff can take deer to processors; greater volunteer assistance; educating public on what not to plant to attract deer and develop a feeding ban in the Township; goal is 300 deer killed; consider police officers with specialized equipment such as the DNR does; like to remove herds from some of the neighborhoods; hunters are not strangers in our area, 75 hunters currently in program, working to link volunteer hunter with private property owners to remove deer; Chief Plaga suggested the Township could contact DNR/sharshooters again but cost is high and they are stretched thin across Michigan; DNR support Township Police Officers to do the culling, and can really focus in neighborhoods with complaints.

Board Discussion:

Belief residents will support the program; many calls about deer problems in neighborhoods, believe Police Officers can harvest 150 deer; have resources to invest in program especially for police department, overall progress, DNR feels deer should be kept at a baseline, not just a dent; hunters support having a cooler and donating first deer, could be encouraged to hunt more if Township willing to take care of processing; DNR thinks 300 is good goal; car/deer accidents impact quality of life and safety of the residents.

**Consensus to bring this item back as an Action Item at the next Board meeting.**

14. COMMENTS FROM THE PUBLIC

**Supervisor Styka Opened Public Remarks at 9:49 pm.**

Katie McPhearson 4715 Mohican Lane; spoke on Item 12A (Andev SUP# 20021) appreciates public hearing on proposal, walking the property; support preserving green space, plan is not perfect and there is more to do; need to hold parties responsible for negotiations; water/drainage is a serious problem in area.

Phyllis Vaughan 6100 Balog Court, Haslett; thanked Township for mowing lawn along Marsh at Lake Lansing Road, Professional Office at Jolly Road smells from parking lot due to tar; take brick from demolished building for Interurban Pathway,; don't shoot deer at Grange Acres.

Athena McClain, 4738 Arapaho Trail: upset that Board members considered Homeowners Association support was important in approving Special Use Permit; homeowners in neighborhood were not polled about proposed development and negotiations, belief that many citizens are not supportive of project; look forward to working on solutions for the issues raised.

**Supervisor Styka Closed Public Remarks at 9:56 pm.**

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Styka asked the members to consider what Township should do about Halloween and trick-or-treaters; suggested being proactive on a community event.

16. CLOSED SESSION - NONE

17. ADJOURNMENT

**Trustee Opsommer moved to adjourn. Seconded by Treasurer Deschaine**

VOICE VOTE: Motion carried 7-0.

**Supervisor Styka adjourned the meeting at 9:58 pm.**

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RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK