

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, OCTOBER 18, 2011 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,
LeGoff, Ochberg, Veenstra (6:05 P.M.)
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, EMS/Fire Chief
Fred Cowper, Director of Finance Diana Hasse

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.

Carol Christenson, Friends of the Haslett Library, 1122 Haslett Road, Haslett, expressed appreciation for the new Haslett Library. She announced the opening of a used book store in the Friends Room of the new Haslett Library.

Leonard Provencher, 5824 Buena Parkway, Haslett, noted the pathway, as he had previously requested, has been trimmed. He also expressed appreciation to the Board for its contribution in making the new Haslett Library a reality.

Angela Wilson, 4767 Mohican Lane, Okemos, spoke to the importance of renewing the Okemos Public Schools building and site sinking fund millage at the November 8, 2011 Election.

[Prepared statement in Official Minute Book].

Ken Phinney, President, International Association of Firefighters (IAFF) Local 1600, spoke in opposition to the portion of the budget, as proposed, relative to placing a heated ambulance garage at the Public Safety Building and requested the Board place a new Central Fire Station on the November, 2012 ballot.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES
Supervisor McGillicuddy reported her attendance at the Michigan Municipal League (MML) conference last week. She stated the Tri-County Regional Planning Commission (TCRPC) urban service boundary group met last week and most of the participating municipalities are going through the same process as Meridian Township.

Township Manager Richards announced the Friends of Haslett Library Move presented the Township with a check for \$100,000, the amount budgeted for 2011. He added there are still funds yet to be received and monies in the Friends of Haslett Library Move's account, possibly to be used for improvements to the Community Room. Manager Richards addressed the fire which took place yesterday, where two large homes on Lake Lansing were lost. Mr. Richards reported that Lansing, East Lansing, and the City of Williamston assisted Meridian Township in responding to the burning homes.

Director of Community Planning and Development Mark Kieselbach updated the Board on the property located at the corner of Mount Hope and Hawthorne Lane. He noted there are several violations for this property; most notably, the number of animals on site. Mr. Kieselbach stated there is a pre-trial scheduled next week with the attorneys.

Trustee Ochberg reported she has taken her Japanese exchange student to the new Haslett Library to explore the Japanese DVD collection. She expressed appreciation for the ease with which the library can be used.

Trustee LeGoff reported her attendance to the MML conference in Grand Rapids last week, where she obtained information on state and federal legislative updates.

Treasurer Brixie reported her attendance at the Groundwater Management Board Meeting last week where continued discussion took place regarding the Byproducts Energy Group and a possible granting for a Great Lakes Commission. She also reported her attendance at last week's Economic Development Corporation meeting. Treasurer Brixie indicated that, as the Board's liaison to school systems within Meridian Township, the East Lansing Public Schools decided to place a bond issue on the February, 2012 ballot which will include updating existing elementary schools except for the Red Cedar Elementary School, which will be closed.

Trustee Dreyfus reported the most recent issue of *Governing* contains an in-depth article on a previously reported project where an abandoned rail line in New York was redeveloped into an urban "park" one and one-half miles in length. The article indicates that linear rail parks are the latest trend in urban placemaking.

Trustee Veenstra reported his attendance on October 12th at TCRPC's Transportation Review Committee where it was announced that the Annual Summit on road matters will be held on October 25, 2011 at 9:00 A.M. at Ingham County Road Commission headquarters in Mason.

Trustee Veenstra clarified for citizens who were concerned the Township had turned deer hunters "loose" in subdivisions that no such plan was contemplated or approved. He explained the limited hunt from specified blinds was Board approved for selected Township-owned properties.

Clerk Helmbrecht reminded citizens there will be a November 8, 2011 Election for the Okemos and East Lansing Schools only. She stated absentee ballots may be requested until 2:00 P.M. on Saturday, November 5, 2011, noting that after that time, absentee ballots may be requested in person and voted in the Clerk's office until November 7, 2011 at 4:00 P.M. Clerk Helmbrecht took exception with an e-mail sent to the Manager by a Board member characterizing another Board member's stand on a specific issue before the Board.

6. APPROVAL OF AGENDA

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

Treasurer Brixie offered the following amendment:

- **Remove Agenda Item #10A: Resignation and Appointment to the Planning Commission – Lynn Hildebrandt and place this item on the agenda for the first meeting in November**

Seconded by Elizabeth LeGoff.

VOICE VOTE: Motion carried 4-3 (Dreyfus, Ochberg, McGillicuddy)

Trustee Veenstra offered the following amendment:

- **Move Agenda Item #10C: 2012 Budget to a discussion item**

Board members discussed the following:

- Preference for leaving the budget an action item as the budget, by law, must be passed by the end of the month

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- Deadline for passing the Township's budget is December 31, 2011 if the Township wants to make expenditures on January 1, 2012
- Rationale for moving this item to discussion is that items other than the Central Fire Station have had insufficient discussion

Seconded by Trustee LeGoff.

VOICE VOTE ON THE AMENDMENT: Motion failed 2-5 (Brixie, Dreyfus, Helmbrecht, McGillicuddy, Ochberg)

VOICE VOTE ON THE MAIN MOTION: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

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

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 Information (BI)

BI- 1 Beverly Pollok, 4541 Hawthorne Lane, Okemos; RE: Township regulations for the number of "pets" allowed on a property

BI-2 John F. Barany, 5710 Le Baron Court, East Lansing; RE: Opposition to location of a dog park in Legg Park

(2) Staff Communications (SC)

SC-1 Deborah Guthrie, Interim Communications Director; RE: Press Release entitled, "HOMTV and CAMTV Nationally Recognized"

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

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 October 4, 2011 Regular Meeting as submitted. Seconded by Trustee Ochberg.

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	\$ 341,367.50
Public Works	\$ 410,237.74

Retainage	
Check #1034 - Moore Trospen Construction	
Haslett Library Renovation	\$ 2,168.94
Total Checks	\$ 753,774.18
Credit Card Transactions	\$ 8,273.32
Total Purchases	<u>\$ 762,047.50</u>
ACH Payments	<u>\$ 243,680.96</u>

Seconded by Trustee Ochberg.

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 Stipulations

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

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 419583
 GERALD S. FEDEWA
 PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-09-476-019	5570 Okemos Road	2011	\$370,600	\$364,706

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-09-476-019	5570 Okemos Road	2011	\$304,000	\$304,000

Seconded by Trustee Ochberg.

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

Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Hamptons of Meridian, LLC in accordance with the revised assessed and taxable values stated as follows:

MICHIGAN TAX TRIBUNAL DOCKET NUMBER 366827

**HAMPTONS OF MERIDIAN, LLC
PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-29-101-001	2985 Mount Hope	2009	\$1,462,100	\$1,400,522
33-02-02-29-101-001	2985 Mount Hope	2011	\$1,299,700	\$1,299,700

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-29-101-001	2985 Mount Hope	2009	\$1,300,000	\$1,238,422
33-02-02-29-101-001	2985 Mount Hope	2011	\$1,267,300	\$1,255,696

Seconded by Trustee Ochberg.

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 (None)
9. HEARINGS (None)
10. ACTIONS ITEMS/ENDS
Supervisor McGillicuddy opened Public Remarks.

Joseph Grochowalski, Omega Architects, 4301 Canal Avenue, SW, Grandville, capsulized activity on the appeal of Special Use Permit #11031 since this issue was last before the Board on October 4, 2011.

Justin Adair, Vice-President, IAFF Local 1600, 11162 Bell Oak Road, Webberville, expressed continued concern with provisions in the 2012 Budget which would result in not having a fire engine housed in the central part of the Township. He used the large structure fire yesterday afternoon as an example of only one engine available for response, as the south station fire engine was already on a run. Mr. Adair noted that by limiting firefighters to two fire apparatus, the Board would be restraining firefighters response modes and what would be available to use for that response. He stated the firefighters are not asking for a new Central Fire Station, nor are they requesting money be spent on the fire station; however, if the Board is going to approve money spent, it should be spent to renovate the existing Central Fire Station, allowing firefighters to maintain current response levels.

Greg Hammond, 6275 Royal Oak, Haslett, requested the Board build a new Central Fire Station, citing adequate safety resources for the community. He asked the Board to place a millage question for a new Central Fire Station on the November, 2012 ballot. Mr. Hammond asked the Board to table the funds earmarked for a new heated garage at the Public Safety Building.

Supervisor McGillicuddy closed Public Remarks.

- B. 3rd Quarter Budget Amendments
Trustee Ochberg moved that the Township Board approve the 2011 amended budget (with third quarter budget amendments) and the summary of special revenue funds attached to the memorandum from the Finance Director dated October 14, 2011. Seconded by Supervisor McGillicuddy.

Board members discussed the following:

- Projected fund balance figure in the 3rd quarter budget amendment memorandum and the 2012 Budget are not the same dollar amount
- Projected fund balance figure in the 3rd quarter budget amendment memorandum is what was approved in the budget and the figure in the 2012 Budget is a projection
- Both figures are tools for different purposes
- Items in the budgeting process for 2012 are uncertain, especially state revenue sharing
- Board member request to label these items differently in the future to make it clear what the numbers are actually are

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

NAYS: Trustee LeGoff

Motion carried 6-1.

C. 2012 Budget

Trustee Ochberg moved that the Township Board approve the 2012 recommended budget resolution as presented with the memorandum to the Township Board dated October 14, 2011. Seconded by Trustee Dreyfus.

Board members discussed the following:

- Recommendations are data based and fact based, supported by department directors
- Conclusions are based on studies
- Policy choices by the Board are to follow the data presented and to follow the policy guidance voted on by the Board
- Elimination of the central fire station would allow for the prospect of a profit for the Township by selling the property and providing a redevelopment opportunity in the downtown Okemos area
- Budget recommendation for a heated garage at the Public Safety Building would allow an opportunity to measure EMS service response time data and service delivery quality at a different location
- Best optimum location for the central fire station would come from the comparative data on response times between the current central fire station location and the proposed location at the Public Safety Building

Treasurer Brixie offered the following amendment:

- **The \$75,000 expenditure for the ambulance garage be removed and reallocated for modest repairs to the central fire station and preliminary design work for a permanent third centrally located fire station with the understanding that the funding for the centrally located fire station will be placed on the November, 2012 ballot. Seconded by Clerk Helmbrecht.**

Continued Board member and staff discussion:

- Concern with closing the central fire station and then ask for a millage
- Previous National Citizen Survey asked a series of confusing questions regarding the central fire station
- Data from the previous National Citizen Survey was difficult to interpret and did not show significant support for any one option
- Economic opportunities for relocating the centrally located fire station
- Data gathered for last year's budget work group revealed Township owned property at Okemos and Central Park Drive would satisfy the primary need for emergency response and meets the safety concern as it is located between the two sets of railroad tracks
- Suggestion to scale back the proposal for a new fire station contained in the Public Improvements Program (PIP)
- Concrete plans need to be in place prior to taking this issue to the voters
- Staff statement that response levels would be adequate if an ambulance is located at the Public Safety Building
- Proposed plan in the budget provides for three (3) fire engines in two (2) fire stations

- Fire Chief as an advocate of a station that also houses Fire administration
- Many positives to try locating an ambulance in a heated garage at the Public Safety Building
- Annual fuel and maintenance cost saved by retiring the fourth fire engine is approximately \$20,000-\$25,000
- Township will not be incurring the replacement cost of the fourth fire engine
- Rationale of borrowing a fire engine from neighboring municipalities if needed since these municipalities have also borrowed our fire engine in the past
- Inquiry as to the resale cost of the fire engine
- \$30,000 is budgeted for total vehicle sales in 2012
- Potential savings of up to \$50,000 for the sale of the fourth fire engine which could be devoted to the heated garage portion of the budget
- Increase in the estimated cost for the heated garage is for washing the EMS vehicle
- \$25,000 for a temporary washing facility is debatable
- Manager's budget recommendation was to sell the oldest (fourth) fire engine
- \$5 million for a new fire station, with office space and training facilities, was contained in the Manager's budget message
- Sufficient office space in the Public Safety Building
- Training facilities should be a separate issue
- Vast majority of firefighters' time (approximately 90%) is spent on EMS runs
- EMS/firefighters have a minimal level of staffing (most commonly 7 EMS/firefighters) for the entire Township
- Over 40% of the runs are handled by the north station, over 40% by the central station and 14% by the south station
- Difficulty in utilizing the two (2) fire engines at one station when the station is only manned by two EMS/firefighters
- If the ambulance is relocated to the Public Safety Building, the fire engine response would have to come from either the north or south station if available
- Common practice for an ambulance to have back up support from a fire engine which comes from another station, allowing for four paramedics on the scene
- Back up feature requires a fire engine in the central part of the Township
- Occupational Safety and Health Administration (OSHA) requirements do not allow a two person manned fire engine to enter a burning building until a backup engine arrives at the fire scene
- Heated garage not designed to house a fire engine
- Either option (building a heated garage/repairing the central fire station) is still a "Band-aid" and the question needs to be placed on the ballot for voters to decide
- Request for information on how the money would be spent to repair the central fire station
- Amendment was proposed with the intention of allowing the Manager to allocate specific modest repairs for the central fire station and preliminary site work for the ballot issue
- Request for the Manager to ascertain the cost of lost economic opportunity by not implementing the concept of a heated garage, devoting the money to repairs of the central fire station and foregoing the sale of the property (central fire station and the Meridian Activity Center location)
- Belief there have been too many repairs on the central fire station and spending additional money would be a "waste of funds"
- Preliminary design work would be "constraining" and has not been part of the budget discussion to date

Trustee Veenstra moved to divide the question.

The parliamentarian ruled the motion out of order as the question cannot be divided due to its verbiage.

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

Trustee Veenstra moved to delete the \$15,000 expenditure for dues to LEAP, Inc. Seconded by Trustee Dreyfus.

Continued Board member and staff discussion:

- Belief that LEAP has a bloated staff and bloated budget
- Executive Director's annual salary of \$140,000 is excessive
- Clarification that the previous Executive Director is no longer with LEAP
- LEAP is in transition with the new Executive Director, Bob Trezise
- LEAP has not accomplished anything for Meridian Township
- Benefit of being at the table of a regional consortium attempting to build the region economically
- Suggestion to allow the new Executive Director an opportunity to turn the organization around and then revisit this issue next year
- Support by Meridian Township residents for economic development efforts as noted in the most recent citizen survey
- Impact in Meridian Township of belonging to the LEAP organization is minimal or nonexistent
- Board has the option to revisit dues to LEAP next year, once the impact of the new director can be identified

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

Continued Board member discussion:

- A homeowner unable to sell their home who decides to rent must pay an initial rental housing registration fee of \$1,200
- Rental housing registration fee of \$1,200 is a one-time fee which can be paid for in up to four installments
- If a home owner sells the home in three (3) months, the owner only pays \$300
- Belief that the "fee" is a deliberate attempt to discourage homeowners from renting their homes in these difficult economic times
- City of East Lansing charges more for the initial rental registration fee
- The rental housing registration fee allows the Township to keep the properties well maintained and provides safety to the renters
- \$1,200 rental registration fee is legally defensible
- Concern that expenditures for the department which handles rental registration are based, in part, on projected fee revenues
- Initial rental registration fees does not represent the actual cost to a landlord due to code violations which must be fixed prior to occupancy

Trustee Veenstra moved to amend the schedule of fees to reduce the initial rental registration fee from \$1,200 to \$800. Seconded by Trustee Dreyfus.

Continued Board member discussion:

- Rental housing fee schedule reflects a bigger picture regarding Meridian Township policies on rental properties
- Current rental ordinance which allows only two unrelated persons to rent a single family home encourages urban sprawl
- \$1,200 is a profit center to justify income loss in other areas
- Rental inspection fee encourages families to rent which helps to maintain a quality neighborhood
- Part of the fee is for code enforcement
- Fee has been at the same amount for the last seven (7) or eight (8) years

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

Trustee Veenstra moved to delete the ½ time Human Resources Specialist position and substitute the funds for a ½ time park maintenance position. Seconded by Trustee Ochberg.

Continued Board member and staff discussion:

- More urgent to add a ½ time park maintenance position than the ½ time Human Resources Specialist
- Concern with the reduction of EMS/firefighter positions from 19 to 18
- Clarification that the positions of Assistant Township Manager/Human Resources Director and the payroll clerk were eliminated
- Township is moving toward an automated payroll system
- List of duties which will be handled by the ½ time Human Resources Specialist
- Reminder that changes in staffing, due to contract negotiations, includes the hiring of a number of part-time EMS/firefighters
- Many of the duties listed by the Manager for the ½ time Human Resources Specialist can be accomplished through IT functions
- Maintenance of the community's appearance is what draws people to the Township
- Economic well being of the community is better served through a ½ park maintenance position v. ½ Human Resources Specialist
- Township has the ability to hire temporary employees and summer help for parks
- Part-time is considered up to 32 hours per week
- ½ Human Resources Specialist will be aiding the Accounting and Budgeting Department with reconciliations
- Statement made during the budget presentation that the need was so "urgent" that the Parks Department borrowed a ½ time public works staff person during the summer months to work on park maintenance
- Director of Public Works and Engineering indicated he needed the employee back so the department could adequately maintain the water and sewer system
- Township is in the process of filling a utility worker position

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

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

[Supervisor McGillicuddy recessed the meeting at 8:23 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 8:34 P.M.]

- C. Appeal of Special Use Permit #11031 (Omega Architects), redevelopment of 3010 E. Lake Lansing Road for use as a gas station, drive-through restaurant and convenience store

Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby affirms the decision of the Planning Commission to approve Special Use Permit #11031 (Omega Architects) with the following modification to the conditions of approval:

- 1. Approval is based on the submitted application materials and the revised plans prepared by Veenstra & Associates, dated October 8, 2011 and Omega Architects, dated October 10, 2011, subject to revisions as required.**
- 2. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals.**

3. **The menu/order board shall be moved approximately 30 feet to the west to provide the minimum three stacking spaces.**
4. **The Lake Lansing Road driveway shall be redesigned as an MDOT “M” type driveway with one left turn lane, one right turn lane and one ingress lane.**
5. **At least two parking spaces in the northeast corner of the site shall be signed for “employees only.”**
6. **A connecting sidewalk shall be shown on the site plan leading from the pedestrian-bicycle pathway along Lake Lansing Road and/or the sidewalk on Hagadorn Road to the building entrance.**
7. **A minimum of two bicycle parking spaces shall be shown on the site plan.**
8. **Merchandise for sale shall not be displayed outside the building or elsewhere on the site except as permitted by Section 86-404(e)(13). All activities associated with the gas station shall be conducted entirely within a building.**
9. **The donation box located in the southwest corner of the site shall be removed or a special use permit requested and granted allowing it to remain.**
10. **The applicant shall obtain all other necessary and applicable permits, licenses, and approvals from the Michigan Department of Environmental Quality, Ingham County Road Commission, Ingham County Drain Commissioner, and the Township prior to any construction on the site. All approval documents shall be submitted to the Department of Community Planning and Development.**
11. **No demolition, grading, fill, or construction, including removal and replacement of the underground storage tanks, shall begin until a building permit has been issued and approved by the Director of Community Planning and Development.**
12. **The applicant’s stormwater management plan and calculations shall be approved by the Director of Public Works and Engineering.**

Seconded by Trustee Veenstra.

Board members and the applicant discussed the following:

- Appreciation to the applicant for working with the Township
- Appreciation to the Director of Community Planning and Development and the Planning Commission for swift action to come to an agreement
- Several issues with the site plan will need to be handled by the Zoning Board of Appeals (ZBA)
- Tim Horton’s will have a stand-up counter with three (3) stools

The seconder offered the following amendment:

- **Remove the second sentence in condition #8 which reads: “All activities associated with the gas station shall be conducted entirely within a building.”**

Seconded by Trustee Ochberg.

Continued Board member and staff discussion:

- Language in the Township’s ordinance for a gas station in C-2 zoning states “All activities except routine maintenance performed at the fuel pump shall be carried on entirely within a building.”

- Planning Commission intent was to prevent ancillary repairs at the fuel pump or in the parking lot

The maker offered the following friendly amendment to the original seconder's amendment:

- **Change the second sentence in condition #8 to read: All activities associated with the gas station, except routine maintenance performed at the fuel pump, shall be carried on entirely within a building.**

The friendly amendment was accepted by the original seconder.

Continued Board member, applicant and staff discussion:

- Township's traffic consultant has worked with the applicant and staff to facilitate site circulation
- Reduced parking allowed for site reconfiguration
- Continued concern that three (3) businesses are located on the site
- Impervious surface is still greater than allowed by ordinance
- Concern that the site is unsafe for area residents, especially school aged children, from a traffic point of view
- Concern with the nature of significant demand for a fast food establishment which mainly sells sugar products, white flour and fried food products
- Question of why Tim Horton's is in such demand
- Very little healthy choices on Tim Horton's menu
- Support for some degree of variances and changes in the community up to the point where it does not affect the health, safety and welfare of the Township
- Township need to attract unique synergy through supporting variances for an innovative business which produces healthy choices, unique landscaping and a green roof
- Concern with providing unhealthy choices which encourages obesity
- Concern with increasing the number of fossil fuel stations from eight (8) to ten (10) when we should be looking at alternatives
- The entire western world is viewing how America is "dealing" with petroleum
- Doing things the same way every time will not allow America to change
- Request for staff to delineate all the changes made to the site plan
- Setbacks, percentage of impervious coverage and the number of parking spaces are among the types of variances which will need to be obtained from the ZBA
- Property directly to the west had no interest in a connection to this site
- Gas line is to the east of Donley Elementary School
- Drive-through window will serve patrons on bicycles
- Preference to see the site redeveloped than to remain vacant

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

NAYS: Trustee Dreyfus, Supervisor McGillicuddy
Motion carried 5-2.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Carl Harmon, 1924 Birchwood, Okemos, thanked the Board for its deliberations this evening. He commented on the concept of a "temporary" building to house the ambulance. Mr. Harmon spoke to the need for a "hard legal line" if an urban service boundary is put in place, not one used as a holding tool while a developer gets a better price.

Philip Dwyer, 2327 Hamilton Road, Okemos, spoke in opposition to a request to initiate a zoning amendment to Section 86-654 to allow a group of non-licensed holistic practitioners to provide services in a common space subject to a special use permit as a non-residential use in a residential district. He believed passage would essentially decrease the Township's tax base exponentially and the request does not fit in any neighborhood in Meridian Township. Mr. Dwyer noted there is an "open" sign at this location for the last several months.

Judy Linn, 5435 Van Atta Road, Okemos, spoke in opposition to the urban service boundary, citing the need for equity for all Township residents. She viewed this issue as one of health and safety for the residents in the eastern third of the Township. Ms. Linn posed many questions regarding the urban service boundary.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of Zoning Amendment #11050 (flag size and pole height in commercial zoning districts) as proposed.

Supervisor McGillicuddy closed Public Remarks.

A. Urban Services Boundary (USB)

Board members discussed the following:

- Process for adoption of an urban service boundary
- This discussion is a preliminary step in the process
- Economically prohibitive to provide water and sewer services to properties which are “spread out”
- USB as a planning tool
- USB will become part of the Future Land Use Map
- Two properties shown on the map outside of the USB on Lake Drive have a water main in front of their properties and the Health Department would not grant a permit to drill a well
- Adopted Township ordinance should allow these two properties to connect to the water main in front of the properties
- Proposal to amend the USB to exclude Land Preservation property at the north edge of the Township near Lake Drive
- Subject property belongs to Ingham County and is not Land Preservation property
- Property is part of Lake Lansing Park North

The consensus of the Board was to move the proposed line to exclude the subject property owned by Ingham County.

Continued Board member discussion:

- Approximately 6 properties on the north side of Shoemith Road are outside of the proposed USB, although a water main runs in front of their homes
- Owners of the aforementioned properties should be allowed to hook up to the water main in front of their homes
- Current policy allows adjacent properties access to water
- The interpretation of the Board members enforcing and policing the USB is an important consideration for what is the intent of the ordinance
- Staff recommendation not to draw lines through the middle of a parcel
- Moving the USB up to the slightly east-west diagonal line north of Shoemith Road would include the properties fronting on Shoemith as well as those on Green Road
- If the logic is that these properties would be allowed to hook-up anyway, it makes sense to include, rather than exclude the properties, especially because the Board does not have the text amendment to support the maps
- Since the County would require hookups, regardless of where the Board draws the line in this area, the line should remain where the Planning Commission placed it, especially due to the size of some lots north of Shoemith Road
- Concern that each one of the lots north of Shoemith Road could be developed into a cul-de-sac with 8-10 dwellings each, which is not in conformity with the master planning for the Township over the last 25-30 years
- Need for the Board to look at the eventual consequences of its decisions as well as for residents currently living in the area at the present time
- Maps of the proposed USB contained in the Board packet already show lots which have the potential for development
- More cost effective to encourage landowners inside the proposed USB to develop these lots first
- Concern that making this change to the line would encourage sprawl and development

- Preference to have had the text amendments prior to the proposed boundary
- Board history of denying requests to hook-up to water
- If a well failed and a new well is required, the Ingham County Health Department would require hook-up to municipal water if the property line is within 200 feet of the water main
- If a septic system failed, the Ingham County Health Department would require hook-up to a sanitary sewer line if a structure is within 320 feet of the sewer line
- Request for Jim Wilson, Director of Environmental Health, Ingham County Health Department, to make a presentation to the Board at its next meeting regarding the county's regulations
- When a house is sold, the well and septic system must be inspected before the new owner can take occupancy
- Properties on the north side of Shoemsmith Road are zoned rural residential
- Cul de-sacs on properties on the north side of Shoemsmith Road as referenced by one Board member could not be created without the Board approving a rezoning
- Clarification that amendments are for properties which already have homes constructed on them

The consensus of the Board was to move the USB to the north to allow homes on both sides of Shoemsmith Road to be included in the USB.

Continued Board member discussion:

- Move the USB east of Cornell Road, south of Grand River Avenue
- Move the USB to the eastern most edge of the properties within the Eastpointe subdivision
- Point of sale ordinance which was passed by Ingham County provides for inspection when a property is sold and helps detect septic and well problems
- Presentation last year at the Groundwater Management Board demonstrated various systems which property owners created when their septic system failed or those properties which never installed a septic system
- Failed septic systems are a human health threat which need to be addressed in an effort to protect the Township's surface water
- Board members must consider properties not currently served by water, but on which development which has already occurred
- Properties to the west of those in the subject area have older housing stock, smaller lot sizes than currently required for a septic field, are low and wet
- Extending the USB to encompass these older homes will not have an impact on the community's growth, but will have a positive impact on human health
- Larger lots have the land to install a second septic field
- Yellow lines on the map designate sewer lines
- Belief that having Jim Wilson, Director of Environmental Health, Ingham County Health Department speak to the Board is a delay which also delays the other 17 communities in the region
- Incremental "creeping" where there is not an economic need as of yet is a delay tactic and does not recognize the reality of market fluctuation
- Should the market change and there be an influx of a new economy in Meridian Township, the Master Plan can be amended every five (5) years to accommodate those changes
- Cost of a new sewer hook-up to a neighborhood
- If the water line is already in place, the property owner would need to pay their share of the cost of the water line and a sewer connection fee of \$2,000 to \$5,000, dependent upon the size of the lot
- Total fees for connection to a water line could be between \$5,000 to \$10,000
- Property within the USB does not necessarily equate to the owner paying the fee to hook-up, due to the expense
- Concern with excluding already developed property in the USB
- Wetland overlay map useful when evaluating human health policy decisions such as is now before the Board
- Concern with the amount of wetland on the subject properties being discussed
- Concern with the ability of soils on properties being discussed for inclusion to percolate in the event of a failed septic system

The consensus of the Board was to move the USB to the eastern edge of properties located in the Eastpointe subdivision, then south to Hatch Road.

Continued Board member discussion:

- Water main has been installed on the north side of Grand River Avenue to service Wellington Estates
- Include Wellington Estates in the USB
- Include both sides of Van Atta Road north of Grand River Avenue in the USB as there are existing homes on the lots
- Include Winslow Trailer Park in the USB so they are provided with fire protection
- Include Grand Petro Mart and Spagnulos in the USB
- Not supportive of continued extension to the east when Board policies attempt to protect the rural character of the eastern part of the community when there are developed areas that need to be redeveloped
- Septic system for Winslow Trailer Park has failed several times
- Request for the Board to receive Ms. Linn's list of questions posed during previous public comment in order for the Board to obtain answers
- Concern that septic fields may contaminate the dense wetland area in the Cornell Road/Grand River Avenue/Van Atta Road area
- Appearance of discrimination by allowing expensive homes to be built on large lots with public water in the eastern portion of the community yet the Township continues to deny public water to a trailer park and gas station a few hundred feet away
- Reminder that it will be a long time before sewer lines are extended out to these areas and that the Township will not be financially responsible for those lines
- Providing water and sewer to every parcel which has a house already built on it does not address the concepts of preventing urban sprawl
- The issues of providing water and sewer to properties in the eastern portion of the community can be addressed in the future
- Reminder that tonight's discussion should focus on providing comment on a proposed map
- Reminder that the Board is not close to making a decision on a definitive urban service boundary line
- Intent of the original motion provided by staff several weeks ago was to expose the public and surrounding communities to the Planning Commission's ideas and concepts of where, from a planning perspective, it makes sense to place the boundary
- Concern that the Board is micro-managing the work already conducted by the Planning Commission
- The Board's mandate is to make policy decisions
- The policy decision before the Board in this discussion is whether to consider the Planning Commission's concept of a sensible planning motivated USB in order to reduce urban sprawl and encourage development within the USB
- Reminder that the Board voted 6-1 to list the USB in five (5) different locations in its goals
- Concern that any proposal put forth on the USB which involves a delay is automatically agreed upon by three (3) members of the Board
- Concern that the process happening at the Board is disingenuous
- Concern that the agreement in a private meeting with three of the Board members has been usurped

The consensus of the Board was to invite Jim Wilson, Director of Environmental Health, Ingham County Health Department, to give a presentation to the Board at its November 1, 2011 meeting.

Continued Board member discussion:

- Planning Commission minutes where the USB was deliberated indicate the Commissioners did not discuss the location of the boundary
- Planning Commission accepted the Supervisor's 20+ year old USB line as the line to use
- It is a Board decision as to the location of the boundary line
- The USB line is not being moved one-half mile to the east; the line has been "pushed" one-half mile to the west when services already exist to the east

- Nonsensical to exclude properties from the USB which already have water
- Concern that the opinions of the four (4) Board members not invited to the private meeting mentioned above are not being given the same weight as the opinions of those in attendance
- Property along the north and south banks of the Red Cedar River are Park and Land Preservation property
- Smooth the USB line by extending it directly north from Jolly Road across the Red Cedar River and “hooking up” to the line proposed on the map, eliminating the gerrymandering to the west

It was the consensus of the Board to smooth the line as noted above.

Continued Board member discussion:

- Possible inclusion of the Ponderosa subdivision
- Eastern and northern edge of the Ponderosa subdivision is heavy with wetland area
- Preference to extend the USB from the eastern edge of the Shoals directly south to Jolly Road
- Reminder that 51% of the people living in an area must agree to hook-up in order to create a special assessment district
- Preference not to cut out large sections of the Township from planning for the ultimate failure of septic systems
- One of the purposes of the USB is to keep development confined to a certain area
- Any property owner who has a failed septic system can pay to hook up to public water

It was the consensus of the Board to extend the USB from the eastern edge of the Shoals directly south to Jolly Road.

It was the consensus of the Board to place this item on a future agenda for continued discussion.

- B. Zoning Amendment #11050 (Township Board), request to amend Section 86-402(3) pertaining to the size and display of flags in commercial zoning districts
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated October 13, 2011.

It was the consensus of the Board to place this item on for action at the November 1, 2011 Board meeting.

- C. Zoning Amendment #11090 (Township Board), amend Section 86-687 to provide standards for signs (banners) for outdoor sports fields in C-3 (Commercial) and RP (Research Park) zoning districts
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated October 13, 2011.

Board members discussed the following:

- Request to postpone this item until the next meeting so that a full and complete discussion can take place on this issue
- Preference to place this item on for action and discussion can take place prior to a vote

The consensus of the Board was to place this item on for further discussion at the November 1, 2011 Board meeting.

- D. Request to initiate a zoning amendment (Dysinger)
Director Kieselbach summarized the request to initiate a zoning amendment as outlined in staff memorandum dated October 13, 2011.

Bonnie Dysinger, 2345 Hamilton Road, Okemos, spoke in support of her request for Board initiation of a zoning amendment to Section 86-654 to allow a holistic practice by special use permit as a non-residential use in a residential district.

Board members and staff discussed the following:

- Churches, assisted living, day care centers, clinics with more than one doctor and philanthropic organizations are non-residential uses currently allowed by ordinance in a residential district
- Individual has the opportunity to pay for initiating a zoning amendment
- One Board member filed a complaint today regarding this property currently being used for a commercial purpose
- Someone other than the owner is using the property for a commercial purpose
- Sign posted on the property without obtaining a permit
- Lack of ample parking
- A non-owner running a business out of this structure does not conform with the Township's home occupation ordinance
- Property is prone to flooding
- Property is next to commercially zoned land
- Property is the entryway to an historic area of the township
- Change in the zoning would be detrimental to the Cedar Bend Heights neighborhood
- Proposal would change the residential character of the neighborhood
- This request "flies in the face" of the home occupation ordinance
- Applicant is requesting the property be rezoned to conduct a business on the property
- Applicant and owner indicated, if approved, she would move out and only have business be conducted at this address
- Reference in the applicant's letter to the clinic at the corner of Okemos and Haslett Roads
- Clinic at the corner of Okemos and Haslett Roads is zoned commercial
- Ample commercially zoned land available in the township for sale
- Only the Board or Planning Commission can initiate a zoning amendment
- This use would be considered a personal service

It was the consensus of the Board not to move forward on this request.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Carl Harmon, 1924 Birchwood, Okemos, expressed concern with drawing a "hard line" for an urban service boundary. He also expressed concern with the ability of the Township to legally defend the urban service boundary. He questioned the logic used by the Planning Commission in its placement of the boundary along a road and excluding one side is not logical.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Ochberg reminded the Board that the urban service boundary concept is not a Meridian Township idea, but a consortium of 17 communities. She added the consortium had legal counsel advise them on creating a legal defense fund in the event this advances beyond the concept stage. Trustee Ochberg hoped the Board would have a thorough discussion on the purposes of the concept as a planning tool.

Trustee Veenstra requested staff investigate the financial feasibility of renovating the Central Fire Station.

14. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 11:28 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary