

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
THURSDAY, May 9, 2019 **6:00 pm.**

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

ABSENT:

STAFF: Township Manager Walsh, Assistant Manager/Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Economic Development Director Buck.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Police Accreditation through Michigan Association of Chiefs of Police

Police Chief Plaga provided a presentation on the accreditation efforts of the Meridian Township Police Department through the Michigan Association of Chiefs of Police.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:07 pm.

Lynn Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Medical Marijuana Non-Zoning Ordinance – Introduction (Agenda Item 12B).

Mark Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Zoning Amendment #19030 (Township Board) Medical Marijuana – Introduction (Agenda Item 12A).

Deborah Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Agenda Item 12A.

Barney Fenn, 2767 Brentwood, Okemos; spoke in opposition to Rezoning #19010 - Woda Cooper (Agenda Item 13A) and in support of Agenda Item 12B.

Treasurer Deschaine moved to adopt the Consent Agenda as amended. Seconded by Trustee Opsommer.

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

NAYS:

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 Trustee Opsommer.

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

NAYS:

Motion carried 7-0

B. Approval of Minutes

~~(1) April 23, 2019 Regular Meeting~~ - MOVED TO ACTION ITEM 12M.

(2) April 16, 2019 Special Meeting

Treasurer Deschaine moved to approve and ratify the minutes of the Special Meeting of April 16, 2019 as submitted. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows, seconded by Trustee Opsommer:

Common Cash	\$	159,730.15
Public Works	\$	568,953.11
Trust & Agency	\$	493.16
	Total Checks	\$ 729,176.42
Credit Card Transactions	\$	6,678.71

April 18 to May 1

	Total Purchases	\$ 735,855.13
ACH Payments		\$ 833,621.40

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

NAYS:

Motion carried 7-0

D. Celebrate Meridian Outdoor Assembly License

Treasurer Deschaine moved to approve the Outdoor Assembly License for the Celebrate Meridian Festival to be held on June 27 and 29, 2019 in Central Park. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS

A. 2018 Order to Maintain Sidewalk SAD No. 18

Assistant Manager/Director Perry introduced and explained the Special Assessment District Order to Maintain Sidewalk proposal.

Supervisor Styka opened the hearing at 6:48 pm.

Supervisor Styka closed the hearing at 6:49 pm.

12. ACTION ITEMS

A. Zoning Amendment #19030 (Township Board) Medical Marihuana - **Introduction**

Trustee Opsommer moved to adopt the resolution to introduce Zoning Amendment #19030 to establish the Commercial Medical Marihuana Facilities Overlay District for publication and subsequent adoption, with approved amendments. Seconded by Trustee Wisinski.

Board discussion: only one industrial zone included, citizen concerns with zones being eliminated.

Trustee Sundland moved to amend the resolution to establish the Commercial Medical Marihuana Facilities Overlay District for publication and subsequent adoption based upon the Zoning Overlay District Map dated January 24, 2019. Seconded by Clerk Dreyfus.

Board discussion: importance of allowing competition, views on zoning from Planning Commission, agreement with zoning categorizations, use of Research Park Zoning, maintaining or changing permit caps, protections of current zoning, use of previous zoning provides geographic distribution, use of Zone 5 (Hagadorn Road) for facility is appropriate, accurate definitions of cannabis, historic uses of cannabis, politicization of use, local access, operating costs, employment increase due to new facilities, standards to regulate the industry, health benefits of medical marihuana, importance of citizen input.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Wisinski, Sundland, Jackson, Opsommer, Treasurer Deschaine, Clerk Dreyfus

NAYS: Supervisor Styka

Motion carried 6-1

Trustee Opsommer moved to amend the resolution to replace the proposed Zoning Amendment #19030 with the version originally referred to the Planning Commission in its entirety. Seconded by Trustee Sundland.

Board discussion: original ordinance language, ability to tweak ordinance, opens development of local cannabis industry to marketplace forces, transparency in Board deliberations and communication to public.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Clerk Dreyfus, Treasurer Deschaine

NAYS: Supervisor Styka

Motion carried 6-1

Board discussion: future rezoning requests, second tier zoning districts for growth facilities.

Trustee Opsommer moved to amend the resolution to establish a Second Tier Zoning District Overlay to only allow Growing Facilities in all of Zone 1 (Towner and Marsh), all of Zone 5 (Hagadorn) and the Industrial Zoning in Zone 3 (Dawn Avenue) of the adopted Overlay Map dated January 24, 2019. Seconded by Clerk Dreyfus.

Board discussion: Intent to limit Growing Facilities to Industrial-fit zoning, ability of Board to turndown any rezoning requests.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Treasurer Deschaine, Clerk Dreyfus, Trustees Opsommer, Sundland, Jackson, Wisinski

NAYS: Supervisor Styka

Motion carried 6-1

Treasurer Deschaine moved to amend the resolution to include Processing Facilities in the same zones approved for Growing Facilities in the adopted Overlay Map dated January 24, 2019. Seconded by Trustee Opsommer.

Board discussion: differences between growing and processing facilities, operations included in processing facilities, appropriateness of grouping processing and growth, positives of using underutilized properties.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Jackson, Wisinski, Opsommer, Sundland, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka

NAYS:

Motion carried 7-0

Trustee Jackson moved to amend the resolution to add the requirement that the Special Use Permit for a Commercial Medical Marihuana Facility will go to the Township Board for final decision, with a recommendation from the Township Planning Commission. Seconded by Clerk Dreyfus.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Wisinski, Sundland, Opsommer

NAYS:

Motion carried 7-0

ROLL CALL ON ORIGINAL MOTION

AS AMENDED: YEAS: Clerk Dreyfus, Treasurer Deschaine, Trustees Opsommer, Jackson, Wisinski, Sundland

NAYS: Supervisor Styka

Motion carried 6-1

B. Medical Marihuana Non-Zoning Ordinance - Introduction

Trustee Opsommer moved to approve the resolution for the introduction of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000, as amended. Seconded by Clerk Dreyfus.

Trustee Opsommer moved to amend the resolution to increase permits allowed for Provisioning Centers to 6, Processing Centers to 3, Safety and Compliance to 3 and Secure Transporter to 3 and Growing Facilities to 3. Seconded by Clerk Dreyfus.

Board discussion: market will dictate what develops, restricting numbers would make startup operations difficult, permits are consistent with Board consensus developed over many months, concerns of allowing up to 18 facilities, reduced numbers would still meet needs, no reason for increased permits, importance of allowing multiple permits for competitive process.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Opsommer, Sundland, Wisinski, Clerk Dreyfus

NAYS: Trustee Jackson, Treasurer Deschaine, Supervisor Styka

Motion carried 4-3

Board discussion: lottery system qualifications, requiring Licensing and Regulatory Affairs (LARA) pre-qualification, defined ownership interest, importance of applicants having ownership interest, limiting notarized statement allowance to one, concerns about efforts to manage the market State Prequalification, impact of eliminating notarized statement, possibility of entering multiple lotteries without letter, 60 days to apply for Special Use Permit after being awarded the lottery, changes to LARA structure, notarized statement helps produce the best applicants.

ROLL CALL VOTE

ON ORIGINAL MOTION

AS AMENDED: YEAS: Treasurer Deschaine, Clerk Dreyfus, Trustees Opsommer Sundland, Wisinski

NAYS: Supervisor Styka, Trustee Jackson

Motion carried 5-2

C. Contract Services – CATA

Trustee Opsommer moved to authorize the Township Supervisor and Township Manager to execute the attached Redi Ride Service Agreement on behalf of the Charter Township of Meridian as presented. Seconded by Treasurer Deschaine.

Board discussion: details of Service Agreement, service adjustments and service extensions, benefits of 5-year agreement, added buses during peak-use hours, efforts of CATA to meet concerns, alternative service providers than CATA, concerns from citizens about Redi Ride, promises made for 10 years by 3 Boards to use bid process in 2019, false deadlines creates needless rush – can have millage on November ballot, use of RFP bidding process to ensure improved services, proposed improvements within new CATA agreement, requirement of more quarterly reporting, termination language added, Redi Ride has never gone to bid since 2000, federal and state subsidies provided to public transportation, impracticalities of creating a Township transit program, agreement is between two government entities, possibility of researching alternatives.

ROLL CALL VOTE:

YEAS: Treasurer Deschaine, Supervisor Styka, Trustees Jackson Opsommer, Sundland, Wisinski

NAYS: Clerk Dreyfus

Motion carried 6-1

D. Ballot Language – Redi Ride Millage

Assistant Manager/Director Perry outlined the available options for Redi Ride Millage ballot language.

Treasurer Deschaine moved to adopt the Redi-Ride Millage Renewal at 0.1983 Mill Resolution as presented. Seconded by Trustee Wisinski.

Board discussion: differences between having a new millage and a renewal, using language “renew and restore”, proper terminology in language, language should state “service provider” rather than “CATA”, concerns about amount of Board time spent on choice of 2 words – renewal vs new millage. use of alternative 0.2 mills language.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

E. Rezoning #19020 (Township Board) Martinus Street - **Introduction**

Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #19020 to rezone ten parcels located east of Martinus Street, west of Marsh Road, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density) for publication and subsequent adoption. Seconded by Treasurer Deschaine.

Board discussion: recommendations from Planning Commission, appropriateness of rezoning, restrictions of current zoning.

Trustee Sundland left the room at 8:39 pm.

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

NAYS:

Motion carried 6-0

F. Zoning Amendment #19040 (Township Board) Senior Living Communities - **Introduction**

Trustee Jackson moved to adopt the resolution to introduce Zoning Amendment #19040 to establish a Senior Living Community classification for publication and subsequent adoption. Seconded by Treasurer Deschaine.

Trustee Sundland returned at 8:41 pm.

Board discussion: details of developments that would be allowed, naming of ordinance, efforts of developer to meet Board desires, need for these types of developments, setbacks and height.

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

NAYS:

Motion carried 7-0

G. Ballot Language Local Street Millage

Trustee Opsommer moved to adopt the Resolution Authorizing Ballot Proposal for Street Improvement Bonds as presented. Seconded by Treasurer Deschaine.

Board discussion: roads maintained by the Township.

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

NAYS:

Motion carried 7-0

H. Central Park Road/Newman Rd. Road Diet

Treasurer Deschaine moved to support a Road Diet for Central Park Drive from Okemos Road to Grand River Avenue, Newman Road from Marsh Road to Central Park Drive, and Hamilton Road from Dobie Road to Grand River Avenue. Seconded by Trustee Wisinski.

Board discussion: impacts of road diets, benefits for bicyclists, addition of left-turn lane, nature of rear-end accidents with two lanes in each direction, possibility to revert striping back if road diet doesn't work, need for bike lane striping and marking throughout the Township, no rationale provided by Ingham Road Department (ICRD) for road diet, reduced traffic lanes in residential areas are different than this proposal, negative impact on Township's core commercial district, negative impact on traffic congestion and speed, lack of safety impact data, data used by ICRD regarding road capacity, ICRD indicates roads were overbuilt, recommendation from Transportation Commission for road diet, concern about possible safety and accident issues for pedestrians and bicyclists resulting from road diet.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

I. 2018 International Fire Code with Township Amendments - **Introduction**

Trustee Opsommer moved to approve the resolution to introduce the 2018 International Fire Code with Township Amendments. Seconded by Trustee Jackson.

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

NAYS:

Motion carried 7-0

J. Kansas Road Sewer SAD #52 Reapportionment

Treasurer Deschaine moved to approve Kansas Road Sanitary Sewer Main Special Assessment District #52 Final Re- apportionment Resolution, which approves the re- apportioned special assessment roll; designates the project as "Kansas Road Sanitary Sewer Main Special Assessment District #52"; the re apportioned assessment roll as the "Kansas Road Sanitary Sewer Main Special Assessment District #52 Special Assessment Roll"; and the district as the "Kansas Road Sanitary Sewer Main Special Assessment District #52"; adopts the amount of \$117,191.20 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

K. 2018 Order to Maintain Sidewalk SAD #18-Resolution #5

Trustee Opsommer moved to approve the 2018 Order to Maintain Sidewalk Special Assessment District #18 Resolution #5, which approves the special assessment roll; designates the project as "2018 Order to Maintain Sidewalk Special Assessment District #18", the assessment roll as the "2018 Order to Maintain Sidewalk Special Assessment District No. 18 Special Assessment Roll", and the district as the "2018 Order to Maintain Sidewalk Special Assessment District #18"; adopts the amount of \$15,037.24 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Treasurer Deschaine.

Board discussion: time period for homeowners to make their own repairs.

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

NAYS:

Motion carried 7-0

L. Resolution Commemorating Older Americans Month

Treasurer Deschaine moved to approve the Resolution Commemorating Older Americans Month Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

M. Minutes – Regular Meeting of April 23, 2019

Supervisor Styka moved to adopt the minutes of Regular Meeting of April 23, 2019 with provided amendments. Treasurer Deschaine.

Board discussion: openness for compromise, arguments should be equally represented, opposing views should not be suppressed, redundancies eliminated, concerns over number of minority views expressed, concerns about bias in deleting and editing minority viewpoints.

VOICE VOTE: Motion carried (6-1) Dreyfus (no)

Supervisor Styka moved for a five-minute recess at 9:24 pm.

Supervisor Styka reconvened the meeting at 9:31 pm.

13. BOARD DISCUSSION ITEMS

A. Rezoning #19010 (Woda Cooper)

Director Kieselbach provided an overview of the rezoning request submitted by Woda Cooper and details of the proposed development.

Craig Patterson, Senior VP, Woda Cooper; provided details on the proposed development and changes made from original proposal.

Board discussion: density, traffic and neighborhood concerns, regulation of Section 42 housing, residency screenings, proposed rezoning incompatible with 2018 Master Plan and Future Land Use Map, density not appropriate next to Wardcliff, low income rentals vs buying affordable housing, lack of neighborhood support, saturated concentration of low income housing in northwest area of Township, duplexes converting to student housing, units per acre allowed by current RX zoning, 350% increase in density with proposed upzoning, MSHDA constraints on students living in development, ability to circumvent student restrictions on low-income apartments, request by Board member to reduce to 9 units per acre, amenities in proposal, exceptions, income certification, struggles of surrounding neighborhood, property manager onsite during office hours, difficulty of checking apartment for residency or MSHDA violations, resident demographics.

Board consensus to have this item up for further discussion at the next Board meeting.

Trustee Opsommer moved to continue business after 10:00 pm. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group LLC) Red Cedar Manor.

Director Kieselbach provided an overview of the proposed Mixed Use Planned Unit Development and all explained changes made to the plan since the previous Board meeting.

Ronald Calhoun, 2875 Northwind Dr., East Lansing; explained the proposed concept and provided responses to concerns raised by the Board at a previous meeting.

Board discussion: changes made in consideration to Board input, use of shared parking, 3500 sq. ft. reduction in building footprint, site adjustment away from the Red Cedar River, fire lane, units in relation to the flood plain, concerns of student housing, possible commercial tenants.

Board consensus to have this item up for action at the next Board meeting.

C. Special Use Permit #18031 (Meridian Investment Group LLC) Red Cedar Manor

Board consensus to have this item up for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 10:22 pm.

Yangfam Liu, 2165 Long Leaf Trl., Okemos ; spoke in opposition to Agenda Item 12B.

Mark Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Township Board, staff, and residents.

Cindy Liu 1575 Maiden Ln., Okemos; spoke in opposition to Agenda Item 12B.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Agenda Item 12B.

Barney Fenn, 2767 Brentwood, East Lansing; spoke in opposition to Agenda 13A.

Jane Li, 3566 Hyacinth Dr., Okemos; spoke in opposition to Agenda 12B.

Supervisor Styka Closed Public Remarks at 10:41 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 10:42 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK