

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MAY 16, 2017 6:00 P.M.

PRESENT: Supervisor Styka, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland
ABSENT: Treasurer Brixie
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Fire Chief Fred Cowper, Information and Technology Director Stephen Gebes, Communications Director Deborah Guthrie, Human Resources Director Joyce Marx, Economic Development Coordinator/Associate Planner Ben Motil

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

A. CADL Annual Report-Ann Chapman & Betsy Hull

Ann Chapman, Haslett Branch Head Librarian, and Betsy Hull, Okemos Branch Head Librarian, provided extensive overviews of 2016 activities for their respective library branches.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed several comments the Township attorney made at the last Board meeting relative to Board minutes, the amount of available developable land within the Haslett School district, and age friendly cities.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, clarified tank removal, signage issues and the impervious/pervious area relative to Commercial Planned Unit Development (CPUD) #17014.

Bruce Little, 5015 Meridian Road, Williamston, spoke in opposition to the proposed Police and Fire Millage on the August 8, 2017 ballot.

Quenda Story, 4526 Marlborough, Okemos, addressed police and fire services offered by Meridian Township compared to the taxes assessed.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Appreciation to IT Director Stephen Gebes for his assistance to Ingham County during its recent cyber attack
- Township attendance at neighborhood meetings to provide information regarding the proposed Police and Fire Millage
- Hannah Farms East project has been delayed a few meetings for applicant modification
- Draft list of recommended streets for 2017 local road repair to come before the Board in the next few meetings
- 2016 audit will be before the Board on June 20th

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported the following:

- His attendance at the recent Annual Education Day hosted by the Michigan Association of Municipal Clerks (MAMC) and a Capitol Area Municipal Clerk’s Association (CAMCA) meeting
 - New Bureau of Elections Director in June, 2017
 - Statewide roll out of new election equipment
 - Qualified Voter File (QVF) overhaul within the Bureau of Elections
- Employment of a new Assistant to the Clerk in his office
- “Pros” of consensus driven Boards v. deficits of majority-rule Boards

Trustee Deschaine reported the following:

- Human Services Specialist Darla Jackson spoke at this morning’s Kiwanis Club concerning the Meridian Cares Fundraiser to be held May 18th at Henry’s Place

Trustee Opsommer reported the following:

- CATA Board meeting tomorrow afternoon
- His attendance at the Haslett Community Church solar project dedication

Supervisor Styka reported the following:

- His participation in a Michigan Bar Association medical marihuana webinar
- His attendance at Ingham County Board of Commissioners (ICBC) subcommittee on Complete Streets
- Attendance at the most recent code enforcement meeting
- Okemos High School will embark on a solar panel project
- Meridian Garden Club Fundraiser to be held at Frames Unlimited this weekend
- New Okemos Public Schools superintendent has been named
- Love a Park Day event this weekend
- Senior fitness program at Wonch Park begins May 31st at 11:00 A.M.
- June 3rd Take a Tour through Meridian tickets are \$1.00

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the agenda as submitted. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 6-0.

A. Communications

(1) Board Deliberations (BD)

13A-1 Phyllis Vaughn, 6200 Balog Court, Haslett; RE: Convenience store included in Commercial Planned Unit Development #17014

(2) Board Information (BI)

BI-1 Judy Ratkos, 5970 Sleepy Hollow Lane, East Lansing; RE: Concerns regarding extension of sanitary sewer and water main to the Sleepy Hollow neighborhood

BI-2 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Transportation Commission Vacancy

BI-3 D. A. Kunisada, 2149 Quarry, East Lansing; RE: Grading of Pre-existing Property

(3) Staff Communications (SC)

SC-1 Director Deborah Guthrie; RE: Press Release and Flyer on the Meridian Garden Club Benefit Night Featuring Pressed Art, Wine and Canvas

SC-2 Director Kieselbach; RE: Site Plan Review Approvals (as of May 12, 2017)

Clerk Dreyfus 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 Jackson.

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

NAYS: None

Motion carried 6-0.

B. Minutes

(1) Clerk Dreyfus moved to approve and ratify the minutes of the April 25, 2017 Special Meeting as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 6-0.

(2) Clerk Dreyfus moved to approve and ratify the minutes of the May 2, 2017 Regular Meeting as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried 6-0.

C. Bills

Clerk Dreyfus moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$	153,948.22
Public Works	\$	539,482.27
Trust & Agency	\$	210.00
Total Checks	\$	693,640.49
Credit Card Transactions (April 26th to May 8 th , 2017)	\$	5,032.32
Total Purchases	\$	<u>698,672.81</u>
ACH Payments	\$	<u>81,225.60</u>

Seconded by Trustee Jackson.

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

NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

- D. 2016 Fire Prevention and Safety Grant Program
Clerk Dreyfus moved to authorize the Fire Department to apply for and accept a Fire Prevention and Safety Grant through the Department of Homeland Security in the amount of \$75,000.00 with the Townshi8p’s 5% share being \$3,750.000 coming from the 2017 General Fund. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- E. Adoption of the 2015 International Fire Code
Clerk Dreyfus moved to introduce for publication and subsequent adoption an ordinance amending the Code of the Charter Township of Meridian relative to the 2015 International Fire Code. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- F. Resolution for Camera Security System Grant
Clerk Dreyfus moved to authorize Human Resources Director Marx to apply for a \$5,000 Camera Security Grant through the Michigan Township Participating Plan Risk Reduction Grant Program for the purposes of installing two outdoor parking lot cameras at the Municipal Building. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- G. Ratification of Police Officer Appointment
Clerk Dreyfus moved to ratify the appointment of Stephanie M. Lewis to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

- A. Bennett Village Phase #2 Public Streetlighting Improvements Special Assessment District No. 424
Supervisor Styka opened the public hearing at 6:46 P.M.

Assistant Township Manager/Public Works & Engineering Director Perry summarized the proposed special assessment district (SAD) as outlined in staff memorandum dated May 16, 2017.

- Public (None)

Supervisor Styka closed the public hearing at 6:47 P.M.

12. ACTION ITEMS

- A. Preliminary Plat #03012 (Fedewa), preliminary plat extension for Sierra Ridge Estates
 Director Kieselbach summarized the proposed preliminary plant extension for Sierra Ridge Estates as outlined in staff memorandum dated May 11, 2017.

Trustee Jackson moved to adopt the resolution extending preliminary plat approval for the remaining 30 lots in Sierra Ridge Estates. Seconded by Trustee Deschaine.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Sundland, Supervisor Styka, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

- B. Resolution Opposing HB 4503 and SB 329
 Manager Walsh summarized the Township’s position on Senate Bill 329 and House Bill 4503 as outlined in staff memorandum dated May 10, 2017.

Trustee Jackson moved to adopt the resolution opposing Senate Bill 329 and House Bill 4503. Seconded by Trustee Deschaine.

Board discussion:

- Opposition to state removal of local control
- Short-term rentals are listed online (e.g., airbnb)
- Referral to the Committees on Tourism and Outdoor Recreation is unusual given the effect these bills would have on local government
- Bills are a shortsighted preemption of local government
- One complaint regarding a short-term rental in the Township
- Short-term rentals have been designated as a topic for discussion in an upcoming Board study session
- Short-term rentals are a growing multi-billion dollar industry

Trustee Opsommer moved to amend the resolution as follows:

- **Strike the period at the end of the resolution and add: “, and BE IT ALSO FURTHER RESOLVED that copies of this resolution be transmitted to Senator Curtis Hertel, Jr.; Representative Sam Singh; Chair of the House Committee on Tourism and Outdoor Recreation, Representative Holly Hughes; Chair of the Senate Committee on Local Government, Senator Dale Zorn; and members of the respective House and Senate committees.**

Seconded by Trustee Jackson.

VOICE VOTE ON THE AMENDMENT: Motion carried 6-0.

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

NAYS: None

Motion carried 6-0.

C. Brownfield Authority Appointments

Supervisor Styka summarized his proposed appointments as outlined in staff memorandum dated May 11, 2017.

Trustee Jackson moved to approve the appointments made by Supervisor Styka to the Brownfield Redevelopment Authority for the listed terms as follows:

1. **Frank Walsh, Manager, Charter Township of Meridian; through 12/31/19**
2. **Chris Buck, 2642 Loon Lane, Okemos, member of the Economic Development Corporation; through 12/31/17**
3. **Ned Jackson, 6232 W. Reynolds Road, Haslett, member of the Environmental Commission; through 12/31/17**
4. **John Scott-Craig, 5244 Wardcliff Drive, East Lansing, member of the Planning Commission; through 12/31/17**
5. **Jeffrey Theuer, 4097 Breakwater Drive, Okemos, Attorney-at-Law; through 12/31/19**
6. **John Matuszak, 1684 Crystal Cove, Haslett; Professional Engineer; through 12/31/18**
7. **Joyce Van Coevering, 1744 Maple Ridge, Haslett, Retired Director, Office of Support Services, Michigan Department of Management and Budget; through 12/31/18**

Seconded by Trustee Sundland.

VOICE VOTE: Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

A. Commercial Planned Unit Development #17014 (Saroki), Demolish and Reconstruct Gas Station at 1619 Haslett Road

Director Kieselbach summarized the proposed CPUD as outlined in staff memorandum dated May 11, 2017.

Board and applicant discussion:

- Building exterior will consist of all brick
- Faux windows and doors along Haslett Road once elevations are established
- Three (3) curb cuts currently exist for the gas station and Blondie's which presents problems for pedestrians, some of which are proposed to close
- Location and height of the free standing sign to enable a visual for travelers westbound on Haslett Road
- Preference for an entrance to be located along the pathway in the streetscape
- Concern with the number of waivers requested
- Necessity for the preservation of greenspace
- Appreciation for the existing landscape aesthetics
- Belief the proposal runs contrary to Meridian Township's green values by having a larger convenience store with gas pumps
- Preferences for the convenience store to be reduced in size, not enlarged as proposed by the applicant
- No intent by the applicant to remove all underground contamination at this time

- Applicant's belief a reduction in the amount of impervious surface would allow for increased water infiltration which could spread soil contamination
- Existing site does not currently meet code, including nonconformance on three (3) of the four sides of the current building
- Applicant's request to increase building size v. bringing some existing non-conforming issues into compliance
- Possible inclusion of raingardens and street trees which would constitute greenspace
- Preference to have variances for the front and sides of the site instead of the rear and sides to allow for a walkable streetscape
- Proposed site layout improves access for motorists and pedestrians
- Rationale for elimination of a car charging station at this location
- Redevelopment of the four corners of Haslett as a 2017 Board goal
- Belief the project does not adhere to the Master Plan
- Reduction of lanes on Haslett Road from four (4) to three (3) reduced the speed of traffic
- Wall signage v. pedestal signage in an effort to eliminate a variance
- Preference for the outdoor seating amenity to be moved near the pathway and eliminate parking near the pathway to encourage walkability
- Concept of making the back of the building look like a front

It was the consensus of the Board to have further discussion on this project.

- B. Bennett Village Phase #2 Public Streetlighting Improvements Special Assessment District No. 424

It was the consensus of the Board to place this item on for action at the June 6, 2017 Board meeting.

- C. Distributed Antennae System (DAS)
Director Guthrie summarized the draft DAS and Small Cell Policy, the modified METRO Act Permit and Franchise Agreement as outlined in staff memorandum dated May 12, 2017.

Board discussion:

- Draft DAS and Small Cell Policy:
 - Suggestion to allow additional zones beyond the PICAS
 - Belief the goal of telecom providers is to place DAS in residential areas using malls as a starting point
 - Policy of some telecom providers not to collocate resulting in an excessive amount of poles
 - DAS and small cells should be allowed only in specific zones
 - Suggestion to change "prefers" to "requires" in 1.4.1.2
 - Suggestion to delete "or practical" in 1.4.1.4
 - Concern with allowing a height of 50 feet in 1.4.4
 - Suggestion to amend 1.4.1.2 after "located" in the first sentence to read: "in designated areas of the rights of way as approved by the Township and the Ingham County Road Department."
 - Suggested language in 1.4.2 to read: "An applicant shall allow collocation when it enters into an agreement with the Township."
 - Reference to DAS and small cell placement in overlay districts and/or PICA zones
 - Suggestion to end the first sentence of 1.4.4 after "existing poles in the area" and have the next sentence read: "In all areas, no higher than fifty (50) feet."

- 1.4.8. spells out that no new DAS and Small Cell Facility support structure can be closer than 500 feet from an existing communication structure
- Policy currently does not contain height limitations on structures within respective zones
- Preference for the height of utility poles not to be included as a standard
- Metro Act
 - Currently does not cover DAS
 - Inclusion of a requirement for the permittee to post a \$50,000 bond
 - Governs the permit fee
- Draft Franchise Agreement:
 - Each pole would have its own franchise agreement
 - Each company which has a collocation would have its own franchise agreement
 - Township proposal for monthly fees dependent upon the type of pole
 - Initial entry fee of a one-time \$5,000 payment
 - Inquiry if the security deposit/bond of \$50,000 is sufficient in the event a telecom provider goes out of business
 - Suggestion to have a per pole bond
 - Concern with the criteria used for the proposed fee structure
 - Preference to provide a cost incentive for pole types the township prefers to have located in the Township

It was the consensus of the Board to have the suggested changes made and bring these items back before the Board at a future date.

D. Urban Services Boundary (USB)

Director Kieselbach summarized the lack of Board consensus for the USB boundary location for Areas #3 and #6 as outlined in staff memorandum dated May 12, 2017.

Board discussion:

- Need to recognize the age of neighborhoods when reviewing the data regarding improved residential parcels by school district
- Belief the Township needs to do more to encourage new single family housing development in the Haslett Public Schools area identified as Area #3
- Belief Haslett Public Schools must turn to Schools of Choice to garner students (currently 15% of the existing student population)
- Opposing belief that Area #3 should not be included in the USB as it is a key portion of the eastern third of the Township
- Continued goal of protecting the eastern third of the Township for rural purposes
- Belief there is significant developable land outside of the Meridian Township boundary within the Haslett Public Schools area
- Concern with the cost to the Township for infrastructure placement within Area #3
- Point of the USB is to emphasize the most effective and efficient way to promote growth in the Township
- Explanation of the color coded map provided by staff

It was the consensus of the Board to place this item on for action at its June 6, 2017 meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Ann Alchin, 5972 Cypress, Haslett, spoke in opposition to the proposed Police and Fire Millage question on the August 8, 2017 Election.

Leonard Provencher, 5824 Buena Parkway, Haslett, voiced his concerns with CPUD #17014.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer reported on the outcome of the Haslett and East Lansing Public Schools May 2, 2017 election. He summarized his thoughts on supporting CPUD #17014. Trustee Opsommer announced the Haslett Beautification Association (HBA) is wrapping up its community input on the triangle property bound by Reynolds Road, Marsh Road and Lake Drive. He noted proposals/ideas for the site can be submitted at www.beautifyhaslett.com.

Trustee Deschaine reminded the public the annual Love a Park Day will be held May 20, 2017 and urged citizens to contact the Parks Department to volunteer. He announced the next Transportation Commission meeting will be held on May 25, 2017 at 6:00 P.M. in the Town Hall Room.

Supervisor Styka announced the Corridor Improvement Authority meets tomorrow, May 17th.

Clerk Dreyfus announced he will be leading Memorial Day Services at the Glendale Cemetery beginning at noon on Monday, May 29, 2017.

16. ADJOURNMENT

Clerk Dreyfus moved to adjourn. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 6-0.

Supervisor Styka adjourned the meeting at 9:20 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary