

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, NOVEMBER 16, 2010 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Treasurer Brixie, Trustees Dreyfus (6:06 P.M.), Ochberg,
Veenstra
ABSENT: Clerk Helmbrecht, Trustee LeGoff
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach

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.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the Land Preservation purchases being an action item when they have not been discussed by the Board. He also spoke in opposition to the purchases, citing the state of the economy within Meridian Township and his belief they are a non-essential service.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Trustee Veenstra reported the regular meeting of the Tri-County Regional Planning Commission meeting scheduled for November 18, 2010 has been cancelled and the next regular meeting will be held Thursday, December 16, 2010. He spoke in opposition to the Township's \$15,000 "contribution" to Lansing Economic Area Partnership (LEAP, Inc.) next year in the form of membership dues. Trustee Veenstra expressed concern with the approximate \$200 million cost of the bus rapid transit system which has been selected as the preferred alternative by the Michigan/Grand River Avenue Corridor Transportation Study Committee. He noted the region will receive, at best, approximately 50-60% of the funding by the federal government for this project. Trustee Veenstra questioned the local cost (\$80-\$100 million) relative to lowering travel time by seven (7) minutes and increasing ridership approximately 20%. He requested public input on this issue.

Supervisor McGillicuddy added 25 people attended the November 11, 2010 Michigan/Grand River Avenue Corridor Transportation Study forum on a bus rapid transit system held at the Meridian Township Hall. She noted the intent is to get residents in the region use to taking public transportation as the population grows and the system can be afforded in the future. Supervisor McGillicuddy indicated as the concept grows, feeder routes will be established from the main line system.

Supervisor McGillicuddy attended the LEAP meeting last week and heard reports on new business activities within the region. She reported the Urban Service Boundary Committee met last week and will complete its review of the proposed document in January.

Treasurer Brixie reported her attendance at the Michigan/Grand River Avenue Corridor Transportation Study forum at the Township. She reported the cost of the project at \$184 million and spoke in favor of the modified bus rapid transit system the steering committee has settled on. Treasurer Brixie stated that in other areas where this type of transit system was implemented, there was dramatic economic development along the improved transit corridor.

Trustee Dreyfus noted his support of public transit and believed the rapid bus transit is an exciting concept; however, he questioned Michigan's economic condition to commence such an undertaking at this time. Trustee Dreyfus believed committing to a timed progressive traffic light system between Meridian Mall and the State Capitol would have a significant impact on traffic congestion and other issues explored by the Michigan/Grand River Avenue Corridor Transportation Study Committee.

Trustee Ochberg gave a report on the Zoning Board of Appeal's work over the last year, noting its record of granting variances is much higher than recommended by the *Planning and Zoning News* and other planning entities. She cited the Planning staff's professionalism in "weeding out" trivial requests and those likely to be denied as rationale for the higher than recommended number of variances granted.

Township Manager Richards announced the cross country pathway along north Okemos Road is nearly complete. He also announced the lease with Haslett Public Schools has been executed for the area to be used for the relocation of the Haslett Public Library.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda amended as follows:

- **Revise Agenda Item #10C by deleting "and Appointment to the EDC Board"**
- **Reletter Agenda Item #10D to #10E**
- **Add Agenda Item #10D to read: Appointment to the EDC Board**

Seconded by Trustee Dreyfus.

Trustee Ochberg offered the following friendly amendment:

- **Move Agenda Items #10B (1) and #10B (2) to discussion**

Board members and staff discussed the following:

- Preference for the Township to close on the proposed Land Preservation purchases by year end in an effort to not pay 2011 taxes
- Proposed purchases must go to the Planning Commission for a Section 61 Review
- Suggestion to amend the question and refer the proposed purchases to the Planning Commission for a Section 61 Review and finalize the purchase at the Board's December 7th meeting would meet specific posted meeting notice requirements

The maker did not accept the amendment.

Trustee Ochberg offered the following friendly amendments:

- **Amend the language contained in the resolution for Agenda Items #10 B (1) and #10B (2) by deleting the language in the "NOW THEREFORE BE IT RESOLVED" clause as well as the last "BE IT FURTHER RESOLVED" clause**
- **Change the "BE IT FURTHER RESOLVED" language in the remaining clause to "NOW THEREFORE BE IT RESOLVED"**

The maker did not accept the amendments.

Trustee Ochberg moved to amend the language contained in the resolution for Agenda Items #10 B (1) and #10B (2) as follows:

- **Amend the language contained in the resolution for Agenda Items #10 B (1) and #10B (2) by deleting the language in the "NOW THEREFORE BE IT RESOLVED" clause as well as the last "BE IT FURTHER RESOLVED" clause**
- **Change the "BE IT FURTHER RESOLVED" language in the remaining clause to "NOW THEREFORE BE IT RESOLVED"**

Seconded by Trustee Veenstra.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy
NAYS: Treasurer Brixie
Motion carried 4-1.

VOICE VOTE ON THE MAIN MOTION: Motion carried 5-0.

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, Ochberg, Veenstra, Supervisor McGillicuddy,
Treasurer Brixie
NAYS: None
Motion carried 5-0.

The adopted Consent Agenda items are as follows:

A. Communications

(1). Board Deliberations (BD)

BD 9A/11A-1 Harry A. Settimi, D.C., Alpha Square, LLC, 4500 S. Hagadorn Road, East Lansing; RE: Concerns with MUPUD #10014 (DTN Management)

(2). Board Information (BI)

BI-1 Vincent Lyon-Callo, 4112 Hulett Road, Okemos; RE: Headlee Override Millage Vote

(3). Staff Communications (SC)

SC-1 Letter to Brian Dumont, HOM-TV; RE: Appreciation for support of the Michigan Association of Broadcasters Foundation 2010 Broadcasting Career Building Conference

SC-2 Letter to Brian Dumont, HOM-TV; RE: Appreciation for participation in the 2010 Michigan Association of Broadcasters Foundation Broadcasting Career Building Conference

(4). On File in the Clerk's Office (OF)

Material received at the November 4, 2010 Board Meeting

OF-1 Letter from Michael Duda, Superintendent, Haslett Public Schools, 5593 Franklin Street, Haslett; RE: Request that medical marihuana facilities not be allowed to operate within 1,000 feet of a school building

OF-2 Catherine J. Ash, Interim Superintendent, Okemos Public Schools, 4406 N. Okemos Road, Okemos; RE: Request that medical marihuana facilities not be allowed to operate within 1,000 feet of a school building and concern with Rezoning #10070 (Wiggins), located at 4133 Okemos Road

OF-3 Jeffrey S. Theuer, 4097 Breakwater Drive, Okemos; RE: Support for a medical marihuana moratorium and a prohibition on medical marihuana dispensaries in residential zones

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, Ochberg, Veenstra, Supervisor McGillicuddy,
Treasurer Brixie
NAYS: None
Motion carried 5-0.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the November 4, 2010 Regular Meeting as amended. Seconded by Trustee Ochberg.

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

NAYS: None

Motion carried 5-0.

C. Bills

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

Common Cash	\$ 212,813.96
Public Works	\$ 515,090.62
Total Checks	\$ 727,904.58
Credit Card Transactions	\$ 3,337.55
Total Purchases	<u>\$ 731,242.13</u>
ACH Payments	<u>\$ 194,481.45</u>

Seconded by

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

NAYS: None

Motion carried 5-0.

[Bill list in Official Minute Book]

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

A. Mixed Use Planned Unit Development (MUPUD) #10014 (DTN), a request to develop a MUPUD consisting of 41 multiple family units and an approximate 9,500 square foot office building on approximately 4.47 net acres addressed as 2946 Mt. Hope Road, 2950 M. Hope Road, and 4528 Hagadorn Road

Supervisor McGillicuddy opened the public hearing at 6:28 P.M.

Director Kieselbach summarized the MUPUD request as outlined in staff memorandum dated November 10, 2010.

APPLICANT

Allen Russell, representative for DTN Management and the property owner, Dr. Lanny Johnson, 1690 Mack Avenue, Haslett, noted this locally owned and managed project is a redevelopment of an obsolete medical site. He indicated this proposed MUPUD will be a completion of the Mt. Hope and Hagadorn Road corner in a complimentary and coordinated manner. Mr. Russell stated the apartments are set up as conventional family apartments and this development is a continuation of the market seen at The Hamptons, Berry Tree and Glenwood (formerly Twickingham), which has greater than 60% graduate students and non-students as tenants. He believed this is due, in large part, to its proximity to the medical and law schools.

Mr. Russell noted the office component of this proposed MUPUD offers a “signature” opportunity for medical, legal and possibly affiliated companies to Michigan State University’s Facility for Rare Isotope Beams (FRIB).

Mr. Russell spoke to changes/improvements at the Planning Commission level, noting the parking has been reduced. He indicated these changes allowed the applicant to enhance landscaping, add greenspace, islands and trees, as well as sight and sound buffering for adjacent residential neighbors through the use of carports.

Mr. Russell stated the drainage system was modified through work with the Ingham County Road Commission (ICRC) when it rebuilt Mount Hope Road. He indicated a drainage structure to collect water was established at the curb line on the subject property and to the east approximately 100 feet to a structure attached to the existing storm line where drainage empties directly into the Herron Creek system. Mr. Russell indicated this configuration completely removes the subject property from the system previously in place. He thanked the ICRC for its efforts to bring this drainage change through to fruition.

Mr. Russell reiterated that while there are no setback requirements for a MUPUD, the proposed project has a greater setback on both Hagadorn and Mt. Hope Roads than The Hamptons. He indicated the height of the proposed project will not be as tall as The Hamptons. Mr. Russell noted the setback from the residential neighbors has been maximized and a portion of that is now enhanced landscaping, due to reduced parking.

Mr. Russell stated it is the applicant's intent to preserve some of the old growth quality foliage; specifically, two (2) or three (3) maples, some pine and cedar trees. He added the setback on the common lot line with the commercial neighbor is greater than the neighbor's setback. Mr. Russell pointed to the amenity of the pervious/impervious ratio at 50%, twice the amount required by ordinance.

Mr. Russell indicated traffic is well within design standards and significantly less than if the site was developed using the underlying office zoning. He pointed to the inclusion of sheltered bus stops and 72 covered bicycle parking spaces in lighted areas placed atop a crushed stone base. Mr. Russell reminded the Board there are no outdoor activity areas in an effort to be cognizant of the residential neighbors.

PUBLIC

Carol Apol, Chateau Condominiums, 2934 Mt. Hope Road, requested clarification where the garbage receptacles will be located.

Mr. Russell responded by pointing to the northeast corner of the project. He noted the waste disposal area will be screened, using brick and stone material as well as a gate closure.

Ms. Apol expressed concern with the closeness of the buildings to Mt. Hope Road and density of the proposed occupancy.

Nancy Debbink, Chateau Condominiums, 2934 Mt. Hope Road, Unit 210, inquired as to the percentage of greenspace as it relates to parking and building square footage. She also voiced concern with the density of the project.

Harry Settimi, Alpha Square LLC, 4500 S. Hagadorn Road, East Lansing, voiced concern with the closeness of the proposed project to his practice. He expressed concern with patient privacy as the patios are located too close to his adjusting rooms. Dr. Settimi believed the proposed MUPUD will have a negative impact on his chiropractic business and requested a fifty (50) foot setback from his property line and a wall with landscaping along his property line.

Laura Cottrell, Chateau Condominiums, 2934 Mt. Hope Road, Unit 203, inquired why the applicant could not build one building with the first floor devoted to office space and the other two (2) floors used for housing. She believed there was sufficient office space currently available in Meridian Township.

Supervisor McGillicuddy closed the public hearing at 7:05 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. 2011 Township Board Meeting Schedule

Trustee Veenstra moved to adopt the 2011 Township Board Meeting Schedule Resolution amended as follows:

- **Move the Saturday, January 8, 2011 Policy Governance Review to Tuesday, January 11, 2011 at 6:00 P.M.**

Seconded by Trustee Ochberg.

Board members discussed the following:

- Board's normal meeting day is on a Tuesday evening
- Special meetings should be between the first and third Tuesdays, the normal meeting times
- Holding the Policy Governance Review Meeting on a Saturday morning "hides" it from the public
- Saturday mornings are a time that some Board members and the public have committed to other activities
- Holding the Policy Governance Review Meeting on a Tuesday will allow for it to be televised
- Not a government requirement that every meeting be televised
- Request that the Policy Governance Review Meeting not be televised given budget constraints
- Not televising the Policy Governance Review Meeting provides for a "freer and more casual" environment and will spur more open discussion
- Request not to hear from an outside consultant during the Policy Governance Review Meeting
- Not having an outside consultant speak to the Board as a cost saving measure
- Rationale for not having the Joint Meeting with School Districts and Local Governments in 2010
- Suggestion to hold the Joint Meeting in late winter or early spring
- Time constraints in attempting to have the Joint Meeting in December of this year
- Suggestion to have a topic oriented Joint Meeting with School Districts and Local Governments
- Suggestion to use the Joint Meeting as a format for collaboration on shared services
- Treasurer's offer of her services to assist the Supervisor in contacting all parties to attend the Joint Meeting on December 14th
- Supervisor to poll the Board to ascertain a date for the Joint Meeting with School Districts and Local Governments

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

NAYS: None

Motion carried 5-0.

B. Land Preservation Purchases

(1) Albert A. White Trust No. 1 (M-78 and Newton Road)

Manager Richards summarized the proposed purchase as outlined in staff memorandum dated November 16, 2010.

Board members and staff discussed the following:

- Purchase of parcel numbers 33-02-02-04-328-001 and 33-02-02-04-352-020 is 20.04 ± acres at a cost of \$425,000 plus \$350 in closing costs
- Proximity to proposed five (5) acre Township park
- Frontage of this property along Saginaw was rezoned to C-2
- Properties are located on the east side of Old M-78 (Saginaw Street), on the west side of Newton Road, north of Lake Lansing Road and south of Towner Road

Treasurer Brixie moved that the Township Board forward the request to the Planning Commission for Section 61 Review of the properties at its first possible meeting opportunity for approval as to their location, character and extent as a public ground or open space effective, November 16, 2010.

Seconded by Trustee Ochberg.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor
McGillicuddy, Treasurer Brixie
NAYS: None
Motion carried 5-0.

- (2) White Family Properties, LLC – Whitehills Lakes No. 8 Subdivision
Director Kieselbach summarized the proposed purchase as outlined in staff memorandum dated November 16, 2010.

Board members and staff discussed the following:

- Owner “graded in” the road connection between the two dead ends of Fenwick Court
- Purchase of parcel number 33-02-02-04-100-019 is 19.95± acres at a cost of \$400,000 plus \$350 in closing costs
- Property is located west of the old M-78 Drive-In, north of Pine Hollow Drive and east of Mereford Court

Trustee Ochberg moved that the Township Board forward the request to the Planning Commission for Section 61 Review of the property at its first possible meeting opportunity for approval as to their location, character and extent as a public ground or open space effective this date, November 16, 2010.

Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor
McGillicuddy, Treasurer Brixie
NAYS: None
Motion carried 5-0.

- C. Resolution to Expand Membership of the Economic Development Corporation (EDC) Board
Treasurer Brixie moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, the Township Board hereby expands the Meridian Economic Development Corporation Board of Directors from nine members to 11 members with one member to be a young adult entrepreneur to serve a one year term and the other new position to serve a five year term.

Seconded by Trustee Veenstra.

Board members discussed the following:

- Importance of embracing the youth in the community as the Township moves forward
- EDC currently has the ability to recommend appointment of a youth member when a vacancy occurs
- Concern a larger number of individuals will be required for a quorum at 7:30 A.M.
- Concern the impact of input by the Board representative will be proportionately decreased
- Concern with the trend of the EDC to spend money on matters which do not advance business in our community
- EDC as a “questionable” body

- Belief there is a lack of evidence that businesses in Meridian Township have seen any direct or indirect benefit from EDC activities
- Meridian Area Business Association (MABA) Expo was the successful “brain child” of the EDC
- EDC partners with the Meridian Asset Resource Center (MARC) to help create jobs and retain business in the community
- EDC membership is voluntary
- Lack of a quorum has happened once a year over the last two (2) years
- EDC is a working group which may meet after the general monthly meeting times in a subcommittee format
- EDC provides “seed” funding to get projects off the ground
- EDC currently working on a type of incubator
- Staff can encourage the types of activities promoted by the EDC without the need for the EDC

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Supervisor McGillicuddy, Treasurer Brixie
NAYS: Trustee Ochberg, Trustee Veenstra
Motion carried 3-2.

- D. Appointment to the Economic Development Corporation Board
Trustee Veenstra moved to appoint Malinda Barr to the EDC for a term to expire on December 31, 2015. Seconded by Treasurer Brixie.

Board members discussed the following:

- Ms. Barr as one of the most energetic small business owners in Meridian Township

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Veenstra, Treasurer Brixie
NAYS: Trustee Ochberg, Supervisor McGillicuddy
Motion carried 3-2.

- E. Terms of Payment for Water and Sewer Benefits
Trustee Ochberg moved to approve the resolution establishing water benefit and sanitary sewer benefit terms of payment as: for existing structures a water or sewer benefit less than \$7,000 shall be paid in not more than five (5) equal annual principal payments with interest added at six percent (6%) per annum, and a water or sewer benefit \$7,000 or greater shall be paid in not more than ten (10) equal annual principal payments with interest added at six percent (6%) per annum. For new structures, one hundred percent (100%) of both the water and the sewer benefit charges shall be paid at time of application for a water and/or sewer permit. Seconded by Treasurer Brixie.

Board members discussed the following:

- Terms provide more flexibility to residents who purchase water and sewer benefits through a payment plan over a longer period of time
- Existing disparity between the water and sewer benefits rectified through changing the benefit and payment schedule to a dollar amount rather than the type of project

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy,
Treasurer Brixie
NAYS: None
Motion carried 5-0.

11. DISCUSSION ITEMS/ENDS
Supervisor McGillicuddy opened public comment.

Mike Peters, 2989 Briarcliff Street, East Lansing, spoke in support of MUPUD #10014 (DTN), while noting he shares a property line with the proposed development. He expressed appreciation for DTN's willingness to work with the neighbors through changing the initial proposed plan.

Allen Russell, representative for DTN Management and the property owner, Dr. Lanny Johnson, 1690 Mack Avenue, Haslett, stated the landscape plan in general and the specific landscape details are an intricate interaction between the developer and Township staff. He stressed his willingness to accommodate the neighbors to the north and east with their concerns. Mr. Russell committed to adding fencing/screening along the north and east sides of the segment of property adjacent to the chiropractic clinic.

In response to earlier public comment, Mr. Russell clarified the apartments in The Hamptons have experienced 100% occupancy since its grand opening. He added The Hamptons have approximately 4,800 square feet of available office and retail out of a total 14,000 square feet. Mr. Russell reminded the Board and residents that a two-story office building with 4,500 square feet per floor lends itself to an entirely different market than The Hamptons ground floor strip center. He indicated the type of users for 4,500 square feet per floor would have better financing options and more wherewithal.

Mr. Russell pointed out the applicant could have made application to build 21 more apartments than the plan before the Township Board. The current plan has allowed the developer to provide extra greenspace, buffers, etc.

Harry Settimi, Alpha Square LLC, 4500 S. Hagadorn Road, East Lansing, believed the 15 or 19 foot setback from his property is not sufficient. He noted the three (3) story building will obscure light into the rooms of his chiropractic office.

Supervisor McGillicuddy closed public comment.

- A. Mixed Use Planned Unit Development (MUPUD) #10014 (DTN), a request to develop a MUPUD consisting of 41 multiple family units and an approximate 9,500 square foot office building on approximately 4.47 net acres addressed as 2946 Mt. Hope Road, 2950 Mt. Hope Road, and 4528 Hagadorn Road

Board members, staff and the applicant discussed the following:

- Appreciation to the applicant's representative that the buildings were moved closer to the road to give the neighbors more privacy
- Appreciation for the willingness of the applicant's representative to work with the neighbors
- Appreciation for the 50% green space
- Good reuse of the land
- Appreciation for the Planning Commission condition that the project shall be constructed in one (1) phase with both buildings built simultaneously or built in two (2) phases with the construction of the office building as the first phase
- Inclusion of a condition in the resolution to approve regarding fencing height and type of material along the shared property lines on the north and east sides adjacent to the chiropractic clinic
- Option for the chiropractic office to use window treatments that allow sufficient light while obscuring details
- Intentional use of "foundation" plantings to mask the foundation of the building
- Appreciation for the applicant's ability to coordinate efforts with the ICRC and the Ingham County Drain Commissioner's office for public utility improvements relative to the drainage system
- Existing office zoning, by right, allows for a building height of 35 feet unless the setbacks are increased by one foot for every additional foot in height
- A MUPUD allows for a building height of 45 feet, measured from grade to the mean level
- Applicant's intent to have full landscaping with fencing along the shared property lines on the north and east sides adjacent to the chiropractic practice
- Appreciation for the detailed information on the applicant's site plan
- Applicant's use of crushed concrete under the covered bicycle parking

- Example of crushed concrete under the covered bicycle parking at the Burcham Place, in the 700 block of Burcham Road
- Detail on installation of specified bicycle rack using crushed concrete
- Depth of the façade similar to the dimensions for The Hamptons
- Suggestion to the public interested in landscaping issues to provide their name and e-mail to the Director of Community Planning & Development for Site Plan Review notification
- Include wording in motion specific enough to cover significant buffer while vague enough to not mandate the fence along the shared property lines on the north and east sides adjacent to the chiropractic practice
- Appreciation for the placement of green space within the project
- Appreciation that the applicant did not include the maximum number of allowed units
- Applicant's rationale for not placing the apartment building further back from Mt. Hope Road as the Township's MUPUD ordinance requests the parking not be placed in the front
- Dumpsters will be serviced twice per week
- Applicant to obtain information from Granger as to its hours of operation for waste removal at this location
- Covered bicycle parking area cannot be included as pervious surface

It was the consensus of the Board to place this item on for action at its December 7, 2010 meeting.

- B. Special Use Permit #10121 (DTN), a request to develop a group of buildings more than 25,000 square feet in area associated with Mixed Use Planned Unit Development #10014

Board members and staff discussed the following:

- Planning Commission recommendation for approval
- SUP dependent on the site plan previously discussed

It was the consensus of the Board to place this item on for action at its December 7, 2010 meeting.

- C. Zoning Amendment #10050 (Planning Commission), a request to amend sections of Chapter 86 Zoning, Article VII, Signs and Advertising Structures, of the Code of Ordinances to permit signs designating parking spaces reserved for "take-out" patrons parking at restaurants in commercial zoning districts

Director Kieselbach summarized the proposed zoning amendments as outlined in staff memorandum dated November 10, 2010.

Board members and staff discussed the following:

- Existing designated parking signs will now be in compliance with the Township's Code of Ordinances
- Reasonable limits on the number of signs were established by the Planning Commission
- Signs on Township property will now come into compliance

It was the consensus of the Board to place this item on for action at its December 7, 2010 meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke in support of Zoning Amendment #10050. He spoke in support of the Policy Governance Review meeting being held on a Tuesday, not a Saturday. Mr. Kincaid expressed appreciation for discussion of Land Preservation purchases and suggested the administrative process of Land Preservation be merged with the Park Commission. He also voiced his belief that the salaries of LEAP, Inc. personnel are excessively high compared to staff on the Tri-County Regional Planning Commission.

Mr. Kincaid spoke to the Mt. Hope Road resurfacing project, expressing appreciation for the drainage upgrade. He indicated that project points to the fact there are two major sections of pedestrian pathway missing; the south side of Mt. Hope from Okemos Road to Maumee and the north side of Mt. Hope from Comanche to East Hawthorne Lane. Mr. Kincaid believed these two portions of missing pathway are a safety issue and constructing these pathway areas fulfills the Township goal for a more walkable community.

Supervisor McGillicuddy closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Veenstra stated it was his understanding when Mt. Hope was resurfaced and rebuilt that pathways would be constructed on both sides of Mt. Hope Road from Okemos to Hagadorn Roads.

Trustee Ochberg requested the Supervisor proactively appoint a Supervisor Pro Tem for the December 7, 2010 Board meeting.

Without objection, Supervisor McGillicuddy appointed Trustee Ochberg as Supervisor Pro Tem for the December 7, 2010 Board meeting.

14. POSSIBLE CLOSED SESSION

Treasurer Brixie moved that the Township Board go into a closed session to discuss strategy connected with the negotiation of collective bargaining agreements. Seconded by Supervisor McGillicuddy.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy,
Treasurer Brixie
NAYS: None
Motion carried 5-0.

Supervisor McGillicuddy recessed the meeting at 8:53 P.M.

The Board adjourned to the Administrative Conference Room for a closed session.

Trustee Ochberg moved to return to open session. Seconded by Trustee Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra, Supervisor McGillicuddy,
Treasurer Brixie
NAYS: None
Motion carried 5-0.

Supervisor McGillicuddy reconvened the meeting at 9:58 P.M.

15. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:00 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT, CMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary