

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, JULY 24, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Opsommer, Sundland, Jackson (6:04 pm)

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Economic Development Director Chris Buck, Parks and Recreation Director LuAnn Maisner, Finance Director Miriam Mattison, Fire Chief Mike Hamel, Police Chief Ken Plaga, Information Technology Director Stephen Gebes, Community Planning & Development Director Mark Kieselbach

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 5:59pm.

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. Haslett-Okemos Kiwanis Club

Presentation provided by past and present members on the mission and impact of the combined Haslett-Okemos Kiwanis Club, specifically for local youth and youth programs.

B. Groundwater Protection – Tri-County Regional Planning Commission

Presentation provided by Christine Spritzley of OHM Advisors on the purpose and impact of the Tri-County Regional Planning Commission’s Groundwater Management Board (GWMB). Reviewed past water resource planning. Provided background on groundwater and wellhead auditing process.

**Supervisor Styka announced and allowed an unscheduled presentation.**

C. Haslett School Millage

Haslett Area Schools Superintendent Cook discussed the upcoming August 7<sup>th</sup> Election and the two Haslett School Millages that would be up for vote.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:38 pm.

Leonard Provencher, 5824 Buena Pky., Haslett; Urged people to get out and vote on August 7<sup>th</sup>. Fully in support of library millages. Supports Terri Banas for 69<sup>th</sup> House of Rep., says she works for the best interest of the people. Supports Milton Scales for Ingham County Commissioner, states he has experience from past positions that make him a great candidate.

Daria Schlega, 2446 Burcham Dr., East Lansing; Concerns with oversight of Code Enforcement Department. Towing service is operating out of a house on her road (Banyon Rd.) This business is ignoring laws required in residential neighborhoods, flatbed trucks causing damage to road, and are failing to comply with taxation put on properties zoned as businesses. Need to ensure staff are enforcing codes.

Supervisor Styka closed public remarks at 6:44 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Frank Walsh reported:

- Presented on Township Pension Plan: Current plan provides pension coverage for one individual, and is in good standing.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported:

- Thanked Kiwanis Club for the presentation and their community involvement

Trustee Jackson reported:

- Attended East Lansing/Meridian GWMB meeting

Clerk Dreyfus reported:

- Primary Election on Aug. 7<sup>th</sup>
- Absentee Ballots available through Monday Aug. 6<sup>th</sup>, mailed up to Saturday Aug. 4<sup>th</sup>
- Clerk's Office to be open that Saturday (Aug. 4<sup>th</sup>) from 8am to 2pm
- 4959 ballots mailed out, received 2473
- As Board Representative, attended Groundwater Management Board Annual Meeting, Meridian drinking water exceeds all standards, proven by testing

Treasurer Brixie reported:

- Director Perry noted, at her request, that Michigan is requiring all public water be tested for PFAS, Meridian was at non-detectable levels in 2015
- Bus stop to be moved after citizen concern, EL & CATA resolved this issue.

Trustee Opsommer reported:

- CATA Board meeting: working on getting new fleet, will be discussing budget in August

Supervisor Styka reported:

- Code Enforcement Committee reviews complaints and their status, Sept 17<sup>th</sup> at 8 am meeting and is open to the public

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the Agenda. Seconded by Trustee Jackson.**

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

**Trustee Deschaine moved to approve the Consent Agenda. Seconded by Trustee Opsommer.**

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

NAYS:  
Motion carried 7-0

A. Communications

**Trustee 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: Clerk Dreyfus, Trustees Jackson, Deschaine, Sundland, Opsommer,  
Supervisor Styka, Treasurer Brixie

NAYS:  
Motion carried 7-0

B. Minutes – July 10, 2018 Regular Meeting

**Trustee Deschaine moved to approve and ratify the minutes of the Regular Meeting of July 10<sup>th</sup>, 2018 as submitted. Seconded by Trustee Opsommer.**

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

NAYS:  
Motion carried 7-0

C. Bills

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

<b>Common Cash</b>	<b>\$295,069.67</b>
<b>Public Works</b>	<b>\$425,827.16</b>
<b>Trust &amp; Agency</b>	<b>\$838,254.88</b>
<b>Total Checks</b>	<b>\$1,559,151.71</b>

<b>Credit Card Transactions</b>	<b>\$11,597.22</b>
<b>July 5<sup>th</sup> to July 19<sup>th</sup></b>	
<b>Total Purchases</b>	<b><u>\$1,570,748.93</u></b>
<b>ACH Payments</b>	<b><u>\$1,615,806.47</u></b>

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

NAYS:  
Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY (NONE)

11. HEARINGS

A. Commercial Planned Unit Development #18024 (Affinity 9 Investments-Panera)

Director Mark Keiselbach presented the current plans for the Affinity 9 Development (Panera). The property is currently zoned C-2, existing building (Mongolian Barbeque) to be removed and a new building be constructed. The Director presented the site-plan for the project: 4534 total square feet proposed; 52 parking spaces proposed (47 required by ordinance); connection from building to pathway and public Wi-Fi would be included to meet PUD requirements; single lane drive-thru lane to be included (usually requires special permit); flood-plain permit is included, proposed to fill partial flood-plain (150 cu yards) to elevate the structure. Township requires a balance between removal and replacement – in this instance there is more removal than replacement (410 cu yards to 150 cu yards respectively) DEQ has already awarded permit for the filling of this plain. 6 waivers requested with plan; impervious surface coverage, current ordinance permits up to 70% coverage, they are asking 74.1% coverage; parking lot waivers, current ordinance requires 15 foot setback, requesting for 4 ft, 3.79 ft, and 13.14 ft setback on the West, East, and North sides respectively; wetland waivers, wetland boundary set by consultant, regulated by Township and DEQ, we require 40ft setback, developers are asking for both the ability to grade within 6ft of wetland and for parking lot to be 11.6 ft from wetland. Planning commission recommended approval with conditions.

Supervisor Styka opened the hearing to public comment at 7:11 pm

Jeff Kyes, 2116 Haslett Rd., Haslett; from Keba Inc., on behalf of Affinity 9 Investments, LLC; commented on existing property and its lack of adherence to current required Township codes. Discussed the changes made between concept plan and current plan; decreased impervious surface coverage, changed North setback by 10.29 ft, waivers are to help increase the existing setback on the site from the wetland.

Supervisor Styka closed public comments at 7:13 pm

12. ACTION ITEMS

A. Zoning Amendment #18060 (Township Board) outdoor recreation in C-2 and C-3 – Final Adoption

**Treasurer Brixie moved to adopt the resolution for final adoption of Ordinance No. 2018-08 pursuant to Zoning Amendment #18060. Seconded by Trustee Deschaine.**

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

NAYS:  
Motion carried 7-0

B. Rezoning #18070 (M78 Insite Venture) 6365 Newton Road – Final Adoption

**Trustee Deschaine moved to adopt the resolution for final adoption of Ordinance No. 2018-09 pursuant to Rezoning #18070. Seconded by Trustee Opsommer.**

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

NAYS:  
Motion carried 7-0

C. 2018 Order to Maintain Sidewalk – S.A.D. #18 Resolutions #1 and #2

**Trustee Jackson moved to approve the 2018 Order to Maintain Sidewalk Special Assessment District #18 - Resolutions #1 and #2, which tentatively approves the improvements and the cost estimates of proposed improvements, and sets the date for a public hearing on August 21, 2018. Seconded by Trustee Opsommer.**

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

NAYS:  
Motion carried 7-0

D. Woodingham Lift Station – Sewer Contract Addendum

**Trustee Opsommer moved to authorize the Township Supervisor and Township Clerk to approve the Addendum to the Sewer Contract and Agreement of January 17, 1961 as Amended. Seconded by Treasurer Brixie.**

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

NAYS:  
Motion carried 7-0

E. Township Manager Employment Agreement Modification

**Trustee Opsommer moved to move to add the above language, authorizing the Township Manager to conduct up to three managerial searches per calendar year, to the Township Manager’s Employment Agreement under Section 3 B. Seconded by Trustee Jackson.**

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

NAYS:  
Motion carried 7-0

F. Police Chief Appointment

**Trustee Opsommer moved that the Board confirm the Township Manager’s recommendation to appoint Ken Plaga to the position of Meridian Township Police Chief effective July 23, 2018. Seconded by Trustee Sundland.**

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

NAYS:  
Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Commercial Planned Unit Development #18024 (Affinity 9 Investments – Panera)

Jeffrey W. Kyes of Kebs, Inc., on behalf of Affinity 9 Investments, LLC, has submitted a request to establish a commercial planned unit development (C-PUD) at 2080 Grand River Avenue. The redevelopment plans include the demolition of the existing Mongolian BBQ restaurant and the construction of a new approximately 4,534 square foot Panera restaurant

Board discussion:

- Township only requires 47 parking spots, current plan includes 52
- Contractor claims Panera Corporate requires 52 parking spots to allow development
- Location is larger due to drive-thru, outdoor seating, and modernization of facilities
- Existing Okemos Panera’s has less parking than what corporate supposedly demands, location is very successful with much less parking than what is proposed here
- Parking is moving away from the wetland, but also closer to wetlands in some areas
- Landscape plan shows trees & shrub buffer, all required internal planting met
- Board Member belief the development would be not be negatively impacted by meeting Township standards of reducing parking
- Parking lot does not currently connect to adjacent businesses, plans also will not connect
- Water run-off system helps protect the floodplain system
- Contractor belief reducing 5 parking spots would hardly increase permeable surface
- Reduction by 5 spaces would provide 2% added permeable surface, half the variance sought
- Removing 3 parking spots in the South East corner would be a compromise, and avoid a conflict point if parking lots become connected in the future

- Panera should be willing to adjust plans to meet standards, our community is desirable for business

**Consensus of the Board to bring this item back at the next meeting for action.**

B. Land Transfer for Farmers’ Market Relocation Plan

Director Maisner reported on the proposed moving of the Farmers Market and construction of new pavilion. A property swap with the Meridian Mall would allow for a pavilion to be built across from Central Park South.

Director Kieselbach explained the details of the land swap: 4 acre strip of land behind the Best Buy/Office Max building would be swapped for land near Studio C Cinema. This would also help address the Mall’s lack of adherence to the current impervious surface area – help to keep the Mall in balance with commercial PUD.

Board discussion:

- The Farmer’s Market is very popular, this change would allow easier access
- Concerns with the future of the Mall; moving Market to Mall parking lot would help vitality
- Concept currently maintains greenspace, uses existing parking
- Would trade up-land property with down-land property – Township benefits
- Movement towards a swap deal is indicative of the Mall being in favor of this trade
- Location across from Central Park South would provide opportunity to the connect the two
- Currently CPUD provides flexibility for the Mall
- Good concept that took consideration of all parties, would benefit all involved

**Consensus of the Board to this item back at the next meeting for action.**

C. Police Canine Unit Retirement Agreement

Police Chief Ken Plaga presented a plan to retire Meridian Township Police Canine Uby to the care and ownership of Office Erin Linn. Requesting to transfer ownership for one dollar.

**Trustee Jackson moved to Suspend the Rules and add this item as an action. Supported by Trustee Opsommer.**

VOICE VOTE: Motion carried 7-0

**Trustee Jackson moved to authorize the Police Department to retire Police Canine Uby to the canine handler Officer Linn for one dollar. Supported by Treasurer Brixie.**

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

NAYS:  
Motion carried 7-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:17 pm.

Supervisor Styka Closed Public Remarks at 8:17 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Styka reported:

- Requested a Study Session on Sept. 11<sup>th</sup> to discuss Downtown Development Authority and Downtown Okemos development.

16. ADJOURNMENT

**Trustee Deschaine moved to adjourn. Seconded by Trustee Jackson.**

Supervisor Styka adjourned the meeting at 8:18 pm.

17. POSTSCRIPT – Patricia Herring Jackson

---

RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

---

BRETT DREYFUS,  
TOWNSHIP CLERK