

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Township Hall Room  
TUESDAY, June 18, 2019 **6:00 pm.**

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

ABSENT:

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

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 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. Okemos High School State Shot Put Champion - Jasmine Clerkley

Supervisor Styka presented an award recognizing the achievements of Okemos High School Junior Jasmine Clerkley.

B. Recognition of Jane Rose, Executive Director of the Meridian Historical Village

Supervisor Styka presented an award of recognition commemorating Jane Rose for her many accomplishments, her retirement and long tenure with the Meridian Historical Village.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:09 pm.

Neil Bowbly, 6020 Beechwood, Haslett; announced the success of the Veenstra Memorial Fund and spoke in support of The Village of Okemos (Agenda Item 12A) and Commercial Planned Unit Development #19034 – Parks ( Agenda Item 12D).

David VandeHagen, 4789 Ardmore, Okemos; spoke in support of Agenda Item 12A.



9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

**Treasurer Deschaine moved to adopt the Consent Agenda as presented. Seconded by Trustee Jackson.**

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

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 Jackson.**

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

NAYS:

Motion carried 7-0

B. Approval of Minutes

(1) June 4 2019 Regular Meeting

**Treasurer Deschaine moved to approve and ratify the minutes of the Regular Meeting of June 4, 2019 as submitted. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

(2) June 11, 2019 Special Meeting

**Treasurer Deschaine moved to approve and ratify the minutes of the Special Meeting of June 1, 2019 as submitted. Seconded by Trustee Jackson.**

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

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 Jackson:**

<b>Common Cash</b>		\$	<b>181,998.10</b>
<b>Public Works</b>		\$	<b>548,013.73</b>
<b>Trust &amp; Agency</b>		\$	<b>7,375.28</b>
	<b>Total Checks</b>	\$	<b>737,387.11</b>
<b>Credit Card Transactions</b>		\$	<b>18,473.04</b>
May 30 to June 12			
	<b>Total Purchases</b>	\$	<b><u>755,860.15</u></b>
<b>ACH Payments</b>		\$	<b><u>733,999.78</u></b>

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

NAYS:

Motion carried 7-0

D. Ratification of New Police Officer

**Treasurer Deschaine moved to ratify the appointment of David Reinke 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 Jackson, Sundland, Opsommer, Wisinski,  
Treasurer Deschaine, Clerk Dreyfus, Supervisor Styka

NAYS:

Motion carried 7-0

E. Property Donation – Pinnavaia

**Treasurer Deschaine moved to accept a 2.1-acre donation of land from the Thomas and Marilyn Pinnavaia Trust Parcel Number 33-02-02-09-201-013 located in Sleepy Hollow Subdivision for park purposes; and authorize Township Manager, Frank Walsh to sign the closing documents on behalf of the Township. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

F. Fireworks Permit – Celebrate Meridian

**Treasurer Deschaine moved to approve the Fireworks Permit for the Meridian Township Celebrate Meridian event on Saturday, June 29, 2019, by pyrotechnic operator Night Magic Displays. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

G. Adopt Tax Collection Requests and Agreements for 2019

**Treasurer Deschaine moved that the Township Board approve the “2019 Tax Collection Requests and Agreements” for East Lansing, Okemos, Williamston, Haslett and Ingham Intermediate School Districts, Ingham County, CADL, CATA, CRAA and LCC. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

H. Polling Location Changes

**Treasurer Deschaine moved that the voting locations for Precinct 2 (Haslett Middle School) and Precinct 4 (Murphy Elementary School) shall be temporarily moved to the Precinct 3 location (Haslett High School) because of construction at both Precinct #2 and #4 polling locations. This change will be in effect for the August 6, 2019 election only. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE11. HEARINGS

## A. Mixed Use Planned Unit Development #19024 (Village of Okemos)

Director Buck introduced the Village of Okemos project and outlined the proposed development.

**Supervisor Styka opened the public hearing at 6:33 pm**

Director Keiselbach provided a presentation on the proposed Village of Okemos development.

Will Randle, True North, provided a presentation on the proposed development and explained site plan updates that had been submitted after the Planning Commission approval. Changes included 31 additional units (174 to 205), an increase in density from 43.6 to 51.4 dwelling units per acre, and a decrease in commercial space from 66,452 to 52,650 .

Greg Presley, Presley Architecture provided a presentation on the site plans and building elevations.

Ann Alchin, 5972 Cypress St., Haslett; spoke on the history of past use of TIF (Tax Increment Financing) funds for Downtown Okemos and believed taxpayer funds were not used appropriately, she disagreed with the use of public TIF funds for the proposed Village of Okemos project.

Jeanne Hendry 4674 Nakoma Dr., Okemos; believed five stories height for buildings was too high and out of proportion for that area of Okemos, efforts should be taken to reduce light pollution.

Kadri Wichman, 2236 Hamilton Rd., Okemos; asked about parking access and of any projected future developments.

Elliot Welch 2223 Hamilton Rd., Okemos; noted that Hamilton Road should not be classified as an arterial road and asked that more attention be paid on impacts of traffic on neighborhoods just west of the project. He noted utility and construction traffic should not be on Hamilton Road. He also suggested changes to the road and parking layout.

Marna Wilson 4545 Chippewa Dr., Okemos; spoke in support of the development project for its efforts in environmental remediation and the developer's transparency.

Vance Poquette, 2226 Kent St., Okemos; spoke in opposition of the development project due to possible increased traffic and excessive residential uses.

Barbara White, 2252 Hamilton Rd., Okemos; noted the perceived lack of interest from Baby Boomers with living in the Okemos Downtown Development Area.

Dillon Rush, Tri-County Development & Planning Manager, 1000 S. Washington Ave. Ste. 201, Lansing; spoke in support of the proposed development and noted the complexities and transformative nature of the project.

Lucy Maillette, 2418 Indian Hills Dr., Okemos; spoke in support of the proposed development and noted the transparency of the developers and the need to eliminate the blight in Downtown Okemos.

Scott Weaver, Douglas J Salon, 4663 Ardmore Ave, Okemos; spoke in support of the proposed development and noted the benefits of promoting a walkable community.

Neil Bowlby, 6020 Beechwood, Haslett; expressed concern with the increased units and higher density since Planning Commission did not approve this new plan with significant changes.

**Supervisor Styka closed the public hearing at 7:29 pm**

B. Commercial Planned Unit Development #19034 (Parks)

Director Kieselbach provided a presentation on the proposed Commercial Planned Unit Development at the Meridian Mall to accommodate the new Meridian Township Farmer’s Market.

Director Maisner provided an overview of the Meridian Township Farmer’s Market and explained the need for expansion.

**Supervisor Styka opened the public hearing at 7:35 pm**

**Supervisor Styka closed the public hearing at 7:36 pm**

C. Newton Road Sanitary Sewer Public Improvement SAD #54

Deputy Manager/ Director Perry provided a presentation on the proposed Newton Road Sanitary Sewer Special Assessment District.

**Supervisor Styka opened the public hearing at 7:37 pm**

**Supervisor Styka closed the public hearing at 7:38 pm**

12. ACTION ITEMS

A. Rezoning #19010 (Woda Cooper) – **Final Adoption**

**Trustee Opsommer moved to adopt the resolution for final adoption of Ordinance No. 2019-12 pursuant to Rezoning Petition #19010 to rezone 4.6 acres located at the east end of Sirhal Drive, west of Greencliff Drive from RX (One and Two Family Residential) to RC (Multiple Family, 14 dwelling units per acre) with conditions voluntarily offered by the applicant for publication and subsequent adoption. Seconded by Treasurer Deschaine.**

Board discussion: apartments as type of affordable housing, applicant protections from students renting apartments, proposal does not meet community need for affordable entry level housing for first-time homebuyers, current zoning for duplex and small homes is appropriate, Wardcliff neighborhood opposition to rezoning, development will provide apartments for young families, best proposal available, necessity for affordable housing, developer made accommodations based on stated concerns.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

B. Rezoning #19050 (Fedewa Builders) - **Introduction**

**Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #19050 to rezone 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential) with conditions voluntarily offered by the applicant for publication and subsequent adoption. Seconded by Trustee Wisinski.**

Board discussion: conditions provided, zoning density, appropriateness of duplexes, impact on traffic negligible, improve drain, some tree plantings offered conditionally.

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

NAYS:

Motion carried 7-0

~~C. Recreational Marijuana~~ **MOVED TO JULY 9 REGULAR MEETING**

D. Commercial Planned Unit Development #19034 (Parks)

**Treasurer Deschaine moved to adopt the resolution approving Commercial Planned Unit Development #19034 to establish Marketplace on the Green/Farmers' Market on an undeveloped parcel identified as Parcel Number 15-300-031 located on the south side of Central Park Drive, west of Marsh Road. Seconded by Clerk Dreyfus.**

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

NAYS:

Motion carried 7-0

E. Downtown Development Authority TIF (Tax Increment Financing) Application, Policies and Procedures

**Treasurer Deschaine moved to approve the Downtown Development Authority (DDA) Tax Increment Financing (TIF) Application, Policies and Procedures and allow them to be published on the Township Website and other venues for the development community to utilize. Seconded by Trustee Sundland.**

Board discussion: appropriate use of TIF funds, belief TIF policies inappropriately driven by specific large-scale Village of Okemos proposed project, TIFs can over-reach and ignore need for



human-size development, concern with DDA and Downtown Okemos developer using same consulting firm, pros and cons of using of gap funding for development projects, TIFs can be applied for by other applicants in the DDA, belief TIF was appropriately developed first, Township has discretion in application approval, application review process has priority rankings and fair for applicants, funding availability, TIF loan checks and balances.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

F. Newton Road Sanitary Sewer Public Improvement SAD #54 – Resolution #3

**Trustee Opsommer moved to approve Newton Road Public Sanitary Sewer Improvement Special Assessment District #54 Resolution #3, which approves the construction; and to defray the cost thereof by special assessment against the properties specially benefited thereby; approves the plans and estimate of cost in the amount of \$60,000; declares the petition sufficient; determines the special assessment district; and directs the Supervisor to make a special assessment roll and affix a certificate to the completed special assessment roll. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7-0

G. Tribute of Appreciation - Jane Rose

**Supervisor Styka moved to adopt the Tribute of Appreciation for Jane Rose. Seconded by Clerk Dreyfus**

VOICE VOTE: Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Mixed Use Planned Unit Development (Village of Okemos)

Board discussion: waiver requests, inclusion of on-street parking, project amenities, overlays, possible future developments, environmental contamination, possible clean-up costs for contaminant removal, discovery of third gas station site, contaminant disposal process, additional cost of finance, details of proposed MUPUD, extremely high imperviousness (97%) vs 70% ordinance requirement, Block 2 vapor barrier restricts perviousness, proposal under review is new and needs to go to Planning Commission, public benefit of environmental cleanup and cost of infrastructure redevelopment, 599 parking spaces required by ordinance - 504 proposed, need for increased density due to repurposing, no alterations to building elevations reduces need to refer to Planning Commission, belief that Board should not over-manage details, perception of area blight,

health effects of contamination, benefits to area businesses, light pollution concerns, façade and wall coverings, use of vinyl siding on back elevations to allow higher-quality on front elevations, traffic studies and road improvement developments, inclusion of left-turn lane from Okemos Road to Clinton Road, possibility of one-way traffic on Hamilton Road, use of Traffic Control Orders by Township Board, reduction in available commercial space, financing parameters impact on reducing commercial space, expected rent costs roughly \$2.20/sq. ft, use of TIF funding.

**Clerk Dreyfus moved to refer back to the Township Planning Commission for comments and recommendation on the changes that were presented to the Township Board at the June 18<sup>th</sup> Township Board Meeting and bring those recommendations back to the Township Board subsequent to the next Planning Commission meeting. Seconded by Trustee Jackson.**

Board discussion: Planning Commission (PC) has not seen this proposal, big changes in density from previous proposal, referral to PC would follow standard Township procedure, timeframe allows for PC review, no need for PC referral due to nature of changes, if PC is in full support they will recommend approval, PC already supports proposed development, Board member belief that he doesn't need PC review or recommendation for his vote on MUPUD, no need to go to PC because Township Board makes the final decision.

VOICE VOTE: Motion failed 2 (Dreyfus, Jackson) - 5

**Board consensus to place this item on for action at the next Board meeting.**

B. Special Use Permit #19051 (Village of Okemos)

Director Kieselbach provided an overview of the Village of Okemos Special Use Permit and explained changes to the plan provided by the applicants prior to the meeting.

**Board consensus to place this item on for action at the next Board meeting.**

C. Annual Review of Meridian Township Investment Policy

Treasurer Deschaine provided an overview of the current Meridian Township Investment Policy.

Board discussion: influence of State law on investments, investment avenues, importance of safety / liquidity / yield, higher interest rates leads to improved yields, no adjustments to previous adoption.

**Board consensus to place this item on for action at the next Board meeting.**

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:25 pm.

Supervisor Styka Closed Public Remarks at 9:26 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

**Trustee Opsommer moved to adjourn. Seconded by Trustee Wisinski.**

VOICE VOTE:                      Motion carried              7-0

**Supervisor Styka adjourned the meeting at 9:26 pm.**

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RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK