

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-APPROVED-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
THURSDAY, August 8, 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 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 6:00 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.

Supervisor Styka called for observing a moment of silence in recognition of the tragedies of violence in Dayton, Ohio and El Paso, Texas.

4. PRESENTATIONS - NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:02 pm.

Leonard Provencher, 5824 Buena Pwky., Haslett; addressed the Road Bond Millage (Non-Agenda Item).

Ann Alchin, 5972 Cypress St., Haslett; addressed the Road Bond Millage and concerns about campaign materials that had been circulated.

JK Mir, 4289 Shadow Ridge, Okemos; spoke in opposition to Rezoning #19060 (Bennett Road Holdings LLC) (Agenda Item 13A).

Joy Wahawisan, 4155 Benham Way, Okemos; spoke in opposition to Agenda Item 13A.

Larry McCurdy, 2710 Sophia Pkwy., Haslett; spoke in opposition to Agenda Item 13A.

Ashleigh New, 4129 Benca, Okemos; spoke in opposition to Agenda Item 13A and cited potential impacts on traffic and existing housing availability.

Jim Galligan, 4367 Aztec Way, Okemos; spoke in opposition to Agenda Item 13A.

Jane Casey, 2677 LaForet Cir., Okemos; spoke in opposition to Agenda Item 13A.

Craig Patterson, 518 Lakeside Dr., Mackinaw City; (Woda Cooper, Project Developer) spoke in support of Woodward Way Payment In Lieu Of Taxes Proposal (Agenda Item 13B).

Mauricio Pincheira, 4228 Rainforest Cir., Okemos; spoke in opposition to Agenda Item 13A.

Steve Casey, 2677 LaForet Cir., Okemos; spoke in opposition to Agenda Item 13A.

Jill Stephenson-McCole, 4107 W. Benham Way, Okemos; spoke in opposition to Agenda Item 13A and noted inconsistent surrounding zoning.

Dan McCole, 4107 W. Benham Way, Okemos; spoke in opposition to Agenda Item 13A.

Ting Shen, 2601 Sophiea Pkwy., Haslett; spoke in opposition to Agenda Item 13A.

Patrick Murphy, 2589 Sophiea Pkwy., Haslett; spoke in opposition to Agenda Item 13A.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Agenda Item 13A.

Angela Susarca, 4239 Rain Forest Cir., Okemos; spoke in opposition to Agenda Item 13A.

Deborah Gift, 2563 Sundance Ln., Okemos; spoke in opposition to Agenda Item 13A.

Chuck Maniaci, 2553 Sundance Ln., Okemos; spoke in opposition to Agenda Item 13A.

Jason Inman 4146 Benca Way, Okemos; spoke in opposition to Agenda Item 13A.

Supervisor Styka closed public remarks at 7:01 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported: Medical marihuana application process, Okemos Road Boardwalk, Township Budget Public Hearing on Sep 3, Marketplace on the Green construction, Road Bond Millage, National Night Out.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

A. Election Report – Clerk Dreyfus

- Street Bond proposal passed: 60% (4250) to 40% (2866).
- Redi Ride Millage proposal passed: 63% (4487) to 37% (2622).
- 23% (7134) total voter turnout.
- 58% (4167) of all votes were made via absentee ballot.
- Election certified by Board of Canvassers by Aug 8; fastest certification to date.

8. APPROVAL OF AGENDA

Trustee Jackson moved to approve the Agenda. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

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

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

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 Wisinski.

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

NAYS:

Motion carried 7-0

B. Approval of Minutes – July 23 2019 Regular Meeting

Treasurer Deschaine moved to approve and ratify the minutes of the Regular Meeting of July 23, 2019 as submitted. Seconded by Trustee Wisinski.

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

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 Wisinski:

Common Cash		\$	365,199.32
Public Works		\$	171,107.24
Trust & Agency		\$	1,209,461.52
	Total Checks	\$	1,745,768.08
Credit Card Transactions		\$	10,223.04
July 18 to Aug 1			
	Total Purchases	\$	<u>1,755,991.12</u>
ACH Payments		\$	<u>805,245.21</u>

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

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Mixed Use Planned Unit Development #19014 (Eyde)

Trustee Opsommer moved to adopt the resolution approving Mixed Use Planned Unit Development #19014 with conditions. Seconded by Treasurer Deschaine.

Board discussion: in-fill development, preservation of greenspace, gazebo diagram provided by applicant.

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

NAYS:

Motion carried 7-0

B. Special Use Permit #19091 (Eyde)

Treasurer Deschaine moved to adopt the resolution approving Special Use Permit #19091 with conditions. Seconded by Trustee Sundland.

Board discussion: required for building over 25,000 square feet.

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

NAYS:

Motion carried 7-0

C. Elevation Brownfield Plan Amendment

Trustee Opsommer moved to adopt the resolution approving the Elevation at Okemos Pointe Brownfield Plan Amendment in an amount not to exceed \$5,898,251 over a maximum of 18 years. Seconded by Trustee Sundland.

Dave Vanherrin, TriTerra, requested amendments to the motion and resolution be made that would remove the “over a maximum of 18 years” wording and replace it with “over a period estimated at 18 years.”

Board discussion: tax appeal effects on plan duration, other brownfield plans cap dollar amounts but not time, brownfields automatically capped at 30 years, disadvantage to applicant as time goes on, 5% interest rate built into plan, possibility of being less than 18 years.

VOICE VOTE ON

ORIGINAL MOTION: Motion failed 2 (Dreyfus, Jackson) - 5

Trustee Opsommer moved to amend the resolution to strike “not to exceed 18 years” within the first WHEARAS statement on Page 2 and insert “estimated at 18 years” and subsequently approve the resolution approving the Elevation at Okemos Pointe Brownfield Plan Amendment in an amount not to exceed \$5,898,251 over an estimated 18 years. Seconded by Trustee Sundland.

Board discussion: Concerns on financial impact on Township property tax revenues by extending Brownfield Plan to an estimated 18 years, question about using the word “estimated,” taxing jurisdictions get a 20% increase over current amounts and then 100% of new tax revenue when Plan ends, eliminating hard cap ensures developer gets investment their returned in changing market conditions.

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

NAYS:

Motion carried 7-0

D. Special Use Permit #19041 (Williams Volkswagen, Inc)

Trustee Jackson moved to adopt the resolution approving Special Use Permit #19041 with conditions. Seconded by Treasurer Deschaine.

Board discussion: Planning Commission recommendation of approval, addition of 15,000 sq. ft., increased imperviousness (not desirable), impervious percentage still under ordinance maximum.

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

NAYS:

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Rezoning #19060 (Bennett Road Holding LLC)

Bob Schroeder, President, Mayberry Homes, 1650 Kendale Blvd. Ste. 200, East Lansing; provided details on the proposed rezoning request and possible subsequent development.

Jeff Kyes, President, KEBS Inc., 2116 Haslett Rd., Haslett; provided information on the proposed development.

Board discussion: 132 units predicted in preliminary yield plan, wetland delineation and hold property plan, developer’s preference to use Planned Unit Development (PUD), previous mediation efforts, options for alleviating drainage issues, differences in proposal presented at Planning Commission, inflationary housing calculations, property has large wetlands, request should return to the Planning Commission with provided changes, yield plan lists potential number of units, need to change zoning as a PUD, potential buildout numbers, maximum of 143 units in traffic study, 92 units under current zoning, Greenspace Plan identifies fragile corridor on property, critical floodplain/wetlands corresponds with Greenspace Plan, developer should dialog with surrounding neighborhoods, possibility of mediation to address neighbors’ concerns, yield plan won’t be as complex as PUD plan.

Board consensus to have the Township Manager attempt mediation efforts between the developer and the neighborhood before the next Board meeting.

B. Woodward Way PILOT Proposal

Director Keiselbach explained the Payment In Lieu Of Taxes (PILOT) proposal submitted by the Wooda Cooper Company.

Board discussion: BOARD MEMBER STATED previous Grange Acres PILOT proposal denied by Township Board AND BELIEF THAT IT IS NOT FAIR TO OTHER PROPERTY OWNERS AND DEVELOPERS, ~~no Township obligation to help developers compete, developer can afford to pay property taxes as required, small payment by developer of housing project – instead of property taxes – not fair to other property owners and developers who pay taxes, company assertion~~ REPRESENTATIVE FROM WOODA COOPER STATED THE development won’t go forward without a PILOT DUE TO VERY COMPETITIVE MSHDA SCORING, ~~\$9,000 additional Municipal Services payment to Meridian Township, developer assertion that no recent developments succeeded without a PILOT,~~ board member STATED ~~belief~~ belief that payment instead of taxes results in net gain for the Township AND THE HOUSING HELPS MEET OUR DIVERSITY GOALS ~~and provides public service,~~ estimated \$90,000 in annual property taxes would be lost if PILOT implemented, 15 years of compliance required, taxes return to normal after PILOT expires, ~~belief that Township needs diverse housing,~~ belief that Future Land Use Map indicates need for affordable housing, STAFF NOTED THAT THE BOARD NEEDS to amend the Township PILOT AGREEMENTS.

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 8:52 pm.

Karen Grannemann, 2628 Creekstone Trl., Okemos; spoke in opposition to Agenda Item 13A.

Dan McCole, 4107 W. Benham Way, Okemos; spoke in opposition to Agenda Item 13A.

Carla Galligan, 4367 Aztec Way, Okemos; spoke in opposition to Agenda Item 13A.

Manoj Zutshi, 2559 Sophiea Pkwy., Okemos; spoke in opposition to Agenda Item 13A.

Ashleigh New, 4129 Benca, Okemos; spoke in opposition to Agenda Item 13A.

Deborah Gift, 2563 Sundance Ln., Okemos; spoke in opposition to Agenda Item 13A.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Agenda Item 13A.

Jim Galligan, 4367 Aztec Way, Okemos; spoke in opposition to Agenda Item 13A.

Supervisor Styka Closed Public Remarks at 9:08 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Treasurer Deschaine reported:

- Success of National Night Out and community participation.
- Thanks to resident's support of the Road Bond Proposal.
- Redi Ride Millage approval will help continue providing transportation support.

Supervisor Styka reported:

- Benefits of the passing of the Road Bond Proposal and Redi Ride Millage.

Clerk Dreyfus reported:

- Thanks to election staff and election inspectors for hard work, long hours, and helping make democracy function.

16. CLOSED SESSION – Review Confidential Written Legal Opinion

Treasurer Deschaine moved to take the meeting into closed session under Section 8 of the Open Meetings Act to consider confidential legal advice concerning pending litigation. Seconded by Trustee Jackson.

ROLL CALL VOTE:

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

NAYS:

Motion carried 7-0

Supervisor Styka moved the meeting into closed session at 9:18 pm.

Treasurer Deschaine moved to return the meeting to open session. Seconded by Trustee Wisinski

VOICE VOTE: Motion carried 7-0

Supervisor Styka moved the meeting back into open session at 9:57pm.

17. ADJOURNMENT

Trustee Sundland moved to adjourn. Seconded by Trustee Wisinski .

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 9:58 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK