



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD - SPECIAL JOINT MEETING
WITH THE PLANNING COMMISSION
July 24, 2017 6:00 P.M.



1. CALL MEETING TO ORDER†
2. ROLL CALL
3. APPROVAL OF AGENDA
4. BOARD DISCUSSION ITEMS
 - A. Draft 2017 Master Plan
5. COMMENTS FROM THE PUBLIC*
6. ADJOURNMENT

*All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.

†Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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To: Township Board and Planning Commission

From: Mark Kieselbach
Mark Kieselbach
Director of Community Planning and Development

Peter Menser
Peter Menser
Senior Planner

Date: July 20, 2017

Re: Draft Master Plan

The Township Board authorized distribution of the draft Master Plan to neighboring municipalities and public agencies for review and comment at its February 21, 2017 meeting. The 63-day review and comment period ended on May 5, 2017. Staff has updated the draft document by correcting grammar, typos, and formatting and by working with Communications Department staff to select and add photographs where appropriate. The only significant content change to the plan was an amendment to the urban service boundary map, which was approved by the Township Board at its June 6, 2017 meeting.

The Michigan Planning Enabling Act (Public Act 33 of 2008) dictates the procedure for adoption of a Master Plan. Now that the 63-day review period has passed, the next step is for the Planning Commission to hold a public hearing on the plan. If approved by the Planning Commission, the plan will be transmitted to the Township Board for consideration. If the Board proposes changes to the content of the plan (other than grammar, typographical, or formatting), it has to provide the Planning Commission with a statement of its concern(s), which the Planning Commission must consider and address. Each time the Planning Commission revises the plan in response to Township Board concerns a new public hearing must be held.

The goal of the special meeting/work session is to identify and address any concerns with the draft Master Plan prior to scheduling a public hearing. Doing so will prevent the need to hold multiple public hearings on the plan. The emphasis of the meeting will be on the content of the plan, as grammatical and formatting changes can be made without triggering additional public hearings.

Attachment

1. Letter from David Pierson dated July 13, 2017.

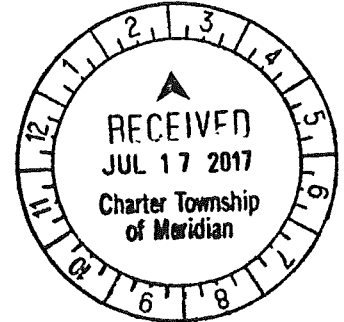
McCLELLAND & ANDERSON, L.L.P.
ATTORNEYS AT LAW

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BERNARDO A. BALLESTEROS

July 13, 2017



Meridian Township Board
5151 Marsh Road
Okemos, MI 48864-1198

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

I am writing again on behalf of the Eyde Company both to restate their strong opposition to the Urban Services District imposed in the current 2017 Master Plan draft and to object to the misleading manner in which it is presented. As drafted, the plan appears intended to ensure that the Township's promise to pay back the Eyde Company for sewer capacity built at the Township's behest will not be kept.

The largest investment that will be frustrated is the one made by the Township's taxpayers and property owners whose funds have been used to plan and pay for a sewer system designed and built to serve the entire Township. That system should remain open to the entire Township. The investment, over many years, was based on concerns for public health and the environment that are still valid. On-site wastewater treatment systems create both health and environmental issues.

The master plan future land use map as proposed by the Planning Commission is seriously misleading and also appears intended to frustrate the promise to pay back the Eyde Company for the investment it made in the Township sewer system. The plan includes a large map showing most of the eastern third of the Township outside the Urban Services District (USD). The text (page 35) explains that "the urban service boundary limits the extent of water and sewer service in the Township." In other places throughout the plan, the text states that no water and sewer service should be extended to locations outside the USD. Both the map and text clearly announce to anyone looking to develop, build, or move to that area of the Township that public sewer is not available. That is not true, as is only noted in the small print on page 36. The Township Board asked the Eyde Company to provide capacity to serve that area at its own expense and to be paid back over time. The

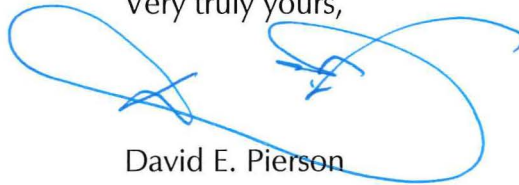
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Georgetown payback district covers almost all of the area on the north side of Grand River Avenue outside of the USD. In short, it is exempt from the limitation. By leaving the payback district off the map, however, the Township actively discourages any payment of the amount owed to the Eyde Company.

Even putting aside the policy reasons against the USD, the Township Board should not permit its use to violate the Township's promise to pay the debt it asked the Eyde Company to incur. Under the Michigan Planning Act, the Township Board can and should take action to review and revise those provisions in the Master Plan.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David E. Pierson", with a large, sweeping flourish extending to the right.

David E. Pierson

DEP/cko

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