

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY MAY 15, 2012 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
LeGoff, Ochberg, Veenstra (6:03 P.M.)  
ABSENT: None  
STAFF: Township Manager Gerald Richards, Director of Engineering & Public Works Ray  
Severy, Police Chief David Hall, Fire Chief Fred Cowper, Parks and Recreation Director  
LuAnn Maisner, Principal Planner Gail Oranchak

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.

Mike Unsworth, 5948 Village Drive, Haslett, spoke to the need for infrastructure for non-motorized transportation with increased development in the Hannah Farms area. He expressed concern there need to be pathways on both sides of Hannah Parkway, specifically where it intersects Hagadorn Road. He also expressed concern with wetlands in the area.

Phillip Lamoureux, Director, Student Greenhouse Project, Michigan State University Zoology Department, 337 Natural Science Building, East Lansing, displayed a photo of the project's Biodome and suggested consideration of it as a future amenity for the Eyde site. He indicated the Capstone site is on a nature throughway and has the ability to connect Meridian Township, East Lansing and MSU students.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, announced his candidacy for Meridian Township Trustee. He spoke to his desire for the current Board to make the Township Clerk and Treasurer positions part-time. Mr. Reddy suggested the Farmer's Market be an all-season market.

Bill Lee, President, Indian Lakes Homeowners Association, 4795 Arapaho Trail, Okemos, expressed concern with the cut and fill which will take place during construction of the proposed Phase II of the Lodges of East Lansing and the corresponding effect it will have on the Indiana Lakes subdivision. He requested a credible water impact study be completed prior to Board approval.

Bud Chapman, 4825 Mohican Lane, Okemos, expressed concern with water runoff from the proposed Phase II of the Lodges of East Lansing. He indicated wildlife is relocating as they are being pushed out of their natural habitat. Mr. Chapman encouraged Board members to make a visit to Indian Lakes II and III to view the amount of standing water.

Vance Kincaid, 4530 Nakoma Drive, Okemos, announced the Ingham County Sheriff's Department has developed a new program titled Deer Animal Recovery Team (D.A.R.T.), where the county will pick up dead deer by calling (517) 676-8220. He passed out information to the Board regarding the central fire station, indicating the Township currently owns numerous pieces of property within a one-mile radius of the existing station on which a new central fire station could be built.

Dr. Claire Berkman, 4780 Arapho Trail, Okemos, requested an engineering study be performed prior to construction of Phase II of the Lodges of East Lansing.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Board packet be distributed to the Board on Thursdays in order for it to be available to the public online on Fridays. He requested the Supervisor "be open" to ad hoc motions for the purpose of directing staff to comply with Board requests.

Carol Chapman, 4825 Mohican Lane, Okemos, expressed concern with the increase in Indian Lakes Subdivision's water table and with water retention in the Hannah Farms area. She believed this situation has had a negative effect on surrounding property values.

Joe Pavona, 4726 Arapaho Trail, Okemos, expressed concern with proposed MUPUD #12014 (Capstone). He requested assurance from the experts that additional development in this area will not negatively impact Indian Lakes Estates and its surrounding wetlands. Mr. Pavona noted the SUP and MUPUD needs to delineate components which restores the natural character of this property as shown in the original Master Plan.

Clyde Smith, 3235 S. Cambridge Road, Lansing, announced his candidacy for Ingham County Sheriff and unveiled his future plans for the department.

Linda Stover, 4835 Mohican Lane, Okemos, expressed concern with the effect continued development has relative to water in the Indian Lakes Subdivision.

Donelle Snyder, 4611 Sequoia Trail, Okemos, indicated the property she purchased in 2007 was reassessed in 2011 and determined to now be in the 100 year floodplain, which requires additional insurance.

Supervisor McGillicuddy read a letter from Ruth Koenig, 4733 Mohican Lane, Okemos, regarding Phase II of the Lodges of East Lansing.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Trustee Veenstra requested the Board packet be completed on Thursday and be available to the public online on Friday.

Clerk Helmbrecht reported on candidate filings for the Township Board and Park Commission. She indicated 26 residents filed for seven (7) Township Board seats and five (5) Park Commission seats. Clerk Helmbrecht announced that the names of candidates can be obtained from Ingham County's website, [www.ingham.org](http://www.ingham.org). She added the list is also available in the Township Clerk's office.

6. APPROVAL OF AGENDA

**Trustee Ochberg moved to approve the agenda amended as follows:**

- **Reletter Agenda Item #11E to Agenda Item #11A**
- **Reletter Agenda Item #11D to Agenda Item #11B**
- **Reletter the remaining Discussion Agenda Items accordingly**

**Seconded by Trustee LeGoff.**

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

**Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

1) Board Information (BI)

- BI-1 John P. Gardner, Government Affairs Manager, Comcast, Heartland Region, 1401 E. Miller Road, Lansing; RE: Digital Network Enhancement Expansion to Basic Service
- BI-2 Nancy Smith, 5166 Sapphire Circle, East Lansing; RE: Dog Park in Legg Park
- BI-3 Douglas Federau, 5370 Okemos Road, East Lansing; RE: Non-compliance with Building Ordinance
- BI-4 Jeff Rostoni, 5949 Edson Street, Haslett; RE: Remodel of the Blue Gill Grill
- BI-5 Holly Rosen, Director, MSU Safe Place, G-55 Wilson Hall, East Lansing; RE: Appreciation for HOM-TV's sponsorship of and contribution to the 18<sup>th</sup> annual Race for the Place 5K held April 15, 2012

(2) Staff Communications (SC)

- SC-1 Director Ray Severy; RE: 2012 Pavement Preservation Program Proposed Roads to be Resurfaced

**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 Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the May 1, 2012 Regular Meeting as submitted. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

C. Bills

**Treasurer Brixie moved that the Township Board approve the Manager's Bills as follows:**

Common Cash	\$ 322,459.82
Public Works	\$ 466,234.51
Total Checks	\$ 768,694.33
Credit Card Transactions	\$ 7,341.98
Total Purchases	<u>\$ 776,036.31</u>
ACH Payments	<u>\$ 520,297.63</u>

**Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg\*, Veenstra\*, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie

NAYS: None  
 Motion carried unanimously.

[Bill list in Official Minute Book]

[\*Board members who wished to have their objection recorded to payment of Bill #59:  
 LEAP, Inc. dues in the amount of \$15,000]

D. Budget Amendment - Meridian Monitor Additional Issues

**Treasurer Brixie moved approval of a budget amendment in the amount of \$9,660 to cover the additional cost of printing two issues of the Meridian Monitor. Seconded by Clerk Helmbrecht.**

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

NAYS: None  
 Motion carried unanimously.

E. Assessing Stipulations

**Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Diversified Glass Services in accordance with the revised assessed and taxable values stated as follows:**

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 393720  
 DIVERSIFIED GLASS SERVICES  
 PROPOSED STIPULATION FIGURES**

**Original Values**

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-22-327-011	1761 Grand River	2010	\$370,500	\$274,401

**Proposed Revised Values**

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-22-327-011	1761 Grand River	2010	\$253,000	\$253,000

**Seconded by Clerk Helmbrecht.**

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

NAYS: None  
 Motion carried unanimously.

**Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Carriage Hills Associates Limited Partnership in accordance with the revised assessed and taxable values stated as follows:**

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 417488  
 CARRIAGE HILLS ASSOCIATES LIMITED PARTNERSHIP  
 PROPOSED STIPULATION FIGURES**

**Original Values**

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-06-477-029	3050 Lake Lansing	2011	\$390,500	\$390,500
33-02-02-06-477-029	3050 Lake Lansing	2012	\$382,300	\$382,300
33-02-02-06-478-002	6075 Hagadorn	2011	\$734,600	\$723,217
33-02-02-06-478-002	6075 Hagadorn	2012	\$724,000	\$724,000
33-02-02-06-478-003	3030 Lake Lansing	2011	\$667,800	\$667,800
33-02-02-06-478-003	3030 Lake Lansing	2012	\$645,500	\$645,500

**Proposed Revised Values**

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-06-477-029	3050 Lake Lansing	2011	\$300,000	\$300,000
33-02-02-06-477-029	3050 Lake Lansing	2012	\$295,500	\$295,500
33-02-02-06-478-002	6075 Hagadorn	2011	\$450,000	\$450,000
33-02-02-06-478-002	6075 Hagadorn	2012	\$441,200	\$441,200
33-02-02-06-478-003	3030 Lake Lansing	2011	\$600,000	\$600,000
33-02-02-06-478-003	3030 Lake Lansing	2012	\$588,300	\$588,300

Seconded by Clerk Helmbrecht.

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

F. Outdoor Gathering Permits

- 1) Celebrate Downtown Okemos – Art Walk

**Treasurer Brixie moved approval of the Outdoor Assembly License for Meridian Township Downtown Development Authority’s “Celebrate Downtown Okemos-Art Walk” on June 7, 2012, as described in the memorandum dated May 11, 2012. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

- 2) 4<sup>th</sup> of July Fireworks

**Treasurer Brixie moved approval of the Outdoor Assembly License and the Permit for Fireworks Display by Night Magic, Inc., for the 4<sup>th</sup> of July Celebration on Wednesday, July 4, 2012 as described in the memorandum dated May 11, 2012. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

G. Boundary Correction - Legg Park (Puret)z)

**Treasurer Brixie moved to approve the sale of .51 acres of land (Parcel A) to correct the boundary in Legg Park to Les Puretz and Karen Mirras, 3901 Van Atta Road, Okemos, in the amount of \$11,600 and to comply with the directive of the National Park Service and**

**Michigan Department of Natural Resources to restrict the use of the proceeds to improvements to Legg Park. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

H. Appointments to the Lake Lansing Watershed Advisory Committee  
**Treasurer Brixie moved that the following property owners be appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2014: Timothy McCarthy, 6076 Columbia; Marvin Johansen, 6236 W. Reynolds; Steven Culling, 6193 Columbia. Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

- 8. QUESTIONS FOR THE ATTORNEY (None)
- 9. HEARINGS (None)
- 10. ACTIONS ITEMS/ENDS  
Supervisor McGillicuddy opened Public Remarks.

Carrie Hiser, 6020 Beechwood Drive, Okemos, expressed appreciation that amendments to the sewer ordinance were placed on tonight’s agenda. She expressed concern with a possible “loophole” in the proposed language.

Neil Bowlby, 6020 Beechwood Drive, Okemos, expressed concern with proposed language which requires hookup.

Supervisor McGillicuddy closed Public Remarks.

A. Noise Ordinance Amendments, **Final Adoption**  
**Trustee Veenstra moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN FINALLY ADOPTS Ordinance No. 2012-02, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 50, Article IV, Section 50-84, Unlawful Noise Prohibited, by amending Section 50-84(3) and Section 50-84(5).**

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is hereby directed to publish the Ordinance in the form in which it is finally adopted at least once prior to the next regular meeting of the Township Board.**

**Seconded by Supervisor McGillicuddy.**

Board members discussed the following:

- Amendment requires that animals which make frequent or continued annoying sounds will not disturb a person on their residential property
- Amendment requires all engines to have a muffler

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

B. Sewer Ordinance Amendment, **Introduction**

**Trustee Ochberg 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 introduces for publication and subsequent adoption Ordinance No. \_\_\_\_\_, entitled “Ordinance Amending the Code of Ordinances of the Charter Township of Meridian, Michigan, Chapter 78, by amending Section 78-152(c)(1).**

**BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board. Seconded by Trustee Veenstra.**

Board members and staff discussed the following:

- Inquiry if there are circumstances other than a health and safety scenario which would require immediate connection
- All new buildings must immediately connect to sewer
- Likelihood that single family would be the only category on a septic system
- Example of another situation would be if a home on septic sustains significant damage from a fire and must bring its systems up to code
- Section 78-152(b) is a prohibition if public sewer is available

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor  
McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
NAYS: None  
Motion carried unanimously.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened Public Remarks.

Phillip Lamoureux, Director, Student Greenhouse Project, Michigan State University Zoology Department, 337 Natural Science Building, East Lansing, showed several pictures of a biodome as a possible community amenity for the Capstone Development.

Supervisor McGillicuddy closed Public Remarks.

## A. Mixed Use Planned Unit Development #12014 (Capstone), Lodges of East Lansing Phase II, request for 153 multiple-family (student) apartments on approximately nine acres south of Hannah Boulevard

Mark Clouse, Chief Financial Officer and Legal Counsel, Eyde Co., 4660 S. Hagadorn Road, Suite 600, East Lansing, indicated he met with the Director of Public Works and Engineering regarding the Township’s pathway system and continued to express his desire to work with both the Township and Ingham County to encourage the pathway to traverse through the Hannah Farms site. He spoke of willingness to help make changes and corrections regarding water in the Indian Lake Estates area, even though those changes and corrections will not be on sites owned by the Eyde Company.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama, responded to concerns expressed by the Board at the last meeting. He noted the following:

- Capstone’s landscape architect identified three (3) trees on the periphery at the north end of the property which could be preserved through a slight redesign of that area
- Significant challenge in preserving trees internal to the property as they have a shallow root system and are dependent upon surrounding trees for individual survival
- Suggestion to allow the community to harvest and replant
- Willingness to have Board members meet with a landscape expert on site and to view the individual trees to fully understand the challenges associated with those trees

- Photometric studies will need to be conducted in order to have proper light dispersal using LED lights
- Determination that a 25% per person increase in bicycle parking for Phase II is sufficient
- Relative to the density issue, the proposed location is infill
- Primary characteristic of suburban sprawl is auto dependent, which this site is not
- This site places students closer to the university without impacting the neighborhoods
- Significant economic development impact; manpower and materials from the greater mid-Michigan area

Patrick Lindemann, Ingham County Drain Commissioner, 707 Buh Avenue, Mason, stated he met with the neighbors of Indian Lakes last weekend and walked the area. He noted the following:

- Wetland area is a mixed floodplain forest with large amount of diversity in habitat
- Wetland has a long history of a cycle of flooding and drying
- Wetland floodplain forests are difficult to find in urbanized areas
- Entire wetland complex has morphed over the last 10-15 years
- Powerpoint presentation covered several areas: neighborhood concerns, condition of the Red Cedar River, isolated flooding, Hannah Farms Drainage system and potential options
- There are 341 square miles of water traveling to the subject area
- The watershed which is being “dumped” into the subject area is 1,600 times greater than that of the Hannah Farms watershed
- County drains also converge at the same location (Mud Lake Outlet Drain, Indian Hills Drain, Indian Lakes Drain, Herron Creek Drain, etc.)
- Hannah Farms watershed is the smallest in size of those in the immediate area
- New Federal Emergency Management Agency (FEMA) floodplain data shows 1,700 properties in Ingham County have been newly brought into the floodplain
- Floodwaters under Sequoia Trail are from the river off the 341 square mile watershed and do not have an outlet
- Depressed land behind many of the homes in Indian Lakes has no outlet and is subject to surface water, rain, melting snow and high water tables
- Size of the trees growing in the water attest to the recent morphology of the system (10-15 years)
- Recent failures of healthy ash trees due to weight and lack of stability in the root structure
- Large diversity of trees, flora and fauna within this system are experiencing extreme stress
- Shallowness of the root systems indicate a wet soil base
- If resolution is not achieved soon, it will change the ecosystem
- Area must be modeled in order to obtain accurate information on where the floodplains and floodways are located
- Need for a better understanding of the characteristics of the Red Cedar River and its tributaries
- Action must be taken regarding the backwater and the three (3) logjams
- Most easterly logjam is the largest and will be removed by the ICDC
- ICDC to meet with the Michigan Department of Environmental Quality (MDEQ) to obtain permits to remove the remaining two logjams
- Commitment by the ICDC to remove the most easterly logjam this summer
- Once logjams are removed, there will be a significant positive change to the area
- View of each logjam as steps on a ladder
- Each logjam has created backup and compounded one another
- Hannah Farms Drain created in 1985
- Erosion took place in the northern part of the drain over time
- The volume of water coming from the Hannah Farms Drain is not the major source of the problem in the Indian Lakes subdivision
- During construction of Phase 1, the ICDC went to MDEQ and requested the outlet to the river be enlarged and improved, and the MDEQ “forced” the ICDC to close the outlet and create another outlet to the south discharging water through an 8” orifice to the wetlands in question
- 8” outlet is problematic as it can become easily plugged without an outlet to the north and cause erosion problems both upstream and downstream
- Controlled positive outlet to the north will take the “burden” from the flooded area and put it directly into the river downstream, reducing the amount of floodwater into the system



- ICDC intent to properly construct the breach in the original dam built in 1985 so that it is more secure
- ICDC plan to reopen an outlet which went directly into the river from the Hannah Farms Drain
- The watershed will then collect the water which will be held in an “inline” detention, allow the sediments to fall out of the water and be cleaned through time delay prior to traveling into the river
- ICDC intent to convince the MDEQ that the 8” outlet must be removed
- Improvements to Mount Hope Road did not create this problem
- Hannah Farms Drain was designed to be able to accommodate the volume of runoff of Phases 1 and 2 of the Lodges of East Lansing
- Indication by the Eyde Co. that it will cooperate to solve the water problem in the area
- ICDC recommendation for a study of the entire system, monitored over one or two springs
- Future development on Hannah Farms must stay within the Hannah Farms Drain, be managed within the Hannah Farms Drain drainage district and have a proper outlet directly into the river
- ICDC will create a management plan
- Need for development of good maintenance practices for awareness by each homeowner in the area

Board members, ICDC and the applicant discussed the following:

- The Eyde Co. and the applicant (Capstone) will contribute to the cost of the logjam removal
- The cost will be charged to at least six (6) drainage districts (Indian Lake Estates, Indian Hills, Mud Lake Outlet Drain, Herron Creek Drain, Hannah Farms Drain, Raby Drain)
- PA 40 of the Drain Code allows the ICDC to remove obstructions, citing the section for the protection of public health, safety and welfare
- Removal of the easterly logjam will require the use of specialized winches and heavy equipment
- Easement by the Eyde Co. for the ICDC to use an established path for minimal impact to the floodplain forest
- Material will be removed out of the floodplain
- Project scope requires it to be bid out to contractors with sufficient sized equipment
- Financing mechanism to be used will be the same as for periodic maintenance to the existing districts
- Human activities taking place in the watershed over the last 50-100 years have created impervious surface upstream and caused the logjams
- Within the 341 square mile watershed, the percentage of impervious surface, the water budget and bank erosion has changed dramatically
- Rivers are living organisms which constantly change
- Key is to not influence those factors which change it so rapidly
- Land use planning, wise site plan design and low impact design accomplish peak discharge reductions
- New paradigm in water management is source control
- 236 municipal storm drains, private drains, farm tiles and failed septic systems “dump” into the Red Cedar system upstream of East Lansing
- Life of a concrete pipe is 60-80 years while the vast percentage of infrastructure is over 100 years old
- Purpose of the MUPUD ordinance provides flexibility for creative development while preserving ecosystems and natural resources on a site
- Clear cutting of 997 trees does not preserve nature
- Must have a balance between creative design flexibility and serving the public interest
- Impact this project will have on fire and paramedic services in this area
- This area will become the major growth center for the Township over the next several years
- High water problems next to Indian Lake Estates must be solved
- Logjams contribute to the high water table in the Indian Lakes area
- Reconnection of the Hannah Drain to the Red Cedar River is essential
- Proposal for Phase II needs to be scaled back
- Need for a pathway connection to the east
- More bicycle parking on site
- Preference for bicycle lanes on Hannah Boulevard, Eyde Parkway and Esoteric Way

- Concern that there will be building in the floodplain
- Appreciation that the ICDC has committed to remove the logjams
- No building is proposed within the 100 year floodplain
- Impact on the ecosystem is only in very small portion due to the Hannah Farms Drain
- ICDC will remove logjams regardless of whether this MUPUD is approved or not
- Appropriateness of Board conditions relative to the logjams as they are off-site
- Board member display on the overhead projector of a MUPUD in Atlanta, Georgia titled Atlantic Station and one in Norfolk, Virginia
- Board member reading of Wikipedia's definition of a mixed use development
- Applicant took existing zoning uses and combined them into the project in order to get the MUPUD designation
- Most MUPUD across the United States start with problem areas which need redevelopment and involve a public/private partnership mix with creative financing to bring it through to fruition
- Amenities within the MUPUD allow the safeguards in the Township's residential code to be circumvented
- Concern community amenities are non-existent in this project
- Meridian Township's Greenspace Plan was created with a specific design in mind
- Priority conservation corridor is an interconnected network of existing open space which, if managed properly, will provide habitat that supports wildlife, protects the air and water quality of the Township and contributes to the quality of life for Township residents
- Land ownership of the corridor plays a large role in determining conservation methods to preserve the corridor
- New development projects must be designed to preserve the integrity of the priority conservation corridor by clustering development and designating the corridor as community open space or deed restricted private property
- Lack of greenspace on the site
- Project is within the 100 year floodplain
- Direct correlation between density, the size of the project, the scope of the project and the resulting impact on water movement and water retention
- Smaller project will result in fewer parking spaces and less impervious surface
- Project does not represent a diverse population in Meridian Township
- Students are well integrated into the community and "invisible"
- Concern with moving backwards by creating a segregated population in this area with a high density student apartment complex
- Decrease in Meridian Township's population
- The Township's population balance will be skewed by a 6% increase in students between the ages of 18-22
- Board member concern that the developer specifically chose the name of this project, the Lodges of East Lansing, because it has no connection to Meridian Township
- Concern that the Township is engaging in addictive behavior where development projects are concerned
- Concern the Township has short and long term amnesia regarding consequences of previous decisions
- Name of the project, Lodges of East Lansing, was picked by the applicant because its zip code is in East Lansing
- Board member preference for the ICDC to first use his experience to thoroughly examine the water issue and provide data to the Board for its fact finding
- While the proposed development is centrally located next to MSU and at the edge of Meridian Township, it is in the middle of a pristine priority conservation corridor next to the Red Cedar River
- Board member belief the proposed location is not the right place to create a mixed use development

- Preliminary estimate by the Managing Director of the Ingham County Road Commission that the development will raise the amount of traffic in that intersection to 20,000 trips per day
- Belief that the intersection cannot “handle” that volume of traffic
- Preference for a natural pedestrian connection to Dawn Avenue
- Concern that a grocery store is not included in the proposal
- Concern with the saturation point of apartments in the community
- Board has yet to define the term “unit”
- Preference to reduce both the density and parking in half
- Community amenities v. student amenities
- Request for total acreage of greenspace on the 81 acre site
- Reminder that no floodplain or wetlands are being filled for any portion of this project
- Wetland mitigation site is approximately one acre
- Greenspace can be used for multiple purposes

**The consensus of the Board was to place this item on for action at the June 5, 2012 Board meeting.**

[Supervisor McGillicuddy recessed the meeting at 9:19 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 9:30 P.M.]

- B. Hannah Farms Mixed Use Planned Unit Development Concept Plan  
Principal Planner Oranchak summarized the concept plan as outlined in staff memorandum dated May 10, 2012.

Mark Clouse, Chief Financial Officer and Eyde Co., 4660 S. Hagadorn Road, Suite 660, East Lansing, noted the plan presented to the Board is conceptual at this point. He gave an overview of the plan.

John Acken, Capstone Collegiate Communities, spoke to this phase of the mixed used plan in relation to Phases 1 and 2. He noted it is not necessary for each building to have commercial on the first floor in order to have a thriving mixed use community, and offered additional photos of Atlantic Station. Mr. Acken believed the whole point of this MUPUD is to fulfill the vision of the Board for high density which began in 2007. He indicated the periphery must be built before the core, stating that in this economy, the student housing market is driving development. Mr. Acken believed the concept plan attempts to achieve the density approved by the Board in the original MUPUD. He noted the street network (“bones”) is the heart of any development for connectivity and the internal drive allows for phasing through creation of four (4) distinct blocks. Mr. Acken outlined the concept plan in detail.

Board members and the applicant discussed the following:

- Project needs to balance preservation of natural resources with service to the community
- Difference between this project and Atlantic Station is that there are diverse homeowners who surround Atlantic Station and it is an urban area which was already paved
- MUPUD meant to revitalize existing areas, not use natural land
- Diversity of residents in the surrounding area “go after” the retail, the amenities and being part of the overall community
- Number of units approved by the Board for the Hannah Farms MUPUD was an upper limit, not a requirement
- Preference for three (3) story buildings, not five (5) stories as shown in the concept plan
- Phase 3 needs to be scaled back, as it is too dense
- Suggestion to soften the landscape by incorporating green roofs on the top of the five (5) story parking garages
- Michigan State University (MSU) has been tearing down a number of student apartments while accepting larger numbers of students
- Lansing Community College’s East Lansing campus is located next to the site
- Large development on Abbott Road shows that MSU students prefer to live close to MSU

- Proposed location provides housing opportunities close to MSU
- Sound planning principle to provide housing for people near their destinations
- Welcoming students into the community may well lead to their choice to remain
- MSU is an important economic driver for the entire region
- MSU is a fundamental reason why residents live in Meridian Township
- Community demographics are aging and the Township needs younger members
- MSU has an obligation to house some of the students and not place the total burden on surrounding communities
- Many universities hire developers to build student housing complexes on campus
- Concept plan is too dense and too “citified”
- Concern with the need for another hotel in the area
- Concern with the height of the buildings
- Suggestion for placement of small bungalow homes towards the periphery on the end for active retirees
- Existing commercial within the Township that is vacant
- Board member belief that building more commercial is stealing customers from existing businesses within the region
- Reminder that Cherry Lane was faculty housing prior to being torn down

**Without objection, Supervisor McGillicuddy rearranged the agendas follows:**

- **Reletter Agenda Item #11D to Agenda Item #11C**
- **Reletter Agenda Item #11C to Agenda Item #11D**

C. Red Cedar Preserve

Director Severy summarized the Red Cedar Preserve erosion concerns as outlined in staff memorandum dated May 11, 2012.

Board members, ICDC and staff discussed the following:

- Developer needs to obtain a permit to hold back some water in the wetlands
- Preference for work to be completed this year to halt erosion
- Township sending out requests for proposal allows for different concepts
- Preference for the ICDC to correct the problem and charge the developer
- Track record of the ICDC relative to creating drainage districts
- Concern with the length of time it will take to correct the problem if the Township lets the project out for bid
- Concern with the amount of money spent on legal fees in this matter

**Trustee Veenstra moved to grant the necessary easement to the Drain Commissioner. Seconded by Trustee Ochberg.**

Continued Board members, ICDC and staff discussion:

- Agreement has been written and all signatures obtained except for the ICDC
- Advice by legal counsel that the Township has the option to perform the engineering and the actual work
- Suggestion for the Land Preservation Board to look at the sensitivity of the land and offer comments on the various designs
- Potential for the Township Board to be reimbursed for the work as part of a flowage easement
- ICDC desire to have an easement to the river
- Flowage easement is by right
- MDEQ determination that the water flowing across Township property are waters of the state as defined in state law
- ICDC belief that even with a flowage easement, there still is not an assessable district
- Easement would be given to the current drainage district
- Drain Commissioner has the ability to create a drainage district for Ember Oaks and the Township would not be assessed
- ICDC has not signed the easement agreement as he is not willing to live with the language as approved by the Park Commission and Land Preservation Advisory Board

- ICDC belief the easement agreement is skewed and does not meet the context of PA 40 in which the Drain Commissioner can fix it and levy assessments on other property owners

**The seconder offered the following friendly amendment:**

- **Insert “which conforms with Public Act 40” after “Commissioner”**

**The amendment was accepted by the maker of the motion.**

Continued Board member discussion:

- Board protocol that a discussion item is moved to an action at the next meeting to allow public input
- Request for the Board to be provided with the wording of the Drain Commissioner’s desired easement for the June 5, 2012 Board meeting

**Supervisor McGillicuddy moved that this issue be tabled until the first meeting in June. Seconded by Trustee Ochberg.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

**D. Amendments to the Code of Ordinances – Chapters 50, 74, and Minor in Possession Diversion Program**

Township Manager Richards summarized amendments as outlined in staff memorandum dated May 11, 2012.

Board members discussed the following:

- Support for the Township to perform the work and bring the resulting revenues into the Township
- Amendments mirror the City of East Lansing’s ordinance
- Support for the Township to conduct a diversion program for minors in possession
- Support for Township enforcement of the high blood alcohol content (BAC) provision
- Support for ordinance amendment to follow court ruling for breathalyzer tests
- Prosecutions which would result in jail term for minors in possession should not be handled by contracted staff attorneys

**The consensus of the Board was to place this item on for action at the June 5, 2012 Board meeting.**

**E. Request for Tax Exemption - Grange Acres**

The applicant stated Phases I, III and IV were developed under the Section 202 Program, where the property is tax exempt but the state reimburses the municipality. He indicated Phase II was developed when the Section 202 Program was not available and subsequently did not receive any tax relief. He added Phase II is occupied by low income seniors who pay 30% of their income for rent. The applicant indicated the project is in dire need of rehabilitation and he is attempting to go back through Housing and Urban Development (HUD) to get refinancing in place for tax relief. He requested the Board consider this project for tax abatement under the Michigan State Housing and Development Authority (MSHDA) Act and the project would pay a Payment in Lieu of Taxes (PILOT) at 5% of the revenues generated by the rents, approximately \$27,000.

Board members and the applicant discussed the following:

- Phase II does not currently have a covenant which restricts use to the elderly
- Enter into use agreement with either HUD or the Township to impose that restriction
- Board member belief the Township has an obligation to encourage low income housing as part of the housing mix within the Township

- Need for a compelling reason as to why Phase II should be granted a tax exemption
- Without the PILOT, none of the internal improvements which will transpire in the other three (3) phases will be afforded
- Township attorney unclear if this request meets the requirements as laid out by Section 66-28 (2) of the Township's Code of Ordinance
- Preference for an attorney's opinion on this request prior to Board approval or denial
- Inquiry to the attorney if there are other options for the Board to achieve the desired result
- Consideration by the applicant of possible replacement of the oldest section of Grange Acres
- Applicant's belief the units need an upgrade, not replacement
- Narrow definition in Section 66-28 (2) was originally passed in the context of a new construction project which needed tax abatement
- If it was the Board's intent not to have Section 66-28(2) apply to renovation, then the applicant will request an amendment to allow for renovation
- \$74,027 annual tax break will support the loan to be insured by HUD
- Grange Acres will continue to be owned by a non-profit housing corporation

**It was the consensus of the Board to delay action on this item until questions posed by the Board can be answered by the Township Attorney.**

#### 12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Greg Hammond, 6275 Royal Oak, Haslett, believed the location of the Capstone Development would serve the community well as it is near MSU and in close proximity to where the students need to be. He spoke to past Board discussion where it has negatively deliberated on multiple development projects. Mr. Hammond noted that for the most part, those projects were still built, but in the City of East Lansing through the annexation process. He believes the Board has an obligation to work with developers for the betterment of the community. Mr. Hammond announced his candidacy for Township Clerk.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke to the mixed use planned unit development ordinance as too permissive. He expressed concern with the possibility of the land for the Capstone Development being annexed to the City of East Lansing if the Board is not more forward thinking. Mr. Kincaid addressed the authority of the ICDC under state law and has yet to be convinced that the central fire station cannot be adequately redesigned on the current property. He indicated there are at least 12 Township owned properties within a two-mile diameter of the current central fire station suitable for a new fire station.

Supervisor McGillicuddy closed Public Remarks.

#### 13. FINAL BOARD MEMBER COMMENT

Clerk Helmbrecht reminded Board members that the Red Cedar Preserve is Township property they are attempting to protect. She added that if the ICDC was willing to work with the Township, the easement agreement would have been signed four (4) years ago. Clerk Helmbrecht noted that just because the ICDC brings forth an easement, it does not mean the easement is acceptable to the Board.

Trustee LeGoff reminded Board members that Burcham Hills was annexed into the City of East Lansing for development.

Trustee Ochberg expressed concern with division between municipalities and suggested the Board continue to work regionally for solutions. She believed the City of East Lansing could handle the "problems" incurred with the Capstone Development if the land was annexed.

#### 14. POSSIBLE CLOSED SESSION

**Treasurer Brixie moved that the Township Board go into a closed session to consider the purchase of real property. Seconded by Trustee Ochberg.**

Board members discussed the following:

- Township currently owns property on which the new central fire station could be built

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Supervisor  
 McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried unanimously.

Supervisor McGillicuddy recessed the meeting at 11:30 P.M.

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

**Trustee Dreyfus moved to return to open session. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Veenstra, Supervisor McGillicuddy, Clerk  
 Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried 6-0.

Supervisor McGillicuddy reconvened the meeting at 11:55 P.M

15. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 11:56 P.M.

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SUSAN MCGILLICUDDY  
 TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT, CMC  
 TOWNSHIP CLERK

Sandra K. Otto, Secretary