

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, APRIL 6, 2010 **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus,  
LeGoff, Veenstra  
ABSENT: Trustee Ochberg  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, EMS/Fire Chief Fred Cowper, Assistant Manager/ Human Resources  
Director Paul Brake

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.

Michael Leon, 4890 Chipping Camden Lane, Okemos, requested the Board initiate an ordinance change to the lower residential densities in the Township. He believed there was a "loophole" in the Township's code of ordinances which allows assisted living/skilled care facilities in rural residential districts.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor McGillicuddy reported her attendance and a good public turnout at the Meridian Area Business Association Expo on March 20<sup>th</sup>. She announced that she hosted a meeting with the business community on March 28<sup>th</sup> regarding the Capital Area Transportation Authority (CATA) project on the future of transportation in the region. She reported her attendance at the Lansing Chamber of Commerce dinner and roundtable discussion on the fourth Wednesday of each month.

Treasurer Brixie reported her attendance at the bimonthly Groundwater Management Board Meeting. She indicated the state is not currently providing funds necessary to receive federal match monies used to train and certify staff at the East Lansing Meridian Water and Sewer Authority (ELMWSA) or funds used to maintain clean water. Treasurer Brixie noted the state is considering relinquishing primary responsibility for the state's drinking water back to the Environmental Protection Agency (EPA). She expressed concern as the state has stricter standards on drinking water than the federal government. Treasurer Brixie noted she will be bringing a resolution to the Board which asks the legislature to continue funding for the federal match on these issues.

Clerk Helmbrecht announced absentee ballots for the May 4<sup>th</sup> Haslett School Election will be mailed tomorrow. She noted absentee ballots will continue to be available at the Clerk's office through Saturday, May 1<sup>st</sup>.

Trustee Veenstra reported his attendance at the March 24, 2010 Finance Committee meeting and regular meeting of the Tri-County Regional Planning Commission. He noted members adopted a

preliminary budget commencing October 1, 2010 which did not contain funds for the wellhead protection program. Trustee Veenstra indicated he offered a motion at the meeting to send a letter from Tri-County Regional Planning Commission to the legislature and the state department requesting matching funds to the federal monies be provided to preserve the program. He indicated the same situation exists for state matching monies for federal transportation funds, and believed the solution was to increase the fuel tax. He addressed an article in the most recent edition of the *City Pulse* regarding the need for a regional public access studio. Trustee Veenstra also requested staff investigate allegations contained in an anonymous letter sent to the Board regarding Arialink's unauthorized operation in Meridian Township.

6. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda amended as follows:**

- **Add Public Comment prior to Agenda Item #12A.**

**Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

**Treasurer Brixie moved to adopt the Consent Agenda amended as follows:**

- **Move Agenda Item #7E to Agenda Item #10F**

**Seconded by Clerk Helmbrecht.**

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

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follows:

A. Communications

(1). Board Determination (BD)

BD10E-1 Louis Shelburg, 2825 Roseland, East Lansing; RE: Suggestions related to the lawn fertilizer ordinance

(2). Board Information (BI)

BI-1 Carl Levin, United States Senate, Russell Senate Office Building, Washington, DC; RE: Congratulatory letter to the Meridian Township Fire Department on the approval of its \$165,339 grant from the US Federal Emergency Management Agency for the Assistance to Firefighters Grant program

BI-2 Paulette and Don Hodney, 3621 Breezy Point, Okemos; RE: Lowering of the speed limit to 45 mph on Jolly Road between Okemos Road and Hulett Road

BI-3 Monica Chester, 383 Shoemsmith Road, Haslett; RE: Permission to keep chickens on residential property

BI-4 Judy and Paul Kindel, 2915 Margate Lane, East Lansing; RE: Support for an alternate site to the proposed dog park in Legg Park

BI-5 Trustee Ochberg; Support for the Commercial Planned Unit Development Ordinance with proposed amendments

(3). Staff Communications (SC)

SC-1 Memorandum from Cindy Cummings, Police Records Supervisor; RE: Current list of licensed vendors and non-licensed persons or nonprofit organizations engaged in soliciting or canvassing dated March 30, 2010

SC-2 Letter from Township Manager Richards; RE: Response to Bill Conklin, Managing Director, Ingham County Road Commission, regarding supporting information for lowering the speed limit on Jolly Road between Hagadorn and Okemos Roads

(4). On File in the Clerk's Office (OF)

OF-1 Capital Area Transportation Authority (CATA) 2009 Annual Report

**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, Veenstra, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: None  
 Motion carried 6-0.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the March 16, 2010 Regular Meeting as submitted/amended. Seconded by Clerk Helmbrecht.**

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

C. Bills

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

Common Cash	\$1,582,288.30
Public Works	\$ 56,166.23
Total Checks	\$1,638,454.53
Credit Card Transactions	\$ 11,323.49
Total Purchases	<u>\$1,649,778.02</u>
ACH Payments	<u>\$ 819,564.06</u>

**Seconded by Clerk Helmbrecht.**

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

[Bill list in Official Minute Book]

D. Assessing Stipulation

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #33-02-02-10-101-001):**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0366914	5984 Bois Ile, Haslett
<u>Assessment</u>	2009 AV/TV	\$629,200/629,200
<u>Proposed Assessment</u>	2009 AV/TV	\$550,000/550,000

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #33-02-02-10-101-002):**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0366914	5984 Bois Ile, Haslett
<u>Assessment</u>	2009 AV/TV	\$874,000/874,000
<u>Proposed Assessment</u>	2009 AV/TV	\$760,000/760,000

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #33-02-02-10-101-003):**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0366914	5984 Bois Ile, Haslett
<u>Assessment</u>	2009 AV/TV	\$150,700/150,700
<u>Proposed Assessment</u>	2009 AV/TV	\$131,000/131,000

**Seconded by Clerk Helmbrecht.**

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

**Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #33-02-02-10-101-005):**

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2009	0366914	5984 Bois Ile, Haslett

<u>Assessment</u>	2009	AV/TV	\$149,300/149,300
<u>Proposed Assessment</u>	2009	AV/TV	\$123,000/123,000

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #3-02-02-10-103-001):

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>	
2009	0366914	5984 Bois Ile, Haslett	
<u>Assessment</u>	2009	AV/TV	\$1,105,100/1,105,100
<u>Proposed Assessment</u>	2009	AV/TV	\$961,500/961,500

Seconded by Clerk Helmbrecht.

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

Treasurer Brixie moved that the Township Assessor be authorized to sign a stipulation with Lakeview in Haslett LLC, on the following property (Parcel #33-02-02-10-103-007):

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>	
2009	0366914	5984 Bois Ile, Haslett	
<u>Assessment</u>	2009	AV/TV	\$542,500/542,500
<u>Proposed Assessment</u>	2009	AV/TV	\$474,500/474,500

Seconded by Clerk Helmbrecht.

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

- F. Resolution to Create Receiving Team for 2010 Elections  
**Treasurer Brixie moved [and read into the record] NOW, THEREFORE BE IT RESOLVED, the Township Board of the Charter Township of Meridian hereby authorizes the appointment of Receiving Boards for each election conducted in the Township beginning May 1, 2010 through May 1, 2011. Seconded by Clerk Helmbrecht.**

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

G. Resolution to Open New Bank Accounts

**Treasurer Brixie moved to adopt the resolution entitled “Authority to Open an Account” at Lake Trust Credit Union (formerly Nu Union Credit Union), Pershing, LLC and First Clearing, LLC. Seconded by Clerk Helmbrecht.**

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

H. 2010 Order to Maintain Sidewalks, **Resolution #1 and Resolution #2**, Set Public Hearing Date (May 6, 2010)

**Treasurer Brixie moved to approve 2010 Order to Maintain Sidewalk Special Assessment District #11 – Resolutions # 1 and #2, which tentatively approves the improvements and cost estimates of proposed improvements, and sets the date for a public hearing on May 4, 2010. Seconded by Clerk Helmbrecht.**

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

8. QUESTIONS FOR THE ATTORNEY

9. HEARINGS

Supervisor McGillicuddy opened the public hearing at 6:19 P.M.

- A. Zoning Amendment #09070 (Township Board), a request to add Section 86-443 Wind Energy Overlay District and amend other applicable sections of the Code of Ordinances to establish regulations pertaining to wind energy systems

Director of Community Planning and Development Mark Kieselbach introduced the zoning amendment as outlined in staff memorandum dated April 2, 2010.

Supervisor McGillicuddy closed the public hearing at 6:22 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

- A. 1<sup>st</sup> Quarter Budget Amendments

**Treasurer Brixie moved that the Township Board approve the 2010 amended budget as reflected on Page 2 of the memorandum to the Township Board from the Finance Director dated April 2, 2010. Seconded by Clerk Helmbrecht.**

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

- B. Amendments to the IAFF Labor Agreement

**Clerk Helmbrecht moved approval of the amendments to the Collective Bargaining Agreement for 2009-2010 as tentatively agreed to and approved by the International**

**Association of Fire Fighters as described in the April 1, 2010 staff memorandum and authorize the Supervisor and Clerk to sign the same. Seconded by Treasurer Brixie.**

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

C. Staffing for Enforcing Civil Infractions Ordinance, **Final Adoption**

**Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No 2010-06, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by amending Chapter 2, Article V, Municipal Civil Infractions, Section 2-106.”**

**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 finally adopted at least once prior to the next regular meeting of the Township Board.**

**Seconded by Clerk Helmbrecht.**

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

D. Lengthening of Time for Approved Variances

**Trustee Veenstra moved that the Township Board initiates a zoning amendment to Section 86-223 of the Code of Ordinances to extend the approval period for a variance from 18 months to 24 months and refers the amendment to the Planning Commission for a public hearing and recommendation. Seconded by Treasurer Brixie.**

Board members discussed the following:

- One Board member became aware of this issue while listening to an applicant during a Zoning Board of Appeals Meeting

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

E. Lawn Fertilizer Ordinance, **Introduction**

**Trustee Veenstra moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. \_\_\_\_\_, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by Amending Chapter 82, to Add Article III, Lawn Fertilizer.”**

**BE IT FURTHER RESOLVED that 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.**

**Trustee Veenstra offered and included the following amendments to the text of the ordinance provided by staff:**

- Amend Page 2 (b)(1), by changing the dates from “November 15 and April 1” to “November 30 and March 21”
- Amend Page 2, Sec. 82-54 by deleting (1), renumbering (2) as (1), renumbering (3) as (2) and by deleting in newly numbered (1) “An established” and inserting “A”
- Amend Page 3, Section 5. Effective Date by deleting the effective date of “one year” and inserting “two months”

Seconded by Trustee Dreyfus.

Board members discussed the following:

- Ordinance originated from a Lake Lansing Advisory Committee report last summer
- Method(s) used to execute prohibition on fertilizing driveways, parking lots, streets and sidewalks

**Clerk Helmbrecht called for a division of the question based on three (3) changes read into the motion relative to the ordinance text prepared by staff. Seconded by Treasurer Brixie.**

Continued Board member discussion:

- Board member belief that an effective date of two months from the date of publication is sufficient time for residents to use any fertilizer they may have on hand which contains phosphorus
- Need for a soil test to be conducted before residents add fertilizer to a lawn
- Narrowing the dates where application of a lawn fertilizer is prohibited would help avoid violations by residents

**Supervisor McGillicuddy called for a vote on the amendment to Amend Page 2 (b)(1), by changing the dates from “November 15 and April 1” to “November 30 and March 21”.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Clerk Helmbrecht, Treasurer Brixie  
 NAYS: Trustee Veenstra, Supervisor McGillicuddy  
 Motion carried 4-2.

**Supervisor McGillicuddy called for a vote on the amendment to Amend Page 2, Sec. 82-54 by deleting (1), renumbering (2) as (1), renumbering (3) as (2) and by deleting in newly numbered (1) “An established” and inserting “A”**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Veenstra  
 NAYS: Trustee LeGoff, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 Motion failed 2-4.

**Supervisor McGillicuddy called for a vote on the amendment to Amend Page 3, Section 5. Effective Date by deleting the effective date of “one year” and inserting “two months”**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Veenstra  
 NAYS: Trustee LeGoff, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie  
 Motion failed 2-4.

**Trustee Veenstra offered the following amendment to the text of the ordinance:**

- Amend Page 2 (b)(2), by inserting “paved” prior to “driveways”





Marilyn Aronoff, 2248 Kent Street, Okemos, expressed concern that little public comment was sought in the creation of the proposed redevelopment ordinance. She believed the proposed ordinance reduces the public's roll in the process on several fronts and urged the Board to carefully consider severe limitations contained in the proposed redevelopment ordinance.

Ann Alchin, 2227 Hamilton Road, Okemos, expressed concern the proposed redevelopment ordinance would abolish the ZBA variance process when an individual wants to redevelop a property along the Grand River Corridor. She noted there are eight (8) criteria currently in the ordinance which must be met in order for the Zoning Board of Appeals to grant a variance. Ms. Alchin believed if the Board approves the proposed ordinance, it is a public declaration that the eight (8) variance criteria are no longer necessary.

Supervisor McGillicuddy closed public comment.

[Supervisor McGillicuddy recessed the meeting at 7:19 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 7:24 P.M.]

- A. Joint Meeting with Planning Commission, Downtown Development Authority (DDA), and Meridian Economic Development Corporation (MEDC)  
Planning Commission Chair David Reicosky introduced the eight remaining Planning Commissioners in attendance.

DDA Chair Will Tyler White introduced DDA Board members Brian Dale and Douglas Weaver. Mr. White also introduced himself as a member of the Economic Development Corporation.

Planning Commission Chair Reicosky summarized the charge from the Township Board to create a commercial redevelopment ordinance and the Planning Commission created a subcommittee to review, research and recommend a new or revised ordinance for redevelopment of Township land. Chair Reicosky indicated, based on statistics provided by staff, that 80% of variances requested for commercial redevelopment came from the Grand River Corridor. He also indicated current economics, changing demographics, and the regional transportation issues were taken into consideration.

Planning Commissioner Domas offered highlights on the content of the draft ordinance which provides opportunities for developers, neighbors and the Township to work together for the betterment of the community as a whole.

Planning Commissioner Beyea offered highlights on the public participation process contained in the draft ordinance.

Planning Commissioner Deits added the next steps include engaging developers in the process to obtain feedback on ease of proposed ordinance use and sufficiency of the incentive to have an expedited process. He stated the subcommittee removed details so language was not overly restrictive. Commissioner Deits noted that as the process moves forward, attention must be paid to the Grand River Corridor where the Township Master Plan designates this area for further study. He added key pieces to consider as this proposed ordinance moves forward are the five year review of the Township Master Plan and the Grand River Corridor Transportation Project.

Township Board, Planning Commission, DDA and EDC discussion:

- Current process has variances come before the Zoning Board of Appeals (ZBA) in an effort to approve wanted developments which are inconsistent with Township standards
- Necessity of input from developers in order to encourage redevelopment
- Requirement to spend one percent (1%) of the project cost on amenities is not an incentive
- Inflexibility of requiring building materials to be the same on all sides of a structure
- Chapter from the *International Economic Development Council's* book on real estate development and reuse entitled "Local Public Sector Development Tools, Resources and Practices" indicates tools used nationally all provide some form of aid to the developer  
[Chapter handout in Official Minute Book]

- Belief the proposed commercial planned unit development (CPUD) does not adequately address non-conforming lots
- Subcommittee looked at a variety of ordinances across the country which were viewed favorably by developers
- Dominant tool used nationally is to provide a financial incentive for the developer
- Subcommittee realized the Township has a larger problem which needs to be addressed in concert with greater participation
- Type of developments which the subcommittee would like to see in the community are “illegal” under the current zoning
- Prudent to have a tool in place which allows for the public/private partnership discussion to begin
- Inquiry if the Planning Commission considered form based codes for the commercial redevelopment ordinance
- One key was to have the design and variance piece in front of the public at the Planning Commission level rather than at the Zoning Board of Appeals which is at the end of the process
- Planning Commission does not yet have a vision of form based codes for Meridian Township and did not want to “cloud” the redevelopment ordinance issue at this time
- Consideration of form based codes during the process of updating the Master Plan
- Appreciation for public involvement during the pre-application procedure as it allows an opportunity for neighbors to be involved from the beginning
- Subcommittee believed the proposed CPUD can be used for any type of commercial development
- Appeal of the MUPUD is to increase population in the commercial areas so there is a more sustainable community
- Concern with increasing the commercial square footage on a particular site when there already is substantial commercial building in the Township
- Discretion of the Planning Commission and the Township Board to accept any variance on any site
- Proposed CPUD does not contain “by right” variances to change setbacks
- Amenities do not relate to criteria the ZBA uses to grant variances
- Example of Summit Bank on Grand River where amenities were used which minimized the conflicts between the drive through and the adjacent residential neighborhood
- Addition of language as subsection (4)e. of the Amenities section which addresses amenities for minimizing impacts of residential uses
- Need for incorporation of language regarding the “buffering process” as this ordinance will be applied where the 100 foot residential setback is waived
- Most ZBA variances would be denied on the basis of a self created hardship where the developer wants to develop the site outside of the conventional zoning
- Something is wrong with the process where greenfield property which meets the objectives of the Master Plan can only be commercially developed through the use of variance(s)
- Next step is to identify areas of the Township, both greenfield and redevelopment, to use form based codes
- Board member belief that form based code is a one page ordinance based on street types which depicts various styles of buildings with setbacks, building height, parking, etc. drawn on the page
- Form based codes may alleviate fears of the public
- How the proposed CPUD meshes with the Township’s current MUPUD
- Wide range of commercial property owners: individuals, companies, property development companies, real estate companies, etc.
- Suggestion to reach out to the development community apart from an ordinance change through a public forum hosted by the DDA and EDC
- Concern landowners may have issues with confidential information being disclosed prior to the official application
- Public notification process for pre-application meeting identical to current public hearing notification
- Concern with pre-application meeting by the developer replacing a public hearing before the Planning Commission

- Public hearing will now be at the Township Board level
- Concurrent review by the Planning Commission and the Township Board deprives the Board of the Planning Commission’s advice about the project
- Form based codes bring a sense of identity in the community and eliminates the “politics” in regards to ordinances and waivers
- Form based codes help the walkability of an area
- Sound draft ordinance to build upon
- CPUD is an alternative, not a replacement, to the current zoning ordinance process
- Concern developer must invest time and money in the pre-application process before submittal of the application
- Belief the listed amenities are not incentives to the developer
- Required traffic study as an inhibitor to some development
- Suggestion to require traffic study if the project increases vehicle trips ten percent during the peak hour of the adjacent roadway
- Vagueness of definition of amenity

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

- A. Zoning Amendment #09070 (Township Board), a request to add Section 86-443 Wind Energy Overlay District and amend other applicable sections of the Code of Ordinances to establish regulations pertaining to wind energy systems

Board members discussed the following:

- Requirements in the proposed ordinance are complicated and expensive which will be a barrier to residents who wish to develop a wind energy system
- Lack of wind energy in the community
- Good to have the ordinance in place in the event there is interest

**The consensus of the Board was to place this item on for action at the April 20, 2010 Board meeting.**

13. PUBLIC REMARKS

Supervisor McGillicuddy opened and closed Public Remarks.

14. FINAL BOARD MEMBER COMMENT

Trustee Veenstra indicated the Ingham County Road Commission (ICRC) will be considering Meridian Township’s petition to lower the speed limit on Jolly Road to 45 mph from Hagadorn to Okemos Roads at the ICRC’s April 12, 2010 meeting.

15. ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 8:59 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