

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, DECEMBER 7, 2010 **6:00 P.M.**

PRESENT: Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus, LeGoff, Ochberg, Veenstra (6:01 P.M.)  
ABSENT: Supervisor McGillicuddy  
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development  
Mark Kieselbach, Director of Engineering & Public Works Ray Severy

1. CALL MEETING TO ORDER

Supervisor Pro Tem Ochberg called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Treasurer Brixie led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor Pro Tem Ochberg opened and closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Treasurer Brixie announced winter tax bills have been mailed. She expressed appreciation to taxpayers who have already paid their winter taxes, which are due by February 14, 2010 at 5:00 P.M. Treasurer Brixie reported an announcement in this week's newspaper on the adoption of a statewide ban on phosphorous fertilizer to begin January, 2012. She reminded residents the Township Board studied a possible phosphorous fertilizer ban early this year and decided upon an educational program currently being created by the Environmental Commission.

Trustee Dreyfus offered an outline of a community leadership tool on critical thinking for sustainable community decision making provided by the Township's Recycling Coordinator, Leroy Harvey. He thanked the Economic Development Corporation (EDC) for its unanimous support of The MORE Program.

Trustee Veenstra reported the Tri-County Regional Planning Commission's (TCRPC) Program Grant Review Committee will meet December 8, 2010 at 3:00 P.M. followed by TCRPC's Transportation Review Committee meeting at 4:00 P.M. He pointed to a list of Ingham County Road Commission (ICRC) projects contained in the Board packet and noted the only project scheduled in Meridian Township for 2011 is installation of a roundabout at Park Lake and Burcham Roads. He believed replacement of the Van Atta Road Bridge, a project scheduled for 2013, is more urgent than the roundabout construction and asked his colleagues to join him in persuading the ICRC to move the bridge replacement to 2011 and postpone the roundabout.

Trustee Veenstra called attention to a communication contained in the Board packet from the Fucas personally attesting to the benefits of medical marihuana. He visited The Herbal Center and stated the owners are serious about dispensing medicine and do not allow consumption on the premises.

6. APPROVAL OF AGENDA

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

- **Move Agenda Item #10D to #10A and reletter the remaining action items**

**Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor Pro Tem Ochberg 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, Treasurer Brixie,  
Clerk Helmbrecht

NAYS: None

Motion carried 6-0.

The adopted Consent Agenda items are as follows:

A. Communications

(1). Board Deliberation (BD)

10B-1 Harry A. Settimi, D.C., Alpha Square, LLC, 4500 S. Hagadorn Road, East Lansing;  
RE: Continued concerns with Mixed Use Planned Unit Development #10014 (DTN  
Management)

(2). Board Information (BI)

BI-1 Stephen Boyd, 2567 Heather Circle, East Lansing; RE: Support for budgets cuts  
suggested by Trustee Veenstra at the October 19, 2010 Board meeting

BI-2 Elliott Swift, 6270 Porter Avenue, East Lansing; RE: Support for allowing medical  
marihuana dispensaries in Meridian Township

BI-3 John and Annette Furca, 862 Armstrong Road, Lansing; RE: Support for The Herbal  
Center located in Meridian Township

BI-4 The Herbal Center, 3340 E. Lake Lansing Road, East Lansing; RE: E-mail link to an  
article indicating alcohol, heroin, tobacco, etc. are more dangerous than medical  
marihuana

BI-5 Paul Collins, Church Council President, St. Paul Lutheran Church, 3383 Lake  
Lansing Road, East Lansing; RE: Request to transfer jurisdiction of Parcel #33-02-  
02-06-352-012 (3407 Lake Lansing Road) to the City of East Lansing

(3). Regional Linkage (RL)

RL-1 Sharon Martin, Director, Licensing Division, Michigan Liquor Control Commission,  
Department of Labor & Economic Growth, 7150 Harrais Drive, Lansing; RE: Effect  
of recent legislative action on the Sunday sale of beer, wine and spirits

RL-2 Carla F. Clos, Ingham County Deputy Drain Commissioner, 707 Buhl Avenue,  
Mason; RE: Ember Oaks Drain easement

(4). Staff Communications (SC)

SC-1 Township Manager Gerald Richards; RE: Letter to Lee Gerard, Secretary, Haslett-  
Okemos Rotary Foundation, expressing appreciation for the foundation's financial  
commitment of \$10,000 towards the expanded Haslett Library facilities

SC-2 Director of Community Planning and Development Mark Kieselbach; RE: Planning  
Commission initiation of a zoning amendment to regulate the growth and distribution  
of medical marihuana in Meridian Township and a recommendation for Board  
passage of a moratorium on these uses while the zoning amendment is under  
consideration

SC-3 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 November 29, 2010

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

Material received at the November 16, 2010 Board Meeting

OF-1 Michael and Anita Peters, 2989 Briarcliff Street, East Lansing; RE: Support for MUPUD #10014 (DTN)

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

B. Minutes

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

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

C. Bills

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

Common Cash		\$ 646,572.77
Public Works		\$ 511,230.27
Retainage		
Check #1027 – Raica Excavating	503.35	
Check #1028 – Barnhart	<u>25,790.94</u>	
		\$ 26,294.29
Total Checks		\$ 1,184,097.33
Credit Card Transactions		\$ 12,379.71
Total Purchases		<u>\$ 1,196,477.04</u>
ACH Payments		<u>\$ 666,752.32</u>

**Seconded by Clerk Helmbrecht.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Treasurer Brixie, Clerk Helmbrecht  
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 Kurt J. Boegner regarding the special assessment appeal for the following property:**

<u>PARCEL NUMBER</u>	<u>ADDRESS OF PROPERTY</u>
33-02-02-33-376-10	2360 Jolly Road, Okemos
<u>Original Special Assessment:</u>	\$45,009.78
<u>Proposed Revised Special Assessment:</u>	\$20,000.00 (to be paid in a lump sum)

**Seconded by Clerk Helmbrecht.**

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

NAYS: None

Motion carried 6-0.

E. The MORE Program

**Treasurer Brixie moved approval of the Memorandum of Understanding between Meridian Township and the MORE Program, as described in the memorandum dated November 23, 2010. Seconded by Clerk Helmbrecht.**

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

NAYS: None

Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

Supervisor Pro Tem Ochberg opened the public hearing at 6:21 P.M.

A. Georgetown Amended Streetlighting District

Director Severy summarized the Georgetown Amended Streetlighting District as outlined in staff memorandum dated December 3, 2010.

Trustee Veenstra inquired as to how many residents currently live in Phase 2.

Director Severy stated there are five (5) lots not owned by the developer, but only one lot has a name assigned to it.

Trustee Veenstra expressed concern that streetlights are installed in a neighborhood prior to residents living there. He inquired who designed the streetlighting system.

Director Severy responded that all streetlight systems are designed by Consumers Energy based on a system based on lighting levels recommended for pedestrian traffic. He stated Consumers guidelines space streetlights approximately every 160 feet to obtain the proper lighting. Mr. Severy stated it is his opinion that streetlights need to be installed prior to residents locating in a development in order for the person to know if streetlights will be available. He added the developer asked for these streetlights as construction equipment vandalism has occurred on site.

Trustee Veenstra inquired if the streetlights are LED.

Mr. Severy responded they are dark sky streetlights, not LED.

Trustee Veenstra expressed continued concern that LED streetlights are not being placed in new streetlighting districts within the Township. He suggested the Township establish a policy to install LED streetlights in all the new streetlighting districts. Trustee Veenstra voiced his continued concern with Consumers Energy designing the streetlighting district while in the business of selling electricity. He believed Consumers Energy has a conflict of interest by resisting selling LED lights which would reduce electric sales by at least 80% and by potentially constructing a district with more streetlights than needed to sell more electricity.

Supervisor Pro Tem Ochberg closed the public hearing at 6:29 P.M.

10. ACTION ITEMS/ENDS

Supervisor Pro Tem Ochberg opened public comment.

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, DECEMBER 7, 2010 \*APPROVED\*

Allen Russell, DTN Management, 1690 Mack Avenue, Haslett, spoke in support of MUPUD #10014, citing the issues given careful consideration by the developer.

Harry Settimi, Alpha Square, LLC, 4500 S. Hagadorn Road, East Lansing, expressed his continued opposition to MUPUD #10014 (DTN).

Supervisor Pro Tem Ochberg closed public comment.

A. Extension of Final Preliminary Plat #06012 (Whitehills Lakes South)

**Trustee Veenstra moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Final Preliminary Plat #06012, Whitehills Lakes South, for a period of two years, from December 19, 2010 to December 19, 2012, with the following condition:**

1. **All previous conditions placed on the final preliminary plat approval shall remain in effect.**

**Seconded by Treasurer Brixie.**

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

NAYS: None

Motion carried 6-0.

B. Land Preservation Purchases

- 1) Albert A. White Trust #1 – M-78 and Newton Road (20.04 +/- acres)

**Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hereby approves the purchase of the Albert A. White Trust No. 1 properties as shown on the attached map with accompanying legal descriptions.**

**BE IT FURTHER RESOLVED that the Township Board authorizes the Township Supervisor, Township Clerk, Township Attorney and Township Manager to ratify the agreement entered into with the Albert A. White Trust No. 1 and to take all further actions deemed necessary to close such transaction for acceptance of these parcels.  
Seconded by Clerk Helmbrecht.**

Board members discussed the following:

- Passage of the Land Preservation millage renewal allowed for the continued acquisition of properties with important ecological benefits to the Township
- Concern with expense per buildable acre
- Cost of land is \$425,000
- Properties are being sold at the appraised value
- Sufficient monies in the Land Preservation Fund for this purchase

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

NAYS: None

Motion carried 6-0.

- 2) White Family Properties, LLC – Whitehills Lakes Subdivision (19.95 +/- acres)

**Trustee Dreyfus moved [and read into the record] NOW THEREFORE BE IT RESOLVED the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hereby approves the purchase of the White Family Properties, LLC property as shown on the attached map with accompanying legal description.**

**BE IT FURTHER RESOLVED that the Township Board authorizes the Township Supervisor, Township Clerk, Township Attorney and Township Manager to ratify the agreement entered into with White Family Properties, LLC and to take all further actions deemed necessary to close such transaction for acceptance of this parcel. Seconded by Treasurer Brixie.**

Board members discussed the following:

- Appreciation for the foresight of Meridian residents to pass a millage which allows the Township to protect these lands in perpetuity
- Concern with cost per acre
- Cost of land is \$400,000
- Property is being sold at appraised value

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

NAYS: None

Motion carried 6-0.

- C. Mixed Use Planned Unit Development (MUPUD) #10014 (DTN), a request to develop a MUPUD consisting of 41 multiple family units and an approximate 9,500 square foot office building on approximately 4.47 net acres addressed as 2946 Mt. Hope Road, 2950 Mt. Hope Road, and 4528 Hagadorn Road

**Treasurer Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants mixed use planned unit development approval for Mixed Use Planned Unit Development #10014, subject to the following conditions:**

1. Approval of the mixed use planned unit development design is in accordance with the site plans prepared by Fitzgerald Henne & Associates, Inc. and received by the Township on November 30, 2010; and building elevations and floor plans prepared by The Peabody Group, and received by the Township on January 29, 2010. All plans are subject to revisions as required.
2. Approval is subject to the following amenities for size of structure as listed in the applicant's communication dated September 22, 2010 (four are required): redevelopment of an obsolete property; underground utilities; exceptional green space; public outdoor seating; covered bicycle parking/storage; consolidation of three parcels; two sheltered bus stops.
3. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building. The majority of the building shall be comprised of brick or masonry products.
4. The project shall be constructed in one phase with both buildings being built simultaneously; or the project may be built in two phases with construction of the office building, the use permitted by right in the PO (Professional and Office) district, being the first phase.
5. Trash and recycling receptacles shall be at least 40 feet from any property line abutting residential zoning. The final design of the dumpster enclosure shall be subject to the approval of the Director of Community Planning and Development.
6. A sidewalk shall be shown connecting the office building to the Hagadorn Road pedestrian-bicycle pathway.

- 7. Floor plans of each floor of each building showing dimensions and total area shall be provided to establish the accurate size of each building and the combined total square feet of both buildings.**
- 8. The Zoning Board of Appeals shall approve a variance to permit the total window area of the first floor façade facing Mt. Hope Road to be less than 50 percent or the building shall be redesigned to comply.**
- 9. A site plan showing the areas of impervious and pervious surfaces and calculations used to determine compliance with Section 86-432(d)(10) shall be submitted with the application for site plan review with the evaluation subject to the review and approval of the Director of Community Planning and Development.**
- 10. Site accessories such as railings, benches, trash receptacles, exterior lighting fixtures, and covered bicycle parking/storage shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the Director of Community Planning and Development.**
- 11. Any future building additions or expansions to the buildings shall require modification to the mixed use planned unit development and special use permit subject to the approval of the Township Board.**
- 12. Families, as defined in the zoning ordinance, or no more than three unrelated persons shall occupy a residential unit.**
- 13. The parking lot shall be designed in accordance with the requirements of Section 86-756 Design and Construction Requirements.**
- 14. Bicycle parking areas shall be provided in accordance with the requirements of Section 86-760, some parking shall be located on the Mt. Hope frontage, some covered parking shall be located near the entrances to each building; the remaining covered parking shall be provided at a location determined by the Director of Community Planning and Development. The standard inverted “U” shaped bicycle rack shall be utilized wherever bicycle parking is provided on the site.**
- 15. All existing debris found on the subject site as a result of clearing, grading, or construction activities related to the proposed project shall be removed from the site and shall be properly disposed.**
- 16. Street trees not less than two (2) inches in caliper shall be installed along Mt. Hope Road and Hagadorn Road at a minimum of one tree for every 70 feet of lot width. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.**
- 17. Landscaping shall generally comply with the provisions of the Code of Ordinances including the Mixed Use Planned Unit Development standards outlined in Section 86-440(d)(4) and other applicable sections of the Ordinance pertaining to landscaping.**
- 18. Site and building lighting shall comply with Article VII in Section 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. Parking lot lighting shall not exceed 15 feet in height. LED lighting shall be used where feasible.**

19. A sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
20. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
21. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
22. The utility, grading and storm drainage plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
23. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
24. Hours for delivery of supplies and trash removal shall be between 7:00 A.M. and 7:00 P.M.
25. A fence or landscaping shall be installed between the apartment building and the chiropractic office to the west subject to approval by the Director of Community Planning and Development.

**Seconded by Clerk Helmbrecht.**

Board members discussed the following:

- Change in condition #14 to reconfigure the covered bicycle parking
- Plan needed bicycle parking racks on Mt. Hope Road frontage
- Appreciation that the maximum number of allowed dwelling units was not used
- Significant improvements from The Hamptons development
- Appreciation for attention to detail
- Desire for future DTN developments to have bicycle lockers
- MUPUD ordinance needs to be corrected so that applicants do not need to request a 50% window variance if the first floor is designed to be residential

**Trustee Veenstra moved to amend condition #24 as follows:**

- **Change the A.M. hours from 7:00 to 8:00**

**Seconded by Trustee Dreyfus.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, Ochberg, Veenstra  
NAYS: Trustee LeGoff, Treasurer Brixie, Clerk Helmbrecht  
Motion failed 3-3.

Continued Board discussion:

- Concern Planning Commission request to reduce parking to the proposed level leaves insufficient parking for the anticipated amount of residents
- Possible shared parking arrangement with the adjacent chiropractic office



- Standard setback for PO zoning where both properties are an office use is 15 feet from the property line
- Standard setback for PO zoning where one property is office and one is residential is 50 feet from the property line for the office building
- “Spirit” of the area has been office
- Adding more parking increases the impervious surface and is not desirable
- Concern with the density of the project

**Trustee Dreyfus moved to amend condition #25 as follows:**

- **#25. A minimum of a double row of conifers plus a fence or a fence and appropriate landscaping shall be installed between the apartment building and the chiropractic office to the west subject to approval by the Director of Community Planning and Development.**

Continued Board, staff and applicant discussion:

- Landscaping should be left to the Director of Community Planning and Development to promote flexibility between the neighbor, the developer and staff
- No requirement in a MUPUD regarding landscape screening
- Board has the ability to decide landscape screening if it so chooses
- Staff will hold a hearing during site plan review where all adjoining property owners to the site are invited to observe the landscape design and materials to be used
- Developer has no objection to the amendment
- Concern the Board is attempting to micromanage the landscape screening

**Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustees Dreyfus, LeGoff, Ochberg, Treasurer Brixie, Clerk Helmbrecht  
NAYS: Trustee Veenstra  
Motion carried 5-1.

Continued Board and applicant discussion:

- Applicant’s intent to use LED lighting

ROLL CALL VOTE YEAS: Trustees Dreyfus, LeGoff, Ochberg, Veenstra, Treasurer Brixie,  
ON THE MAIN Clerk Helmbrecht  
MOTION: NAYS: None  
Motion carried 6-0.

- D. Special Use Permit #10121 (DTN), a request to develop a group of buildings more than 25,000 square feet in area associated with Mixed Use Planned Unit Development #10014

**Trustee LeGoff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #10121 to construct two buildings greater than 25,000 square feet in gross floor area subject to the following conditions:**

1. **Approval is granted based on the site plans prepared by Fitzgerald Henne & Associates, Inc. and received by the Township on November 30, 2010; and building elevations and floor plans prepared by The Peabody Group, and received by the Township on January 29, 2010. All plans are subject to revisions as required.**
2. **Special Use Permit #10121 is subject to all conditions placed on Mixed Use Planned Unit Development #10014 by the Township.**

3. **The total square footage of all buildings on the site shall not exceed 71,408 square feet unless the applicant applies for and receives an amendment to Special Use Permit #10121.**

**Seconded by Trustee Veenstra.**

Board members discussed the following:

- Request to include a description of the two buildings in the minutes as an apartment building of 41 units totaling 61,896 square feet and an office building totaling 9,512 square feet

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

NAYS: None

Motion carried 6-0.

- E. Zoning Amendment #10050 (Planning Commission), a request to amend sections of Chapter 86 Zoning, Article VII, Signs and Advertising Structures, of the Code of Ordinances to permit signs designating parking spaces reserved for “take-out” patrons parking at restaurants in commercial zoning districts

**Treasurer Brixie 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, Chapter 86, Article VII, Section 86-687, by amending Section 86-687(4)j., and by adding Section 86-687(4)k. and Section 86-687(14).”**

**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 Clerk Helmbrecht.**

Board members discussed the following:

- Zoning amendment will legalize many existing signs in the Township
- Concern with the prohibition of displaying an identifiable logo or business name on signs identifying a parcel’s entrance and exit contained in Sec. 86-687 (4)k.
- Concern with excessive detail regarding sign size and mounting height requirement
- Concern with the limitation of one parking space per sign

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

NAYS: Trustee Veenstra

Motion carried 5-1.

11. DISCUSSION ITEMS/ENDS

Supervisor Pro Tem Ochberg opened public comment.

Scott Eisensmith, 5847 Bois Isle Drive, Haslett, noted the proposed language in Zoning Amendment #09070 (Wind Energy Overlay District) has greatly improved from the last draft, but voiced concern with language relative to anemometers, distance from the building, number of wind towers and monopole towers.

Supervisor Pro Tem Ochberg closed public comment.

- A. Georgetown Amended Streetlighting District

**It was the consensus of the Board to place this item on for action at the December 14, 2010 Board Meeting.**

- B. Zoning Amendment #09070 (Township Board), Wind Energy Overlay District  
Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated December 3, 2010.

Board members and staff discussed the following:

- The Planning Commission treated wind energy systems as an accessory structure and a ten foot separation between buildings is the standard
- Reminder that these requirements are for a special use permit
- Request for staff to change language regarding the number of anemometers
- Request for staff to change language regarding height of poles
- Board has the option to allow more than one tower on a large piece of property
- Unreasonable burden to require impact analysis for a wind structure
- Impact analysis language taken from the Township's cell tower ordinance
- Anemometers do not need to be regulated and all references should be removed from the ordinance
- Building mounted system maximum height of ten feet from the roof should be increased
- Too restrictive to only allow a freestanding system to be mounted on a monopole tower as they are very expensive
- Concern with language regarding a certificate of occupancy for a wind energy system
- Homeowners should be allowed to install their own wind energy system
- Regulations address suburban concerns with placement of wind energy systems
- Board priority to promote wind energy systems
- Lack of significant wind energy less than 30 feet above any obstruction
- Current version is excessively burdensome on Meridian Township residents who want to capture whatever wind energy is possible
- Request to remove all references to bird and bat impacts
- Concern with 20 foot height maximum unless a special use permit is obtained
- Removal of all requirements for outside contractors
- Vendors of wind energy devices have already met industry standards
- Concern with removal of an anemometer after one year

**It was the consensus of the Board to allow staff to make recommended changes to the draft ordinance.**

12. PUBLIC REMARKS

Supervisor Pro Tem Ochberg opened Public Remarks.

Ganesh Reddy, 3614 Ponderosa Drive, Okemos, spoke to several areas where the budget can be cut; reduce the Treasurer and Clerk position to part-time, delete membership dues not specifically related to a job function, and possible reorganization of Township departments resulting in a reduction of the number of leadership positions.

Scott Eisensmith, 5847 Bois Isle Drive, Haslett, suggested placing a sample wind energy system on Township property for residents to view.

Supervisor Pro Tem Ochberg closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT

Trustee Veenstra reminded the public that the next Board meeting will be held one week from tonight, December 14, 2010. He suggested that the Board take a critical look at the adopted 2011 budget and make further cuts in an effort to avoid lay-offs in 2012.

Supervisor Pro Tem Ochberg requested the Township Manager place the list of her suggested 2011 budget amendments on as a future agenda item.

14. ADJOURNMENT

Supervisor Pro Tem Ochberg adjourned the meeting at 8:28 P.M.

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LYNN OCHBERG  
SUPERVISOR PRO TEM

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MARY M. G. HELMBRECHT, CMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary