

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, JULY 5, 2005, **6:00 P.M.**

PRESENT: Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such, Veenstra, Woiwode
ABSENT: Supervisor McGillicuddy
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development
Mark Kieselbach, Director of Engineering & Public Works Ray Severy, Police Chief
Dave Hall, EMS/Fire Chief Fred Cowper, Personnel Director/Assistant Manager Paul
Brake, Director of Information Technology Stephen Gebes, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Clerk Helmbrecht called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

Clerk Helmbrecht led the Pledge of Allegiance.

Treasurer Hunting moved that Trustee Brixie serve as the Supervisor Pro Tem for the July 5, 2005 Board of Trustees meeting. Seconded by Trustee Such.

VOICE VOTE: Motion carried 6-0.

3. ROLL CALL

Supervisor Pro Tem Brixie called the roll of the Board.

4. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

Molly Wingrove, 2649 Melville Drive, East Lansing, spoke in opposition to Rezoning #05010 (Capstone Development).

John Scott-Craig, 5244 Wardcliff Drive, East Lansing, spoke in opposition to Rezoning #05010 (Capstone Development).

David Finet, 5007 W. Columbia, Mason, spoke in opposition to Rezoning #05010 (Capstone Development).

Skeeter Rentschler, 2687 Teri Terrace, East Lansing, spoke in opposition to Rezoning #05010 (Capstone Development).

Leonard Provenchur, 5824 Buena Parkway, Haslett, spoke to the conduct of government and felt all information on public hearings should be available online.

John Anderson, 215 W. Newman Road, Okemos, spoke to Township purchase of land located near Okemos Road and Central Park Drive and Township bills.

Cheryl Fritze, President, Riverwood Park Neighborhood Association, 2207 White Owl Way, Okemos, spoke concerning the Okemos Road Median Project and the alleged need for a coordinated long-term plan.

Supervisor Pro Tem Brixie closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Supervisor Pro Tem Brixie thanked Meridian citizens and all sponsors for the successful July 4th celebration.

Supervisor Pro Tem Brixie announced a public hearing with the DEQ regarding the Hannah Drain to be held at the Township Hall on Wednesday, July 6th at 7:00 P.M. She stated there would also be an informational meeting on July 13, 2005 from 4:00 to 7:00 PM on the proposed Downtown Development Authority district at the Meridian Activity Center. Township staff will be available to answer questions. On July 14th a public hearing will be held at the Ingham County Road Commission regarding closure of the Hamilton Road ramp.

Treasurer Hunting announced summer tax bills were mailed last week with payment due by September 14, 2005 at 5:00 PM. He clarified that a *Lansing State Journal* news article erroneously reported a tax exemption form for summer taxes, noting it is a tax deferral form for qualified residents.

Treasurer Hunting clarified the new state law change in collection of county taxes. One-third (1/3) of the county operational tax (2.1171 mills) will be collected this summer rather than the entire operational millage collected in the winter. The same amount will be offset from the winter tax bill.

Trustee Veenstra asked the Board to take a thorough look and have public discussion regarding the Okemos Road Boulevard project now that the project has been postponed.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Such moved to approve the agenda as submitted. Seconded by Clerk Helmbrecht.

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor Pro Tem Brixie reviewed the consent agenda.

Treasurer Hunting moved to adopt the Consent Agenda. Seconded by Trustee Such.

Trustee Veenstra offered the following amendment:

- **Move Agenda Items #7C, #7E, and #7F to Agenda Items #10A, #10B and #10C respectively and reletter the remaining action items accordingly**

The amendment was accepted by the maker and seconder.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

The adopted Consent Agenda items are as follow:

A. Communications

(1). Board Information (BI)

- BI-1 John S. Scott-Craig and Patricia Claire, 5244 Wardcliff Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)
- BI-2 Roger Eberhardt, 812 Piper Road, Haslett; RE: Assessment for the paving of Piper Road
- BI-3 Marjorie and Bryce Clack, 1677 Birchwood Drive, Okemos; RE: Relocation of the billboard in the Forest Hills subdivision
- BI-4 Otto Suchsland, 2699 Cahill Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)
- BI-5 Leonard Zack, 5412 Bluehaven Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)
- BI-6 Leonard Zack, 5412 Bluehaven Drive, East Lansing; RE: Meridian Township as a walking and riding community
- BI-7 Molly Wingrove, 2649 Melville Drive, East Lansing; RE: Capstone Rezoning

CHARTER TOWNSHIP OF MERIDIAN, REGULAR MEETING, JULY 5, 2005 *APPROVED*

#05010/PRD #05034

BI-8 Steve York, 2320 Kewanee Way, Okemos; RE: Traffic in Meridian Township

(2). Staff Communication/Referral (SC)

SC-1 Memorandum from Gerald Richards, Township Manager; RE: Downtown Development Authority Information Session to be held at the Meridian Activity Center on July 13, 2005 at 4:00 P.M.

SC-2 Michigan Townships Association Legislative E-Report June 17, 2005 Edition

SC-3 Michigan Townships Association Legislative E-Report June 24, 2005 Edition

SC-4 Michigan Townships Association Legislative E-Report July 1, 2005 Edition

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

Materials received at the June 21, 2005 Meeting

Louis M. Shelburg, 2825 Roseland, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Sandra Logan, 2746 Roseland Avenue, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

LINC, PO Box 40, Okemos; RE: Rezoning #05010 (Capstone Development)

Juanita and Robert Rentschler, 2687 Teri Terrace, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

David E. Haywood, 2635 Greencliff Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Glen and Nancy Hill, 2719 Cahill Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Margo A. Stork, 2702 Cahill, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Deborah Ann Kile, Legal Department, Consumers Energy, One Energy Plaza, Jackson; RE: Wetland Use Permit #05-02 (Okemos Preserve)

Jamerson M. Ries, Project Manager, Kebs, Inc., 2116 Haslett Road, Haslett; RE: Drain district for the Smith Drain

Molly Wingrove, 2649 Melville Drive, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Barbara L. Allyn, 2703 Roseland Avenue, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Mary C. Edgar, 2617 Rockwood, East Lansing; RE: Opposition to Rezoning #05010 (Capstone Development)

Cathy Burcham, Tomie Raines, Inc., 4800 Okemos Drive, Okemos; RE: Hand out of real estate information relative to proposed Capstone Development

Treasurer Hunting moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

B. Minutes

Treasurer Hunting moved to approve and ratify the minutes of the June 21, 2005 Regular Meeting as amended. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

D. Resolution Supporting a Regional Approach to Providing EMS/Fire Services

Treasurer Hunting moved [and read into the record], NOW, THEREFORE, BE IT RESOLVED, that the Township Board of the Charter Township of Meridian, Ingham County, Michigan, hereby endorses and supports the development of specific proposals to improve fire and emergency services and reduce costs of providing these services;

BE IT FURTHER RESOLVED, that such proposals be developed only after careful research and analysis of the combined assets of all the participating governments: and that such analysis be completed and proposal developed for consideration by the aforementioned local governments by December 31, 2005. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

G. Gaming License – Volunteer Mercy Pilots

Treasurer Hunting moved approval of a request from the Volunteer Mercy Pilots of Meridian Township, Ingham County, asking that they be recognized as a non-profit organization operating in the community for purposes of obtaining a gaming license or registration and be considered for approval and further that the Township Clerk be authorized to execute the resolution from the State of Michigan. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

H. Assessing Stipulations

Treasurer Hunting moved that the Township Assessor be authorized to sign a stipulation with Consumers Energy Company on the following property:

YEAR	DOCKET NO.	ADDRESS OF PROPERTY
1997 thru 2004	0247969	Various Locations, Okemos
Assessment		SEE ATTACHED SCHEDULE
Proposed Assessment		SEE ATTACHED SCHEDULE

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

Treasurer Hunting moved that the Township Assessor be authorized to sign a stipulation with Consumers Energy Company on the following property:

YEAR	DOCKET NO.	ADDRESS OF PROPERTY
1997 Thru 2004	0247966	Various Locations, East Lansing
Assessment		SEE ATTACHED SCHEDULE
Proposed Assessment		SEE ATTACHED SCHEDULE

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

Treasurer Hunting moved that the Township Assessor be authorized to sign a stipulation with Consumers Energy Company on the following property:

YEAR	DOCKET NO.	ADDRESS OF PROPERTY
1997 Thru 2004	0247967	Various Locations, Haslett
Assessment		SEE ATTACHED SCHEDULE
Proposed Assessment		SEE ATTACHED SCHEDULE

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- I. Spring Lake and Hiawatha Lake Street Lighting District Consolidation, Resolution #1, Set Public Hearing Date (August 16)

Treasurer Hunting moved to approve Spring Lake & Hiawatha Lakes (Consolidated) Streetlighting District-Resolution #1 tentatively declaring its intention to maintain all streetlights present and defray the cost of operation and maintenance by special assessment against the 289 parcels and setting a public hearing for August 16, 2005. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- J. Bird Strawberry Farms #3 Street Lighting District, Resolution #1, Set Public Hearing Date (August 16)

Treasurer Hunting moved to approve Bird Strawberry Farm Estates #3 Streetlighting District-Resolution #1, tentative declaring its intention to install and maintain twelve (12) streetlights and defray the cost of operation and maintenance by special assessment against the 33 benefiting parcels and setting a public hearing for August 16, 2005. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- K. Payment Plan for Water Connection

Treasurer Hunting moved to approve payment of the water benefit charge, the water connection fee, curb stop, water meter and inspection fee, total of \$7,345.00, for 2411 Lake Lansing Road as follows: \$2,000.00 at the time of application for the water service and meter, and the balance of \$5,345.00 over a 5 year period, with interest at 6% per annum, with the first payment due July 1, 2006. Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item # 11A, #11D)

9. HEARINGS (NONE)

10. ACTION ITEMS/ENDS

Public Comment

Supervisor Pro Tem Brixie opened public comment.

John Anderson, 215 W. Newman Road, spoke in opposition to Rezoning #05020 (Sumbal).

Bob Homan, 2176 Hamilton Road, Okemos, availed himself for questions on WUP #05-02

Supervisor Pro Tem Brixie closed public comment.

- A. Bills

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

Common Cash	\$ 241,222.13
Public Works	\$ 76,330.29
Total Checks	\$ 317,552.42
Credit Card Transactions (information not available from bank)	\$ -----
Total Purchases	<u>\$ 317,552.42</u>
ACH Payments	<u>\$ 406,470.14</u>

Seconded by Trustee Such.

Board members discussed the following:

- Board policy on paying bills and legitimate reimbursements
- Prior Board approval of Township employee computer purchases
- Checks for Community Resources Commission assistance to the needy in emergency situations
- Most of the entire list is not what is commonly referred to as "bills" for approval
- Township Manager's administrative decisions according to Board policy and previous agreements
- Grace period for credit card payment(s)

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

[Bill list in Official Minute Book]

- B. Replacement of Police Department Protective Vests
Trustee Woiwode moved to authorize the use of police forfeiture funds for the purchase of replacement body armor. Seconded by Trustee Veenstra.

Trustee Veenstra offered the following friendly amendment:

- **Insert after “forfeiture funds” the words “up to \$17,160”**

The amendment was accepted by the maker.

Board members and staff discussed the following:

- Rationale for the Township incurring costs for the vendor’s defective product replacement
- Body armor manufacturer has filed bankruptcy
- Possibility of the Township filing a claim against the manufacturer in bankruptcy court

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- C. Resolution of Support for COPS Collaborative Grant Application
Trustee Such moved to support the East Lansing Police Department’s grant request for the purchase of a new computer-aided dispatch and records management system, and if the grant request is awarded, to review the cost of this proposal and the 25% match, and its impact and value to the Township. Seconded by Clerk Helmbrecht.

Board members and staff discussed the following:

- Township review of its current relationship for dispatch
- Federal grant program application deadline is prior to the next Board meeting
- Possible upgrade of the system to include fire computer-aided dispatch system
- Township’s share of approximately \$83,000 if grant is successful
- Township’s ineligibility to apply for this grant

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem
Brixie, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried 6-0.

- D. Wetland Use Permit #05-02 (Okemos Preserve)
Trustee Such moved [and read into the record] NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #05-02 with the following conditions:

1. **Approval is based upon the plans, documents, and materials prepared by KEBS, Inc. and Lapham & Associates, Inc., submitted in conjunction with the wetland use permit, subject to revisions as required.**
2. **The wetland use permit shall be subject to the applicant receiving final planned unit development approval for Okemos Preserve.**

3. The applicant shall provide sufficient documentation or design modifications to assure the protection of the existing regulated wetland in the southeast corner of the site subject to the approval of the Director of Community Planning and Development.
4. If determined necessary by the Department of Community Planning and Development the wetland boundary for Wetland #32-29, Wetland #32-36, and Wetland #32-37 shall be re-flagged in those areas adjacent to the proposed construction. The flagging shall be clearly evident throughout the duration of the project.
5. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner's office and the Township prior to the start of grading or construction. Copies of all permits and approvals shall be forwarded to the Department of Community Planning and Development.
6. Erosion control fencing shall be installed prior to construction and shall be removed after construction is completed and the area is stabilized.
7. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
8. The applicant shall schedule a pre-construction meeting with representatives of the Department of Community Planning and Development and Department of Public Works and Engineering a minimum of two (2) weeks prior to the start of construction.
9. A copy of the approved wetland use permit containing the conditions of issuance shall be posted on the site in a conspicuous manner such that the wording of the permit is available for public inspection. Posting of the site shall be done prior to commencement of work on the site and continue throughout the duration of the project.

Seconded by Clerk Helmbrecht.

Board members discussed the following:

- Board member request to have the applicant obtain approval from the Ingham County Drain Commissioner (ICDC) prior to granting the wetland use permit
- Condition included in the approval which requires ICDC approval
- Need to approve the wetland use permit prior to Ingham County Drain Commissioner approval

VOICE VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

- E. Rezoning #05020 (Sumbal), request to rezone approximately 11.22 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RR (Rural Residential) to C-2 (Commercial) and RD (Multiple Family-Low Density), **Final Adoption**

Treasurer Hunting 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. 2005-05, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #05020" RR (Rural Residential) to C-2 (Commercial), PO (Professional Office), RD (Multiple Family-Low

Density) and RA (Single Family-Medium Density).

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

Seconded by Trustee Such.

Board members discussed the following:

- Applicant's willingness to make amendments and changes to address concerns expressed by members of the Planning Commission and the Board
- Previous Board approval for introduction
- Most recent change included too much commercial

VOICE VOTE: YEAS: Trustees Such, Woiwode, Clerk Helmbrecht, Treasurer Hunting

NAYS: Trustee Veenstra, Supervisor Pro Tem Brixie

Motion carried 4-2.

- F. Preliminary Plat #02022 (Eyde Company), request to extend Preliminary Plat approval for the 13-lot Braemoor Subdivision located on the south side of Grand River Avenue, east of Van Atta Road
Director Kieselbach summarized the preliminary plat extension request as outlined in staff memorandum dated June 29, 2005.

Trustee Such 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 Preliminary Plat #02022, Braemoor, for a period of two years, from June 18, 2005 to June 18, 2007, with the following conditions:

1. **Approval is granted in accordance with the Preliminary Plat dated March 2, 2004, prepared by KEBS, Inc., indicating thirteen (13) single-family lots, subject to revisions as required.**
2. **The Planning Commission hereby grants a variance from Section 101-4.52 of the Township's Subdivision Regulations for the minimum block length of Glen Eyrie Drive between Candacraig Drive and River Glen Drive to be less than 500 feet because the road was designed to be consistent with the existing roads on the site.**
3. **The approximate two acres located southeast of Lots 2 and 3 shall be combined with a parcel or parcel(s), which have street frontage and access.**
4. **The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Ingham County Health Department, Michigan Department of Transportation, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.**
5. **Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.**
6. **Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.**
7. **An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits. The elevation of each lot corner shall be indicated on the plan.**

8. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the lead shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to the leads.
9. If determined necessary by the Director of Public Works and Engineering and the Ingham County Road Commission, edge drains shall be installed along streets within the subdivision.
10. Prior to issuance of a building permit for Lots 1 and 12, written certification shall be provided to the Township that no grading or construction work will take place in the regulated wetland(s) as well as the required setbacks. Upon completion of the dwellings on Lots 1 and 12, a similar as-built certification shall be provided to the Township.
11. Prior to issuance of grading or building permits for single-family homes within the subdivision, the applicant shall provide the Department of Community Planning and Development with copies of required well and septic permit(s) for the applicable lot.
12. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the water features setback. The fencing shall be removed after construction, once the area is stabilized.
13. Street trees shall be required throughout the subdivision. 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.
14. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
15. The subdivision covenants and restrictions shall be corrected to indicate correct authority over the regulated wetlands and ownership/maintenance of the private park(s). They shall also be revised to reflect the renumbering of the lots, which occurred in 2004.
16. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Seconded by Trustee Woiwode.

Board members discussed the following:

- Possible access issues on one of the tax reverted parcels adjacent to the subject property
- Public road through this plat
- Planning Commission recommendation for a two-year extension

VOICE VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

11. DISCUSSION ITEMS/ENDS

Supervisor Pro Tem Brixie opened public comment.

John Anderson, 215 W. Newman, Okemos, spoke regarding individuals who have access to Piper Road also paying for the paving of the road.

Bob Homan, 2176 Hamilton Road, Okemos, explained the reason for the amendment to PUD #05-03014 (Cider Mill Place).

Supervisor Pro Tem Brixie closed public comment.

A. Sign Ordinance

Director Kieselbach summarized the draft sign ordinance as outlined in staff memorandum dated June 30, 2005.

Board members discussed the following:

- Language concerning political signs included in the general section
- Concern over language dealing with prohibition of any sign not expressly permitted
- The word “article” pertains to the entire sign ordinance
- Zoning is intended to protect all the interests of the community by being clear as to what is allowed and not allowed
- Easier to expressly permit what is allowed than to specify what is prohibited
- Removal of “face plates” inside the sign when a business closes
- Another section to deal with the legal non-conforming signs
- Number of allowed signs for tenants in a multi-tenant buildings with more than one public access
- Definition section to accompany changes
- Page 3, subsection c (buildings containing more than 700,000 square feet of gross floor area) to address past problems with the Meridian Mall
- Need for wall signs to be placed other than on the front elevation to address multi-tenant buildings which have public access and parking on all sides
- Need for provision to address businesses which have the “side” visible to traffic on the street
- Need for sign ordinance with enforceable restrictions which does not allow for the proliferation of visual pollution, while allowing reasonable advertisement for businesses
- Number of options available (e.g., free standing, monument) to address provision of installation only on the front elevation
- Possible inclusion of flags and banners under general provisions
- Inclusion of signage on the door where access is from an alley or parking lot behind the building
- Signage allowed where public has more than one entrance into a multi-tenant building
- Every building does not have a rear elevation
- Inclusion of diagrams for illustrative purposes where language is complicated
- Allowance of signs on any side of the building where there is public access

Prohibition language: (Questions for the Attorney (See Agenda Item #8))

Q. The way I read this, if signs are permitted in other sections of the act, then indeed, they would not be prohibited. Is that correct?

A. I also read it the same way, that if any other provision in the sign ordinance allows a sign in the commercial district, then it is allowed, even though this first provision is here.

The consensus of the Board was to have staff prepare draft language for the residential zoning districts for the July 19th Board meeting.

B. Rezoning (Savitskie), property located at 2308 West Grand River Avenue

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated June 29, 2005.

Board members discussed the following:

- No changes on this property since Board denial in 1987
- Rezoning request not consistent with the Master Plan
- If structure remained and was substantially improved through conversion to office, the structure would need to be floodproofed
- New structure would need to be elevated or floodproofed

- Precedent set by the Board to initiate a rezoning not consistent with the Master Plan
- House is set back from Grand River Avenue
- Property is located in the floodway fringe, not in the 100 year floodplain
- Northwest corner of the parcel is in a delineated wetland
- Restrictions on building in the floodway fringe
- Non-residential uses in a residential area could be approved with a special use permit
- Precedent set by Board discussion of a citizen request asking the Board to initiate a rezoning
- Rezoning discussion without adjacent residents being noticed

Without objection, discussion on this request ceased.

- C. PUD #05-03014 (Cider Mill Place/Homan), request to amend the Cider Mill Place PUD by changing the building lot sizes for two units, and the rear setback on two other units
Director Kieselbach summarized the request to amend the Cider Mill Place Planned Unit Development (PUD) as outlined in staff memorandum dated June 29, 2005.

Board members discussed the following:

- Rear yard setbacks for “Lots” 23 and 24
- Township requirements for landscaping on adjacent Township parking lot
- Screening on adjacent Township property

The consensus of the Board was to place this item on for action at the July 19th Board meeting.

- D. Piper Road Paving Reassessment to Include Blueberry/Strawberry Farms

Circumstance for Board member to recuse himself: (Questions for the Attorney (See Agenda Item #8))

- Q. One of our Board members happens to live on Piper Road. Should that Board member be recused for this discussion since he already participates in the special assessment district that exists?
A. If he lives in the original assessment district, there is a conflict because of his financial interest in the outcome of modifying the district.

Trustee Woiwode moved to table this item. Seconded by Trustee Such.

VOICE VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

12. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

John Anderson, 215 W. Newman Road, Okemos, spoke concerning fees paid to the Township Attorney and process of adjourning the meeting following closed session.

Supervisor Pro Tem Brixie closed Public Remarks.

13. POSSIBLE CLOSED SESSION

Treasurer Hunting moved that the Township Board go into closed session to consider the purchase of real property, and to consult with the Township Attorney on pending litigation.

Seconded by Trustee Such.

ROLL CALL VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

Supervisor Pro Tem recessed the meeting at 8:30 P.M.

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

Trustee Such moved to return to open session. Seconded by Trustee Woiwode.

VOICE VOTE: YEAS: Trustees Such, Veenstra, Woiwode, Supervisor Pro Tem Brixie, Clerk
Helmbrecht, Treasurer Hunting

NAYS: None

Motion carried 6-0.

14. ADJOURNMENT

Supervisor Pro Tem Brixie adjourned the meeting at 9:50 P.M.

JULIE BRIXIE
TOWNSHIP SUPERVISOR PRO TEM

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary