

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MARCH 1, 2005, 6:00 P.M.

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such, Veenstra, Woiwode
ABSENT: None
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, Attorney Andria Ditschman

1. CALL MEETING TO ORDER

Supervisor McGillicuddy called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

Supervisor McGillicuddy led the Pledge of Allegiance.

3. ROLL CALL

Supervisor McGillicuddy called the roll of the Board.

4. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

David Pierson, 1305 S. Washington Avenue, Lansing, on behalf of Capstone Development, gave an update on relocation efforts for residents of Mobile Home Manor.

John Anderson, 215 W. Newman, Okemos, spoke to alleged unintended consequences of approval of Zoning Amendment #04080 (Township Board).

Lynne Page, President, Briarwood Home Owners Association, 3912 Raleigh Drive, Okemos, spoke in opposition to Zoning Amendment #04080 (Township Board).

Keith Oberg, 1585 Hillside Drive, Okemos, spoke in opposition to Zoning Amendment #04080 (Township Board) and suggested property between Ferguson Park and Central School as an ideal location for a library.

Vance Kincaid, 4530 Nakoma Drive, Okemos, suggested itemization of costs for public accessibility, urged the Township to use all available resources in its relocation efforts of the Mobile Home Manor residents and suggested one access point to the north of the existing intersection on Hulett Road and use of the Sanctuary exit for both the Meadows and Sanctuary subdivisions on Hulett Road. Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

A. Tri-County Report on Groundwater Protection

Christine Spitzley and Dave Murray, Tri-County Regional Planning Commission, 913 W. Holmes, Lansing, gave an extensive update on Tri-County's accomplishments, stating the hydrologic cycle in Eaton, Ingham and Clinton Counties relies almost entirely upon groundwater for water resources. They spoke to the history of multi-jurisdictional water quality planning since the passage of the Water Quality Act in 1972. The Groundwater Management Board was established in 1982 after a groundwater study was conducted. The goal of the Groundwater Management Board is to educate participating elected officials. Meridian Township has been a member since its inception, with the Board currently comprised of fourteen (14) member units.

Tri-County Regional Planning Commission conducted two major studies, an aquifer study and a water realization study.

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Ms. Spitzley noted Tri-County has conducted public education, the most significant being the Children's Water Festival. The Capital Area Groundwater Alliance was formed to better identify wellhead protection. Another long-term activity was the hiring of a planning and zoning firm with grant money from the State of Michigan by Meridian, Delta, Delhi, Lansing East Lansing, and Lansing Township to elevate the protection of water but provide consistent standards for wellhead protection.

Mr. Murray summarized a current watershed management project with 20 participating local communities. This effort is part of a regional Phase II Non-Point Source Pollution Prevention Program administered by the EPA. The purpose of Phase II is to reduce pollution and the discharge of pollutants to the maximum extent practical to protect water quality. Requirements of Phase II need to be met by all municipalities and other agencies operating separate storm sewer systems within the U.S. Census urbanized areas with a population of at least 50,000.

Mr. Murray indicated that within the identified urbanized area, there are three (3) watersheds, all part of the Grand River Watershed which drains into Lake Michigan. They are the Red Cedar, the Grand River and the Looking Glass Watersheds. Most of Meridian Township falls within the Red Cedar Watershed, but a small portion is within the Looking Glass River watershed.

Mr. Murray pointed to a list (included in the informational packet as a handout to the Board), delineating the top ten ways to protect the watershed. He also stated the website address for the watershed committees is www.mywatersheds.org.

Trustee Woiwode asked if there was any thought to expanding the watershed management to include rural sources, since there are significant problems with farm run-off, particularly ones with livestock.

Mr. Murray responded rural sources would be included in future efforts, after acquiring participation with the Farm Bureau and farmers.

Trustee Veenstra asked Mr. Murray to repeat the information on the meeting held the first Friday of every month. Mr. Murray answered it was the Red Cedar River Watershed meeting, held at 8:00 a.m. in the Town Hall Room of Meridian Township for the purpose of development of the watershed management plan. Mr. Severy attends these meetings on behalf of Meridian Township.

Trustee Veenstra noted the City of Williamston was not included in the listing contained in the small grey brochure.

Ms. Spitzley responded that the City of Williamston has not chosen to participate on the Groundwater Management Board.

Trustee Brixie stated she attended a meeting with the northern Hulett Road residents. While no consensus was reached by the residents on the pathway, their primary concern was speed and volume of vehicles on Hulett Road. The group's next step was to request neighborhood meetings with the ICRC to propose either closing Hulett Road north of the railroad tracks or install speed humps on portions of Hulett Road.

6. APPROVAL OF AGENDA — OR CHANGES

Trustee Veenstra voiced concern that the Amendments to the Pathway Master Plan was placed on the agenda as an action item this evening, and requested item 10A be moved to a discussion item.

Trustee Such inquired if the Amendments to the Pathway Master Plan agenda item was moved to discussion, would it be the intent of the Board to have this item on for action at the next Board meeting. He believed the Board needs to move forward on the Master Plan, especially as it relates to the three (3) new developments along Hulett Road.

The Board did not act on movement of Agenda Item 10A to a discussion item.

Trustee Brixie moved to approve the agenda as submitted. Seconded by Treasurer Hunting.

Board members discussed the following:

- The suggestion for Agenda Item 10A be moved to discussion items was due to two pathways slated for removal which had not been noticed
- It would be appropriate to separate out Individual issues contained within the Pathway Master Plan that the majority of the Board does not want to take action on

Manager Richards clarified that the two items for deletion are not discretionary in terms of the Township's ability to build the pathways. One of the items is part of the 425 Agreement and no longer in the Township. The other item is part of a court settlement and it is the Township attorney's opinion this pathway cannot be included without a change to the consent judgment.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustee Woiwode
Motion carried 6-1.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Veenstra moved to adopt the Consent Agenda amended as follows:

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

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried unanimously.

The adopted Consent Agenda items are as follow:

A. Communications

Trustee Veenstra 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 Brixie.

(1). Board Deliberation (#10A, 10D)

- 10A-1 Michael Myrand, 1261 Orlando Drive, Haslett; RE: Support for the placement of the pathway on the west side of Cornell Road in the Pathway Master Plan
- 10A-2 Dave and Jane Ledebuhr, 4767 Cornell Road, Okemos; RE: Support for the Cornell Road amendment to the Pathway Master Plan
- 10A-3 Randall Schaetzl, 2294 Hamilton Road, Okemos; RE: Support for a narrow bricked pathway on Hamilton Road as an amendment to the Pathway Master Plan
- 10A-4 Lee K. Gerard, Superintendent of Okemos Public Schools, 4406 North Okemos Road, Okemos; RE: Support for a pathway on the east side of Hulett Road as an amendment to the Pathway Master Plan
- 10A-5 Vincent Lyon-Callo, 4112 Hulett Road, Okemos; RE: Concern with the proposed amendment to the Pathway Master Plan for the east side of Hulett Road
- 10A-6 Eleanor V. Luecke, President, LINC, PO Box 40, Okemos; RE: Comments regarding amendments to the Pathway Master Plan
- 10-D John T. Anderson, 215 W. Newman Road, Okemos; RE: Opposition to Zoning Amendment #04080 (Township Board)

(2). Board Information (BI)

- BI-1 Jean Doss, 2276 Hulett Road, Okemos; RE: Notification of Hulett Road Homeowners Meeting on Traffic Volume & Safety, February 16, 2005, at 7:00 P.M.

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in the Hope Borbas Okemos Library Meeting Room

- BI-2 Erik A. Furseth, 1363 Hatch Road, Okemos; RE: Application for Public Service
- BI-3 Randall Schaetzl, 2294 Hamilton Road, Okemos; RE: Support for the Land Preservation Millage and the purchase of the southeast corner of Okemos and Central Park Drive
- BI-4 Daria Schlega, 2446 Burcham Drive, East Lansing; RE: Notice of Intent to File Petition for Referendum on Rezoning/PRD #02080 (Eyde)
- BI-5 Jo Anita Anderson, 215 W. Newman Road, Okemos; RE: Notice of Intent to File Petition for Referendum on Rezoning/PRD #02080 (Eyde)
- BI-6 Alice L.Hamachek, 2157 Tamarack Drive, Okemos; RE: Concerns with Special Use Permit #05011 (Eby)

(3). Staff Communication/Referral (SC)

- SC-1 Michigan Townships Association Legislative E-Fax February 11, 2005 Edition
- SC-2 Michigan Townships Association Legislative E-Fax February 18, 2005 Edition

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

Materials received at the February 15, 2005 Meeting

Robert C. Moore, Director, Ingham County Parks, 121 E. Maple Street, Mason; RE: Support for the Lake Lansing Road amendment to the Pathway Master Plan

Ingham County Chapter, Michigan Township Association; RE: Invitation to attend the February 23, 2005 chapter meeting at 7:00 P.M. at Locke Township, 3805 Bell Oak Road, Williamston

George Chen, 1527 Hatch Road, Okemos, and Jie Yu, 11535 Hatch Road, Okemos; RE: Opposition to the Hatch Road amendment to the Pathway Master Plan

Will Moseng, 5444 Cornell Road, Haslett; RE: Support for the Cornell Road amendment to the Pathway Master Plan

Ann Jarrett, 5597 Buckingham, Haslett,; RE: Opposition to Rezoning/PRD #02080 (Eyde)

K'Anna Burton, 4006 Dobie Road, Okemos; RE: Concern over pedestrian safety for the proposed Dobie Road amendment to the Pathway Master Plan

Eleanor Luecke, President, LINC, PO Box 40, Okemos; RE: Opposition to Rezoning/PRD #02080 (Eyde).

Win Stebbins, 3875 Roxbury, Okemos; RE: Request for a comprehensive meeting with the Ingham County Road Commission concerning the widening plans for Okemos Road

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

NAYS: None

Motion carried unanimously.

B. Minutes

Trustee Veenstra moved to approve and ratify the minutes of the February 15, 2005 Regular Meeting as amended. Seconded by Trustee Brixie.

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

NAYS: None

Motion carried unanimously.

C. Bills

Trustee Veenstra moved that the Township Board approve the Manager's Bills as follows:

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Common Cash	\$ 185,046.36
Public Works	\$ 83,488.82
Total Checks	\$ 268,535.18
Credit Card Transactions	\$ 9,596.45
Total Purchases	<u>\$ 278,131.63</u>
 ACH Payments	 <u>\$ 381,360.14</u>

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

[Bill list in Official Minute Book]

D. Assessing Stipulations

Trustee Veenstra moved that the Township Assessor be authorized to sign a stipulation with Signature Properties L.L.C., on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2003	0302396	5900 Park Lake Road
<u>Assessment</u>	2003	AV/TV \$366,300/366,300
<u>Proposed Assessment</u>	2003	AV/TV \$335,000/335,000

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

Trustee Veenstra moved that the Township Assessor be authorized to sign a stipulation with Signature Properties L.L.C., on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2004	0302396	5900 Park Lake Road
<u>Assessment</u>	2004	AV/TV \$375,600/374,724
<u>Proposed Assessment</u>	2004	AV/TV \$335,000/335,000

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
 McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
 NAYS: None
 Motion carried unanimously.

Trustee Veenstra moved that the Township Assessor be authorized to sign a stipulation with LTG Haslett, LLC on the following property:

<u>YEAR</u>	<u>DOCKET NO.</u>	<u>ADDRESS OF PROPERTY</u>
2004	0309357	1673 Haslett Road
<u>Assessment</u>	2004	AV/TV \$850,700/729,423
<u>Proposed Assessment</u>	2004	AV/TV \$600,000/600,000

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried unanimously.

- E. Johnson's Indian Island Sanitary Sewer District #48, **Resolution #5**
Trustee Veenstra moved to approve the Johnson's Indian Island Sanitary Sewer Special Assessment District No. 48 - Resolution No. 5, which approves the special assessment roll; designates the project as "Johnson's Indian Island Sanitary Sewer Special Assessment District No. 48", the assessment roll as the "Johnson's Indian Island Sanitary Special Assessment District No. 48", and the district as the "Johnson's Indian Island Sanitary Sewer Special Assessment District No. 48"; adopts the amount of \$12,000.00 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried unanimously.

- F. 2004 Order to Maintain Sidewalks SAD #6, **Resolution #5**
Trustee Veenstra moved to approve the 2004 Order to Maintain Sidewalk Special Assessment District No. 6 - Resolution No. 5, which approves the special assessment roll; designates the projects as "2004 Order to Maintain Sidewalk Special Assessment District No. 6", the assessment roll as the "2004 Order to Maintain Sidewalk Special Assessment District No. 6, and the district as the "2004 Order to Maintain Sidewalk Special Assessment District No. 6; adopts the amount of \$24,751.33 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor
McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None
Motion carried unanimously.

- G. 2004 Order to Construct SAD #2, **Resolution #5**
Trustee Veenstra moved to approve the 2004 Order to Construct Sidewalk Special Assessment District No. 6 - Resolution No. 5, which approves the special assessment roll; designates the projects as "2004 Order to Construct Sidewalk Special Assessment District No. 6", the assessment roll as the "2004 Order to Construct Sidewalk Special Assessment District No. 6, and the district as the "2004 Order to Construct Sidewalk Special Assessment District No. 6; adopts the amount of \$1,772.67 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.

Seconded by Trustee Brixie.

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

NAYS: None

Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY

9. HEARINGS (None)

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

Ann Alchin, 2227 Hamilton Road, Okemos, read the Hamilton Road petition submitted approximately one month ago in support of placement of a five (5) foot pathway on Hamilton Road.

Cathy Baird, 3720 Hulett Road, Okemos, spoke in opposition to the pathway on the east side of Hulett Road, from Jolly Road north to Bennett Road.

Patricia David, 3715 Hulett Road, Okemos, spoke in opposition to the pathway on the east side of Hulett Road, from Jolly Road north to Bennett Road.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, representative for Mr. Nilson and Denis Smith, spoke to the staff report which indicated if the pathway was constructed on the east side of Hulett Road, a sidewalk could still be required to go between Lots 4 and 5. He felt this was unreasonable for the developers as there was already a proposed connection at Loon Lane and Hulett and another connection to the Meadows to the south at Lot 14.

Nancy Krupiarz, 880 Moss Glenn Circle, Haslett, spoke in support of the pathway on the east side of Hulett Road, from Jolly Road north to Bennett Road and suggested a formalized crossing be put in place.

Jim Carter, 2296 Hulett Road, Okemos, spoke in opposition to the pathway on the east side of Hulett Road, from Bennett Road north to Capeside Drive.

Norman Gear, 3760 Hulett Road, Okemos, expressed a desire for the developers of Mayberry and the Sanctuary to steer drainage away from his land. He also spoke in opposition to the pathway on the east side of Hulett Road, from Jolly Road north to Bennett Road.

Carmen Gear, 3760 Hulett Road, Okemos, felt the pathway on the east side of Hulett Road from Jolly Road north to Bennett Road was unnecessary.

John Anderson, 215 W. Newman, Okemos, stated impact studies need to be conducted for the entire Hulett/Bennett Road area.

Vance Kincaid, 4530 Nakoma Drive, Okemos, stated the east/west crossing across Hulett Road needs to be more formalized and believed that the Netzloff farm house needed sidewalk along that piece of property.

Supervisor McGillicuddy closed public comment.

A. Amendments to the Pathway Master Plan

Director Severy summarized the revised list of Pedestrian/Bicycle Pathway Master Plan Amendments as outlined in staff memorandum dated February 25, 2005. He also addressed the possible removal of the pathway segments on the south side of Times Square Drive from Marsh Road to Central Park Drive and along the Herron Creek Drain from Harrick Park north through the College Fields development to north of Bennett Road. Mr. Severy also noted a memorandum from

the Parks Commission requesting consideration of three (3) connections within the park system that he has not yet reviewed.

Board members discussed the following:

- Placement of a pathway on the Master Plan does not necessarily equate with construction but allows staff to begin preliminary engineering steps
- Jolly Road from Hagadorn to Van Atta Road on the Pathway Master Plan
- Leave the south side of Times Square Drive from Marsh to Central Park on the Pathway Master Plan as a business is scheduled to be built in that location
- Benefit of leaving along the Herron Creek Drain from Hartrick Park north through the College Fields development to north of Bennett Road on the plan to pursue connectivity through discussions with the City of Lansing
- Belief that there must be public notice for any change to the Pathway Master Plan
- Lack of a comprehensive plan as to how people will move in southwest area of the township (Bennet/Okemos/Jolly/Hagardorn)
- Meeting between the Township, Okemos Public Schools, Ingham County Road Commission and the City of Lansing to discuss creating walkability for the entire Bennett/Okemos/Jolly/Hagardorn area
- E-mail sent by the Supervisor to the three Road Commissioners, the Township's Manager, Director of Public Works & Engineering as well as CATA for a meeting date in mid-to-late April to hold a charette on the Hulett Road pathway
- Need to commence neighborhood discussions a year prior to construction of a pathway
- Designation of a pathway by way of a "line" on the Pathway Master Plan is not necessarily indicative of the exact location
- Work with the Okemos Public Schools to lobby the ICRC for creation of crosswalks on Hulett Road
- Table created by Trustee Brixie of benefits and costs for the Hulett Road pathway between Bennett and Jolly using U.S. census data from 2000
- Policy Governance manual contains policies for health and safety ends, safe and smooth traffic flow on primary roads, reduced traffic congestion, increased alternate transportation opportunities, increased and safer pedestrian and bicycle mobility and promoting healthy physical activity through promoting the use of our pedestrian/bicycle pathway system
- Benefit to the businesses along Jolly and Okemos Road will realize an increase from foot traffic through use of the pathways
- Change wording for the Heritage Pathway designation on Hamilton Road from "Nakoma Drive east to Ardmore Street." to "Montrose Drive east to Ardmore Street."
- Change the last sentence for the Heritage Pathway designation on Hamilton Road to read "Pathway (7') from Ardmore to Okemos Road and from Nakoma to Montrose."
- Consideration of each pathway individually
- Portion of the pathway on the east side of Okemos Road from Central Park Drive north to Gaylord C. Smith Court would need to be a boardwalk for wetland protection
- Wait for the ICRC to widen Okemos Road on the east side from Central Park Drive north to Gaylord C. Smith Court and request the outer lane be fifteen (15') feet wide
- Need to plan for other modes of transportation on Okemos Road besides vehicular traffic
- Placement of a pathway on the plan does not equate with construction
- Parts of the motion unclear

Trustee Such moved to add locations numbered 1, 2a, 2b, 3, 4 (as amended), 5, 7, 8, and 9 above [as noted in revised staff memorandum dated February 25, 2005] to the Pedestrian/Bicycle Pathway Master Plan and, further, move to conduct a charette with the Ingham County Road Commission, area residents, City of Lansing, Meridian Township Planning and Engineering Staff, Tri-County Regional Planning Commission and concerned

citizens by July 1, 2005, and direct the Township Manager to schedule the charette with a professional facilitator and notify residents in the area bounded by Okemos Road on the east, Jolly Road on the south, Hagadorn Road on the west and the railroad right of way on the north.

Seconded by Trustee Brixie.

Supervisor McGillicuddy called the question.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustees Veenstra, Woiwode
Motion carried 5-2.

The Supervisor inquired as to how the Board wanted to proceed with the three (3) recommendations from the Park Commission, all of which cross Township property.

Board members and staff discussed the following:

- Need for Board discussion prior to action
- Intent of the Park Commission unclear since the three (3) recommendations are already paths
- Placement on the plan as a pathway would allow payment from the pathway budget as opposed to the Parks budget
- Intent as to type of surface is unclear

Supervisor McGillicuddy requested the Director of Public Works and Engineering obtain more information from the Park Commission. This item will be brought back to the Board as a discussion item at a future date.

- B. Wetland Use Permit 04-04 (Denis Smith), request to fill approximately .26 acres of regulated wetlands in the proposed Sanctuary subdivision located east of Hulett Road and north of Jolly Road. Director Kieselbach summarized the wetland use permit application as outlined in staff memorandum dated February 24, 2005.

Treasurer Hunting moved [and read into the record] NOW THEREFORE, BE IT RESOLVED 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 #04-04 for placing fill in the Eagle Park Wetland (Township Wetland #32-40) to construct a pathway along Hulett Road, placing approximately 58 cubic yards of fill (filling approximately 0.018 acres of wetland) in the Finch Park Wetland (Township Wetland #32-39) to construct a road in the northeast corner of the site and discharging storm water into and out of wetlands (Township Wetlands #32-36, #32-39 and #32-40) with the following conditions:

1. Approval is based upon the documents, materials and the preliminary plat stamped February 22, 2005, prepared by Kebs, 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 preliminary plat approval for the proposed Sanctuary subdivision.
3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner and the Michigan Department of Environmental Quality (MDEQ). Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. No grading or construction work shall be conducted until the MDEQ permit is final and unappealable.

4. The applicant shall notify the Michigan Department of Environmental Quality of the changes to the wetland use permit as approved by the Township.
5. A mitigation area shall be created adjacent to the Eagle Park Wetland (Township Wetland #32-40) at a 1.5:1 ratio for the fill required to construct the Hulett Road pathway.
6. The applicant shall investigate using an over-sized recessed cylindrical culvert in the northeast corner of the site where the Finch Park Wetland (Township Wetland #32-39) is being filled for the road crossing. Prior to construction, the design shall be reviewed by the Township's Environmental Consultant.
7. The mitigation plan shall be revised to reflect the Township's Environmental Consultant's comments outlined in their report dated December 14, 2004.
8. The final design of the mitigation areas shall be subject to the review and approval of the Director of Community Planning and Development.
9. Construction of the mitigation areas shall be overseen by the applicant's wetland consultant. Deviations from the approved mitigation plan shall be first reviewed and approved by the Director of Community Planning and Development.
10. The applicant shall notify the Township in writing when construction of the mitigation areas have been completed.
11. Should the mitigation areas fail to establish wetland vegetation after one growing season, or fails to progress satisfactorily to a self-sustaining wetland as designed, the applicant shall conduct corrective measures to ensure successful wetland establishment as directed by the Township's Environmental Consultant.
12. A performance guarantee in the amount of \$5,000 shall be provided in an acceptable form to the Township to ensure completion of the wetland mitigation.
13. The wetland mitigation shall be monitored annually by the applicant's wetland consultant for five years with a status report provided to the Township each year.
14. 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.
15. The applicant shall submit revised drawings and calculations showing the amount of fill required to construct a seven foot concrete pathway along Hulett Road in the revised location.

Seconded by Trustee Brixie.

Trustee Veenstra offered the following amendment:

- Path to go between lots 5 and 6 and follow Loon Lane

The amendment was not accepted by the maker.

Trustee Veenstra moved to amend the previous motion to have the path go between lots 5 and 6 and follow Loon Lane.

The motion died for lack of support.

Board members discussed the following:

- Primary concern for safety of the children would be jeopardized by the Loon Lane location of the pathway
- Pathway along Loon Lane not an appropriate inclusion in the wetland use permit
- Loon Lane pathway more appropriate as a condition of the preliminary plat
- Right of way south of the Sanctuary drive will be forty-five (45) feet from center line
- A wetland use permit associated with a preliminary plat runs concurrent with the two-year time frame for the preliminary plat
- Direction of water runoff from the road
- Alternative to the proposed pathway and water runoff
- Point in the process at which the developer is required to build the pathway
- Include developer in discussions with the Township and the ICRC
- Persuade the ICRC not to install the center turn lane or reduce lane width in order to not place fill in the wetland
- Concern with the effect water draining in and out of the wetland would have on the wetland level
- Plan by the Drain Commissioner to place a different pipe into the large wetland going in across the road at a lower elevation

Supervisor McGillicuddy offered the following friendly amendment:

- Add condition #16: Silt fencing will be removed when the vegetation is reestablished.

The amendment was accepted by the maker and seconder.

Supervisor McGillicuddy withdrew her amendment.

Trustee Such offered the following friendly amendment:

- **Condition #6 and Condition #11: Add “and subject to the approval of the Director of Community Planning and Development” after “Environmental Consultant”**

Amendment accepted by the maker and seconder.

ROLL CALL VOTE: YEAS: Trustees Brixie, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustees Veenstra, Such
Motion carried 5-2.

[Supervisor McGillicuddy recessed the meeting at 9:25 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 9:37 P.M.]

- C. Preliminary Plat #04052 (Bud Nilson), Sanctuary, a proposed 48-lot single family subdivision east of Hulett Road and north of Jolly Road

Trustee Brixie moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants approval of the preliminary plat for a single family subdivision of 48 lots, commonly known as Sanctuary, located east of Hulett Road, north of Jolly Road with the following conditions:

- 1. Approval is granted in accordance with the revised Preliminary Plat prepared by KEBS, Inc. stamped February 22, 2005, indicating 48 single family lots, subject to revisions as required. Any revisions to the layout of the plat shall be subject to the Township's approval.**
- 2. The preliminary plat approval is subject to the applicant obtaining a wetland use permit**

for the proposed work within regulated wetlands.

3. The Planning Commission grants a variance from Section 101-4.53 of the Township's Subdivision Regulations to allow Loon Lane to exceed the maximum block length of 1,320 feet by approximately 776 feet. The variance is required for the road layout which was designed to minimize the disturbance of wetlands and buffer areas.
4. The applicant shall apply for and receive any necessary variance(s) from the Zoning Board of Appeals or revise the preliminary plat design to comply with the Code of Ordinances.
5. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, 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. 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. The applicant shall obtain all necessary easements to allow for a positive storm drainage flow to the Herron Creek Drain. A copy of the easement(s) shall be submitted to the Department of Community Planning and Development prior to any construction on the site, including grading.
7. 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.
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. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
10. A five foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
11. Other than those areas subject to the wetland use permit no buildings, accessory structures, structural appurtenances, or grading shall be permitted in the regulated wetlands.
12. Lots 8, 9, 10, 13, 14, 18, 19, 20, 22, 23, 24, 25, 26, 30, 34, 36, 37, 38, 40, 41 and 48 on the preliminary plat shall have the natural vegetation strip clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
13. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the water features setback. After construction, the fencing shall be removed once the area is stabilized.
14. 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.

- 15. 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. In no case shall new wells be constructed for the purposes of irrigation or water supply.**
- 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.**
- 17. Prior to the issuance of a Certificate of Occupancy, compliance with all water feature setbacks shall be confirmed by the Department of Community Planning and Development.**
- 18. A seven foot wide concrete pathway shall be constructed along the east side of Hulett Road subject to all wetland use permit requirements and built in accordance with Township's Engineering Design and Construction Standards. The location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.**

Seconded by Treasurer Hunting.

Board members discussed the following:

- Name change of Loon Lane to Hyacinth in the middle of the block at the intersection with Robins Way based upon ICRC approval
- Staff to check with the ICRC to see if they would agree to keep the name of Loon Lane consistent
- ICRC typically changes the name of the road when the direction of the road changes
- Use of a PRD would have created more open space

Trustee Veenstra offered the following amendment:

- **Revise condition #10 to read: A five foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision. A five foot wide concrete sidewalk shall also be constructed connecting Hulett Road to Loon Lane between Lots 5 and 6. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.**

Seconded by Trustee Woiwode.

Board members and staff discussed the following:

- Amendment allegedly agreed to by the developer and nearby residences
- Developer agreed to a seven foot pathway only to avoid the wetland
- Five foot sidewalk between Lots 5 and 6 would require a wetland variance
- Homeowners association would be required to maintain the five foot sidewalk
- Drain Commissioner plat approval is after Board approval
- Lack of detention pond would equate with Drain Commissioner denial in its current form

ROLL CALL VOTE: YEAS: Trustees Veenstra, Woiwode
NAYS: Trustees Brixie, Such, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
Amendment failed 2-5.

Supervisor McGillicuddy called the question.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Woiwode, Supervisor McGillicuddy,
Clerk Helmbrecht, Treasurer Hunting
NAYS: Trustee Veenstra
Motion carried 6-1.

- D. Zoning Amendment #04080 (Township Board), request to amend the C-2 District to allow a hotel as a Use Permitted by Special Use Permit, add a definition of "hotels and motels" and revise the C-3 (Commercial) and RP (Research Park) districts for consistency, **Final Adoption**

Treasurer Hunting moved to take the motion off the table. Seconded by Clerk Helmbrecht.

VOICE VOTE: Motion carried 5-2 (Veenstra, Woiwode).

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. 2005-04, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan, by amending Section 86-2, Section 86-404(e), Section 86-405(e)(3), and Section 86-434(c)(6)."

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:

- Prior Planning Commission and Board approval
- Property designated C-2 along Grand River would not meet residential setback requirements
- No registered complaints within the township from residents who have a hotel/motel which abuts residential neighborhoods
- Homes and property values near Hampton Inn have increased
- Township criteria would not allow for conversion into rental units
- Traffic consultant report which indicates hotel/motel has less traffic than a strip mall which could be built by right
- Consideration of hotel/motel use on a case-by-case basis under the new conditional zoning law
- Specific exclusion of bed and breakfast

ROLL CALL VOTE: YEAS: Trustees Such, Supervisor McGillicuddy, Clerk Helmbrecht,
Treasurer Hunting
NAYS: Trustees Brixie, Veenstra, Woiwode
Motion carried 4-3.

- E. Resolution Regarding Cul-de-Sac Policy of the Ingham County Road Commission
Trustee Such moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN requests the Ingham County Road Commission revise their cul-de-sac policy and develop additional criteria under which cul-de-sacs would be allowed.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Ingham County Road Commission.

Seconded by Trustee Brixie.

ROLL CALL VOTE: YEAS: Trustees Brixie, Such, Veenstra, Woiwode, Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting
NAYS: None

Motion carried unanimously.

11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened and closed public comment.

A. Land Division Ordinance, Article V, Division of Platted Land

Director Kieselbach summarized Article V, Division of Platted Land in the Draft Land Division Ordinance as outlined in staff memorandum dated February 25, 2005.

Board members discussed the following:

- Mechanical suggestions to be given to staff
- Section 5.4(5) - Specify recording the affidavit with the Ingham County Registrar of Deeds and filing a copy of the affidavit with the Township Assessor must be within the thirty (30) days
- Two remaining chapters
- Draft for lots ten (10) acres and less is more restrictive than state law limitation of depth to width ratio of 4 to 1

The consensus of the Board was to discuss one of the two remaining chapters of the Land Division Ordinance at the next Board meeting.

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Keith Oberg, 1585 Hillside Drive, Okemos, spoke to availability of the Board packet, and asked that there be a name associated with the credit card purchases listed in the Bills.

Norman Gear, 3760 Hulett Road, Okemos, expressed disappointment with Board action on the Amendments to the Pathway Master Plan, specifically as it related to the east side of Hulett Road from Jolly north to Bennett Road.

Cathy Baird, 3720 Hulett Road, Okemos, stated the pathway on the east side of Hulett Road would have to be right next to the road right of way which is directly next to her porch and trees and her property values would be destroyed.

Carl Harmon, 1924 Birchwood, Okemos, spoke to the issue of affordable housing in Meridian Township as it related to relocation efforts for residents in Mobile Home Manor to the new projects along Hulett Road.

Manager Richards noted two monitoring reports had been provided to the Board. He also announced the Township will be advertising for legal service for the prosecution of the Township's Uniform Traffic Code and Code Enforcement.

Manager Richards announced the appeal before the Supreme Court on a preliminary motion regarding the cell tower litigation was denied. What this means is that the case will be heard on its merits at the Circuit Court level.

Supervisor McGillicuddy closed Public Remarks.

13. POSSIBLE CLOSED SESSION

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

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

NAYS: None

Motion carried unanimously.

Supervisor McGillicuddy recessed the meeting at 10:20 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 Brixie.

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

NAYS: None

Motion carried unanimously.

Supervisor McGillicuddy reconvened the meeting at 10:42 P.M.

14 ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:43 P.M.

SUSAN MCGILLICUDDY
TOWNSHIP SUPERVISOR

MARY M. G. HELMBRECHT
TOWNSHIP CLERK

Sandra K. Otto, Secretary