

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, OCTOBER 18, 2005, **6:00 P.M.**

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Hunting, Trustees Brixie, Such (7:32 P.M.), 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, Personnel Director/Assistant Manager Paul Brake, Director of Finance Diana Hasse, 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.

Vance Kincaid, 4530 Nakoma, Okemos, requested the Board remove the third quarter budget amendments from the consent agenda to allow for discussion on the \$40,500 expenditure for the Okemos Road Median Project. He expressed concern over the increased cost of the project.

Leonard Provenchur, 4824 Buena Parkway, Haslett, requested the Board remove the third quarter budget amendments from the consent agenda to allow for discussion on the \$40,500 expenditure for the Okemos Road Median Project.

Cheryl Fritze, President, Riverwood Park Neighborhood Association, 2207 White Owl Way, Okemos, requested the Board remove the third quarter budget amendments from the consent agenda to allow for discussion on the \$40,500 expenditure for the Okemos Road Median Project.

Will Tyler White, 4695 Okemos Road, Okemos, spoke in opposition to a smaller boundary for the proposed Downtown Development Authority (DDA).

John Anderson, 215 W. Newman Road, Okemos, requested the Board remove the third quarter budget amendments from the consent agenda to allow for discussion on the \$40,500 expenditure for the Okemos Road Median Project and any other bill in excess of \$10,000.

Supervisor McGillicuddy closed Public Remarks.

5. REPORTS/BOARD COMMENT/NEW WORRIES

Trustee Brixie reported the East Lansing City Council meeting, where the proposal for the former Four Winds Golf Course property was to be discussed, has been cancelled. It was thought that Mr. Mannausa will meet with the residents of Everett Farms to discuss possible permanent preservation of a portion of his land which borders the Everett Farms subdivision.

Trustee Veenstra reminded the public of the second charette on the Okemos Road Median Project to be held on October 19, 2005 at 7:00 P.M. at the Meridian Senior Center. He brought to the public's attention a memo from the Township Manager contained in the Board packet delineating the latest

cost figures on the Okemos Road Median Project. These costs will be discussed during the hearing on the 2006 Recommended Budget.

Manager Richards announced a public informational hearing will be held on the proposed stop signs for Hamilton Road, west of Okemos Road, on November 17, 2005 at 5:30 P.M. at the Ingham County Road Commission office.

6. APPROVAL OF AGENDA — OR CHANGES

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

VOICE VOTE: Motion carried 6-0.

7. CONSENT AGENDA

Supervisor McGillicuddy reviewed the consent agenda.

Trustee Veenstra inquired if the \$40,500 appropriation for the Okemos Road Median Project listed under the Third Quarter Budget Amendments was new and why the money was being spent.

Finance Director Hasse explained this budget amendment was based on projected activity submitted during the 2006 budget process. This projection from the Engineering Department for design and prep work was \$65,500. The second quarter amended budget was a cost of \$25,000 and the difference was placed in the third quarter budget amendment for \$40,500.

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

Trustee Veenstra inquired if the \$40,500 authorization is for anticipated spending in the fourth quarter.

Finance Director Hasse responded in the affirmative. She indicated there have been no bills submitted towards that activity; it needs to be appropriated.

Trustee Veenstra asked what the money would be spent on.

Directory Severy explained it is appropriated for anticipated design and prep work. Since the Okemos Road Median Project is scheduled to be built in 2006, an engineer needed to be on board this year to start the design. It is the Director's estimate of what is anticipated to be spent on the start of the design for the Median Project.

Township Manager Richards reminded the Board that engineering work needs to be done prior to work being completed in 2006-2007 for the Okemos Road Median Project. Budgeted money is anticipated for expenditures, not automatically spent as there are changes in work schedules and priorities.

Trustee Veenstra pointed to Win Stebbins' letter that more design work is needed as felt there needed to be an actual plan in place for the public to view.

Trustee Veenstra requested an explanation of the \$154,200 expenditure for the Cameron Oaks/Hunsaker project and felt any appropriation of more than \$10,000 should be separate and not part of the budget adjustments.

Manager Richards explained the proposed project and subsequent discussion transpired before Trustee Veenstra's election as a Trustee. This expenditure is the fruition of a negotiated settlement and joint development of the sewer line which will service this and other properties on north Okemos Road in the vicinity north of the Canadian National Grand Trunk railroad crossing. He indicated the Hunsaker property is located east of Okemos Road and north of the railroad tracks.

**Treasurer Hunting called the question.**

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

The adopted Consent Agenda items are as follow:

A. Communications

**Trustee 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 Treasurer Hunting.**

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

B. Bills

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

Common Cash	\$ 153,651.32
Public Works	\$ 261,922.45
Total Checks	\$ 415,573.77
Credit Card Transactions	\$ 16,595.99
Total Purchases	<u>\$ 432,169.76</u>
ACH Payments	<u>\$ 270,841.51</u>

**Seconded by Treasurer Hunting.**

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

[Bill list in Official Minute Book]

C. Third Quarter Budget Amendments

**Trustee Brixie moved that the Township Board approve the 2005 Amended Budget as reflected on page 3 of the memorandum to the Township Board from the Finance Director, dated October 14, 2005. Seconded by Treasurer Hunting.**

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

D. Liquor License Transfer, Sheshiang Gardens, Inc.

**Trustee Brixie moved to approve Xue Jin Jiang's application to transfer all stock (100 shares) in a 2005 Class C licensed business located at 3536 Meridian Crossing, Suite 200, Okemos, Michigan, Meridian Township, Ingham County, Michigan from Hsiao Far Sung and further, authorize the Township Clerk to execute the resolution for local approval of the above described transfer. Seconded by Treasurer Hunting.**

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

8. QUESTIONS FOR THE ATTORNEY (See Agenda Item # 10B)

9. HEARINGS

- A. Planned Unit Development #05044 (Nilson/Fairmont), request to develop an 80-unit single family site condominium on approximately 54 acres of land located at 4129 Hulett Road, south of Sundance and Woods of Heron Creek subdivisions

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

Director Kieselbach summarized the proposed planned unit development as outlined in staff memorandum dated September 30, 2005.

Trustee Veenstra inquired if the Township has an upper limit on the number of dwelling units that can be on a single road.

Director Kieselbach responded that in multiple family, it is 50 and 35 units in the subdivision regulations. There is no specific upper limit in the regulations for a planned unit development. He indicated public safety looked at this proposal and did not have a concern.

PUBLIC

R. Bruce Champion, 2563 Dustin Road, Okemos, is trustee for the subject property. He gave a brief history on the development of this land and felt the proposed PUD would preserve much of the natural area.

Malcom Mead-O'Brien, 4199 Hulett Road, Okemos, requested clarification on the need for the proposed rezoning. He expressed concern with an increase in traffic on Hulett Road and inquired as to the procedure to reduce the speed limit to 25 miles per hour. Mr. Mead-O'Brien suggested a push button cross walk on the corner of Capeside and Hulett would be beneficial. He requested the Board look at road access to this development which would tie into Bennett Road to alleviate traffic on Hulett Road.

John Anderson, 215 W. Newman Road, Okemos, expressed concern over this upzoning and felt the infrastructure problem in the area needed to be addressed first.

Lynne Page, President, Briarwood Home Owners Association, 3912 Raleigh Drive, Okemos, inquired if the number of private roads proposed within planned unit developments is in the best interest of the Township and its residents. She believed it allowed for greenspace on either side of the road to be used in the greenspace calculation to meet the planned unit development requirements. She asked that plans be clarified for connection to the south and west end of the property.

Leonard Provenchur, 5824 Buena Parkway, Haslett, stated he was concerned with ICRC restrictions regarding the length of road terminating in a cul-de-sac.

Director Kieselbach responded to an earlier public question that the PUD is based on the underlying zoning for density calculation. The 2005 Master Plan designates this property at 1.25 to 3.5 dwelling units per acre, the current zoning is not consistent with that designation and the request to rezone to RAA is consistent.

Director Kieselbach also responded to an earlier public question by stating the Township's traffic consultant looked at this project and did not anticipate any problems based on the traffic report provided by the consultant's engineer. He reminded the Board that a comprehensive intersection study of the Jolly Road/Hulett Road area was conducted when the three (3) subdivisions south of the subject property were being developed. The report indicated that the delay time for the Hulett and Bennett Road roundabout was at a Level of Service A during peak hours and the Jolly/Hulett Road intersection was at Level of Service C.

Manager Richards commented on earlier public comment by stating that speed limits are set by the Ingham County Road Commission (ICRC) and the Michigan State Police. A speed study is

conducted, looking at the speed of travel for 80% of the vehicles. The change is then made to that speed. The Township does not have the ability to set speed limits on roads within the Township.

Director Kieselbach noted the main section of road through the development would be a public road subject to ICRC approval. A wetland use permit will be required for the road which will go through the wetland.

Director Severy stated the water and sewer system in the area is able to handle the homes of the proposed PUD.

Director Kieselbach stated the road connection at the far west end would be an extension of a public road. He indicated there was no proposed connection of private roads to any of the properties in the southwest corner.

Supervisor McGillicuddy closed the public hearing at 6:48 P.M

B. 2006 Recommended Budget

Supervisor McGillicuddy opened the public hearing at 6:48 P.M.

Manager Richards gave an overview and timeline of the budget process. He indicated the biggest one-time project for 2006 is the Okemos Road Median Project for which the Township has received an enhancement grant through the Michigan Department of Transportation (MDOT) and the ICRC.

Manager Richards stated that based on the conceptual design, it is anticipated the Okemos Road Median project will increase from \$430,000 to \$570,000 due to changes by MDOT which took certain activities from eligible to ineligible status. He recommended the project be delayed until 2007 based on the fact MDOT will allow the Township to extend the grant for one year and will consider amendments to allow additional eligible components/items to be added. This action would allow an opportunity to reinstate some of the grant money rescinded.

Manager Richards offered rationale for delaying the project until 2007 by indicating traffic data on turning movements and other components necessary to complete the final design need to be acquired. This will take place once the road comes back to its pre-construction traffic levels. After the information is gathered and the project is designed, the public will be involved in the project design review. It would be difficult for all of these steps to be completed and the project finished by the end of 2006.

Manager Richards indicated review by Capital Consultants in conjunction with public involvement at the session on the Okemos Road Median Project held on October 5, 2005 acknowledged shrubs and ornamental trees can be added to the median as long as sight distance is not impeded. Fixed objects can also be placed in the median, subject to review and approval by the ICRC. Landscaping of the unpaved areas between the road right of way and paved surface for enhancement purposes was also suggested. The Township will consider this item for grant eligibility purposes. The concept of whether narrower one lane medians are feasible needs to be extensively researched.

PUBLIC

James Montgomery, 3821 Thistlewood Road, Okemos, felt the median project was not necessary and the cost and maintenance would be prohibitive. He believed there were better ways to spend taxpayers' money.

Sherman Greider, Owner, Seven-Eleven Store, 3500 Okemos Road, Okemos, inquired if a public hearing was ever held to determine if there was going to be a median on Okemos Road. From a business owner's perspective, it has cost a lot of money to have the road torn up for the last two years. He noted the grant will only pay for less than 50% of the project, with the remainder to come from Township funds. He stated he had received conflicting information where he was told a median for a road in the State of Michigan which had a speed limit over 35 miles per hour cannot contain a standing structure or large trees. Mr. Greider inquired if Okemos Road would have to be closed again to install the median.

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Jim Clark, 3519 Apple Valley, Okemos, owner of Post Net, spoke against the Okemos Road Median Project. His business has been negatively affected by the road construction, and would be again, for a fourth consecutive year. He noted the Ingham County Road Commission invested time and expertise designing Okemos Road to its current configuration and did not include the median in their plans.

Leonard Provenchur, 5824 Buena Parkway, Haslett, spoke against the Okemos Road Median project stating there were more pressing road projects. He believed Okemos Road north of Central Park Drive should be addressed first, as it is closed ten (10) to twelve (12) days per year due to flooding.

Cheryl Fritze, President, Riverwood Park Association, 2207 White Owl Way, Okemos, spoke in opposition to the median project, citing safety concerns and budgetary costs. She requested a detailed list as to what the grant monies would be spent on as she believed the Township would be responsible for the completion of the project and any cost overruns.

Lynne Page, President, Briarwood Home Owners Association, 3912 Raleigh Drive, Okemos, supported the Township Manager's recommendation to defer the 2006 Okemos Road Median Project. She also supported amendments to the location and scope of the plan and felt concerns expressed at the October 5<sup>th</sup> charette deserve discussion. Ms. Page believed a turning lane from eastbound Bennett onto southbound Okemos Road is a priority which should be considered for future construction in light of new developments on Hulett Road near Bennett Road. She asked that the total expenditure budgeted for the boulevard median project on Okemos Road be considered in the aggregate.

John Anderson, 215 W. Newman, Okemos, expressed concern over alleged continued decline in Fund Balance since 2002. He believed the Okemos Road project would further deplete the general fund balance. Mr. Anderson also felt the utility lines should have been underground instead of relocating poles. He inquired as to who wanted the median project and why they wanted it.

Carl Harmon, 1924 Birchwood, Okemos, supported the staff recommendation to postpone the median project until 2007. He felt the money could be better spent by building a pedestrian overpass on Okemos Road to assist in the Township's goal of walkability. He also suggested a "Denver Dance" light at Bennett and Okemos Roads which, in essence, stops all traffic and allows pedestrians to cross the road.

Township Manager Richards offered background on the Okemos Road Median Project by stating that \$40,000 was paid in 2004 at the request of the ICRC to offset their costs for conceptual design development and surveying.

Manager Richards clarified the chart regarding the fund balance by explaining that the Township spent \$1,000,000 over the last three years for road resurfacing. He also clarified with our chief auditor from Plante and Moran concerning the allegation that she made a statement that there needs to be a three month reserve for financial health. There is no arbitrary number of months set for a governmental unit, but recommended two (2) months and that is also the Board's policy. The proposed budget for the Township is currently at 2.4 months.

Manager Richards responded to the comment regarding removal of the telephone poles. An earlier estimate by Consumers Energy to place the two sets of utility lines underground would be approximately \$2 million.

Manager Richards indicated the latest projected total cost estimate for the boulevard based on the conceptual design is slightly less than \$900,000.

Manager Richards addressed public concern over the safety issue and reiterated the need for data on turning movements so the amount of stacking which would be designed into a left turn lane would be safe. The concept would show where it is possible to place a left turn lane with the median, but data is needed to determine if left turn lanes can be placed where they have been conceptually located.

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He added that any fixed object which would go into the median would need to be looked at from a safety standpoint. Approval would be needed from the ICRC staff and the ICRC Board for design.

Manager Richards responded to an earlier public comment by stating the grant would pay for the median, plantings and pedestrian bicycle pathway changes. What ultimately was not covered by the grant was the design and inspection engineering and the sixth lane on the outside which may need to be added in the event the two lanes are removed from the center. He indicated the grant was written for \$802,000, with a 70/30 split. The actual grant amount awarded to the Township would be rounded upward to \$562,000 and the Township's match would be \$240,000.

Trustee Veenstra pointed to the 2004 activity column on page 168 of the 2006 Recommended Budget where there is a line item for the Okemos Road Median Project in the amount of \$2, 272. He was unclear about this expenditure in light of the Manager's earlier explanation that \$40,000 was paid to the ICRC for the Okemos Road Median Project in 2004.

Finance Director Hasse explained the \$40,000 expenditure was included in the Construction/Improvements line item of \$228,881 above the \$2,272 figure. She noted a separate general ledger line item had not yet been established for the Okemos Road Median Project at the time the \$40,000 was expended to the Ingham County Road Commission. The year had already been closed and entries could no longer be made for a reclassification. She also explained the Construction/Improvements line item used to be the only line item included under the Street & Highways category.

Trustee Veenstra then followed up by asking if there was other spending on the Okemos Road Median project in 2004 contained in the \$228,881 line item.

Finance Director Hasse was not aware of any other spending on the Okemos Road Median project and indicated she would review Trustee Veenstra's request for certainty.

Manager Richards responded to earlier public comment by stating there are pedestrian signals at Bennett and Okemos Roads were moved and relocated in the same general area. Once the road is completed, there will be the ability for pedestrians to cross Okemos Road using the pedestrian signals.

Supervisor McGillicuddy closed the public hearing at 7:30 P.M.

10. ACTION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.

John Anderson, 215 W. Newman Road , Okemos, spoke in support of Zoning Amendment #04120 (Planning Commission).

Supervisor McGillicuddy closed public comment.

A. Rezoning #05060 (Jamzadeh/Soroushian), request to rezone 3925 Dobie Road, a 1.5 acre parcel located on the west side of Dobie Road, north of Jolly Road and south of Kinawa Drive, from RR (Rural Residential) to RA (Single Family-Medium Density), Introduction

**Treasurer Hunting 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 Zoning District Map of Meridian Township Pursuant to Rezoning Petition #05060" RR (Rural Residential) to 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 introduced at least once prior to the next regular meeting of the Township Board. Seconded by Clerk Helmbrecht.**

Board Members discussed the following:

- Appropriate rezoning request which was recommended by the Planning Commission
- Consistent with the Master Plan Future Land Use Map

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

- B. Zoning Amendment #04120 (Planning Commission), an amendment to Section 86-439 Planned Unit Development of the zoning ordinance, Final Adoption  
**Trustee Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby FINALLY ADOPTS Ordinance No. 2005-08 entitled “Ordinance Amending the Code of the Charter Township of Meridian, Michigan, Chapter 86, Article IV, Division 4, Section 86-439 by amending Section 86-439(e) and Section 86-439(f), and by adding Section 86-439(h)”.**

**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 Woiwode.**

Board members discussed the following:

- Name change from Comprehensive Development Plan to Master Plan
- Change language in (e) (2)b.2 to reflect name change

Comprehensive Development Plan name v. Master Plan name: (Questions for the Attorney (See Agenda Item #8))

Q. Andria, can you answer the question?

A. I believe in the Township it is used interchangeably, and I don't know if everything that is now proposed uses the term Master Plan. I don't think we do; I think it is used interchangeably.

Q. If we are currently using the term Master Plan, should we at least, when we adopt something new, call it by the name we are currently using?

A. Legally, it is not necessary that you do that; it is used interchangeably. They are meant to be the same thing in circles of planning. However, if the Board wants to consistently use the same term in every ordinance, they can do so; however, it is not necessary. It is considered the same thing.

**Trustee Veenstra moved to amend subsection (e) (2)b. 2 by striking “comprehensive development” and inserting “master”**

**The motion died for lack of support.**

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 7:45 P.M.]

[Supervisor McGillicuddy reconvened the meeting at 7:58 P.M.]

#### 11. DISCUSSION ITEMS/ENDS

Supervisor McGillicuddy opened public comment.



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Ghulam Sumbal, 2143 White Owl Way, Okemos, spoke in opposition to having his property on Okemos Road included in the Downtown Development Authority (DDA).

Ann Alchin, 2227 Hamilton Road, Okemos, believed no residential property owners desired to be included within the boundary of the Downtown Development Authority (DDA). She requested the western boundary end with Mr. Turnwald's property.

Leonard Provenchur, 5824 Buena Parkway, Haslett, requested a response to his earlier question on the dead end public road ending in a cul de sac being in compliance with the ICRC. He also spoke in opposition to the DDA as he felt the parks should not be included.

Cheryl Fritze, 2207 White Owl Way, Okemos, questioned the figures contained in the budget for the Okemos Road Median Project.

Vincent Lyon-Callo, 4112 Hullett Road, Okemos, offered comments on Planned Unit Development #05044 (Nilson/Fairmont).

John Anderson, 215 W. Newman Road, Okemos, spoke concerning the 2006 recommended budget.

Supervisor McGillicuddy closed public comment.

- A. Rezoning #05050 (Nilson/Fairmont), request to rezone approximately 54 acres located at 4129 and 4153 Hullett Road from RR (Rural Residential) to RAA (Single Family-Low Density) and RA (Single Family-Medium Density)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated September 30, 2005.

Scott Fairmont, 4429 Apache Drive, Okemos, availed himself for Board questions.

Board members and staff discussed the following:

- Consistent with surrounding zoning
- Request for entire property to be rezoned RAA
- Request consistent with the Master Plan
- Development as zoned would not preserve as much greenspace and upland as the rezoning request
- PUD calculation removes the road right-of-way for Hullett Road
- Preservation of open space is approximately 18 acres

**The consensus of the Board was to place this item on for action at the November 3, 2005 Board meeting.**

- B. Planned Unit Development #05044 (Nilson/Fairmont), request to develop an 80-unit single family site condominium on approximately 54 acres of land located at 4129 Hullett Road, south of Sundance and Woods of Heron Creek subdivisions

Scott Fairmont, 4429 Apache, Okemos, gave an overview of the proposed planned unit development.

Board members, staff and the applicant discussed the following:

- Project meets several goals of the Township Board
- Homeowners association responsibility to provide for maintenance of the private roads as well as the common land, islands and open space
- Water bill for Township metered well pits for underground sprinkling systems would be paid through homeowner association funds
- Master deed will spell out homeowner association responsibility
- Road crossing through a wetland buffer will have a large culvert to connect the wetlands and provide a wildlife corridor
- Planning Commission recommendation for the addition of a sidewalk to the school property on the

- western cul-de-sac which may connect up to Bennett Woods Elementary
- Previous sand and gravel operation on the Sturk property to the west
- Seven and a half feet side yard setbacks would allow for fifteen (15) feet between buildings
- Continuous sidewalks on both sides of the public road
- Possibility to use box culvert under road through the wetland buffer
- Outlot at the end of the cul de sac on Capeside Drive is designated as future public road right-of-way
- Sketch plan utilized the right-of-way to show creation of lots and access
- Opposition to connection with the road was expressed by some residents of Sundance Lane and Capeside Drive at the Planning Commission public hearing
- Possibility of a walking access vs. road between the two developments
- Planning Commission recommendation that the proposed pathway between lots 28 and 37 not be part of the plan
- Pathway linkage to Sundance Estates as an adjacent subdivision
- Sidewalks to be constructed in front of all the houses
- Board ends met through the PUD proposal
- Concern over lack of connectivity with this proposal
- Plan is too long for single entrance
- Connection with Sundance vital to the livability of the community
- Protection of mature trees on the southern border of the property
- Limits on the length of the main public road and the number of units for single access as it relates to fire safety
- Reduction of traffic on main roads due to connectivity and increase in traffic due to lack of neighborhood connectivity
- Sundance and Herron Creek have only one connection to Hulett Road
- No complaints from the Sundance and Herron Creek residents regarding ability to exit from the subdivisions onto Hulett Road
- Shadow Ridge at the northern edge of Sundance shows gaps between lots which could possibly be a pathway link to the northwestern loop of Champion Woods
- Curve in main road as a speed inhibitor to address Road Commission concern
- Next phase of development will make northwest connection with the Sturk property
- Staff to investigate possible connector with Sundance common area which houses a manmade stormwater retention/detention area
- Sidewalks along private roads treated the same as those on public roads for the purposes of maintenance and clearance
- Design standards for private roads the same as Road Commission standards for public roads
- Width of private roads can be reduced from that required for public road
- Width of proposed private roads as 26 feet v. width of public roads as 30 feet
- Possible provision for playground or mini park within the planned unit development
- Developer is amenable to constructing a mini park but liability by the homeowner association is an issue
- Need for homeowner association to contact the Township in the event it desires to construct woodchip trails in the upland area(s)
- Only one Board vote for a planned unit development, typically held at the same time as final adoption on the rezoning
- Existing pathway along Hulett Road should be shown on the PUD map for identification purposes only

**The consensus of the Board was to place this item on for action at the November 15, 2005 Board Meeting.**

- C. Zoning Amendment #05070 (Planning Commission), request to amend Section 86-440 Mixed Use Planned Unit Development to add a requirement for a Public Hearing at the Township Board for consistency with the Township Zoning Act

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated October 14, 2005.

**The consensus of the Board was to place this item on for action at the November 3, 2005 Board meeting.**

D. 2006 Recommended Budget

Township Manager Richards indicated he was open to Board direction on change to the recommended budget.

Board members discussed the following:

- Manager to provide timetable and expenditures on the Okemos Road Median Project
- Postponement of the Okemos Road Median Project for a year would give businesses and the public a respite from construction on Okemos Road, and allow the Township residents time to obtain experience with the fifth lane
- Postponement of the Okemos Road Median Project for a year would provide an opportunity for review of the design
- Accurate number for the cost to complete the design will be provided by staff providing allowance for off-road improvements
- 2006 funding for off road improvements of the median project can be adjusted downward if excess money is budgeted
- Number will be adjusted dependent upon amount of off-road improvements
- Funding numbers are assumptions dependent upon what is grant eligible
- Preference for placing the minimum amount of funding needed into the budget for the Okemos Road Median Project and adjust the figure upward
- Preference for placing the maximum amount of funding needed into the budget for the Okemos Road median project and adjust the figure downward
- Staff to provide clarification of “off-road construction”
- Written clarification by the Road Commission regarding ICRC statements made at the September 26, 2005 Planning Commission Meeting with other statements made by the ICRC
- Amount of money needed for appropriation works in conjunction with the design of the road
- Clarification if off road construction is to be the Township’s responsibility
- Likelihood of Road Commission payment for off road construction if the median project does not materialize
- Likelihood that MDOT grant will cover the Township’s portion of design expenses if the median project does not materialize
- Appreciation for a fiscally sound community
- Examples of possible off road improvements are tying of parking areas together and plantings in the right of way
- Five (5) year budget projection showed a continuous two (2) month plus reserve
- Concern over new ambulance fee for non-transport patient refusal

**The consensus of the Board was to have staff prepare a fact sheet on the Okemos Road Median Project and place this item on for action at the November 3, 2005 Board meeting.**

E. Downtown Development Authority (DDA)

Township Manager Richards addressed Board concerns from the last meeting.

Board members discussed the following:

- Leaving residential homes out of the DDA meets several Board policy ends
- Removal of residential properties from the boundary
- Concern over residential properties as they are zoned commercial

- Leaving parks within the DDA for eligibility of DDA monies
- Exclude Land Preservation property from the DDA
- Traffic ramifications would have a negative impact on the neighborhood
- Commercial conversion would have a negative impact on the adjacent properties
- Destruction of cultural heritage by including well maintained homes within the village
- It does not cost to be included in the DDA without the option of the 2 mill tax increase
- Remove option of the 2 mill increase from the language with the understanding that it can be revisited at a later time
- Additional design to reflect concerns expressed over the residential properties on the west end of Hamilton Road and Mr. Sumbal's desire not to be included within the DDA
- Revisit business support for the DDA as business owners are not necessarily the property owners
- Problematic to allow individuals to opt out

**The consensus of the Board was to continue discussion of this item at the November 15, 2005 meeting.**

12. PUBLIC REMARKS

Supervisor McGillicuddy opened Public Remarks.

Stan Mutersbaugh, 2575 Capeside Drive, Okemos, urged the Board to reconsider the connection between Sundance and Champion Woods. He believed no Capeside Drive resident is in favor of the connection.

Will White, 4695 Okemos Road, Okemos, felt there was no need for concern over the three residential homes currently within the DDA boundary as they have been zoned commercial for twenty (20) years. He expressed support for and urged approval of the DDA design as is.

Ghulam Sumbal, 2143 White Owl Way, Okemos, requested the Board leave his property out of the DDA

John Anderson, 215 W. Newman, Okemos, requested the fact sheet prepared by staff for the Okemos Road Meridian Project be placed on the Township website for review by residents.

Supervisor McGillicuddy closed Public Remarks.

13. POSSIBLE CLOSED SESSION

**Treasurer Hunting moved that the Township Board go into a closed session for the purpose of discussing ongoing litigation. Seconded by Trustee Veenstra.**

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

NAYS: None

Motion carried unanimously.

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

**Trustee Brixie moved to return to open session. Seconded by Trustee Such.**

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

NAYS: None

Motion carried unanimously.

**Trustee Such moved to go forward as discussed in closed session. Seconded by Clerk Helmbrecht.**

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

14 ADJOURNMENT

Supervisor McGillicuddy adjourned the meeting at 10:38 P.M.

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SUSAN MCGILLICUDDY  
TOWNSHIP SUPERVISOR

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MARY M. G. HELMBRECHT  
TOWNSHIP CLERK

Sandra K. Otto, Secretary