

ALAIEDON TOWNSHIP BOARD OF TRUSTEES MINUTES
Monday, July 22, 2013

The regular Alaiedon Township Board meeting held Monday, July 22, 2013 was called to order at 8:00 p.m. by Supervisor Steven Lott. Members present: Supervisor Steven Lott, Clerk David Leonard, Treasurer Scott Everett, Trustee Bruce Oesterle, Trustee Beth Smith, Township Attorney Thomas Hitch, and Deputy Clerk Virginia Coffman.

Sign in sheet attached for public in attendance.

Motion by Leonard, supported by Smith, to approve the minutes of the July 8, 2013 meeting as printed. Motion carried.

Motion by Everett, supported by Oesterle, to approve the amended agenda as printed. Motion carried.

Randy Bell from MSU Extension Community Food Systems and David Spencer food industry consultant attended the meeting to inform the Board about the proposed development of a Food Innovation District. They were here to inform the Board of this first and wondered if they had any questions.

Supervisor Lott asked about traffic.

This will be local and regional traffic by box trucks.

A lot of raw food leaves the state and is processed elsewhere. This will create a shared infrastructure for storage, distribution and manufacturing keeping business and creating jobs for Michigan.

The Board thanked them for coming.

Public Comment:

Sandra Batie of 2975 Dobie Road was concerned about the third 425 agreement adding another 115 acres and creating a light industrial zoning on the east side of Okemos Road. She requested the Board delay voting on the proposed 425 agreement.

William Hamilton was in favor of the 425 agreement and felt it made fiscal sense. He believes Jackson National Life has been an asset the last 15 years providing 38% of the Alaiedon Township tax base and has been great for the township, city and regional community.

Cammie Cavanaugh read a prepared statement with concerns about the 425. She feels this proposal for the east side of Okemos Road is spot zoning and asked if so much space is needed for parking why not build a parking garage. She is requesting the Board delay voting on the 425.

Steve Willabee, a representative of LEAP/City of Lansing announced that the City of Lansing will be approving this 425 Monday July 29, 2013.

Michael Cavanaugh was against JNL expanding on the east side of Okemos Road and would like the Board to have a referendum vote which is allowed with a 425 proposal.

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Jan Urbain-Lurain of 2835 Dobie Road feels this proposal does not support the master plan that so many residents worked so hard on. She had concerns 15 years ago and continues to have concerns. She asserted township needs are not being met and believes JNL is driving the northern portion of the township. She is disappointed in the elected officials and wants to delay the 425 vote for further discussion.

John Schneider questioned the reason for industrial zoning on the east side of Okemos Road and would like JNL to only locate on the west side.

David Pierson addressed the previous questions and concerns as he did at the June 17, 2013 Public Hearing. Since the Public Hearing, Parcel E has been taken out of the proposal.

Judy Hamilton feels JNL has been an excellent neighbor, and believes a parking garage is ugly.

Jodie Fine had questions about the 1998 agreement and the fire contract with Delhi with mutual aid being regionalized.

Heidi Hopper voiced concerns that more development will create more water issues.

Roger Laylin wondered what is happening with parcel 2013D that has 20 acres. He asked why any future office couldn't be placed in the 1998 agreement property.

Mark Urban-Lurain has calculated the proposed data information center will be 126' by 126' and is skeptical about what is happening. He believes the Board should have more discussion and there has not been enough public debate involved.

Bart Kuhlmann 3142 Hulett Road questioned the Sandhill Road entrance and the impact on the Smith Drain with more development.

Sandra Batie asked about provision for non-motorized uses.

David Zink of 2949 Sandhill Road commented it sounded like more negative impact than positive impact on the community with this development.

John Wurzler knows the Board has a hard decision to make but doesn't want a British Company telling Alaiedon Township what to do.

There were some general comments regarding the notification process for the Public Hearing and subsequent regular Board meetings.

Public Comments were concluded.

Motion by Oesterle, supported by Everett, to remove from the table the reappointments of the expiring Planning Commission members. Motion carried.

The Board did not receive an official contract from the Ingham County Department of Transportation and Roads for the proposed Willoughby Road work. A decision will not be made until receipt of this contract.

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Motion by Everett, supported by Leonard, to reappoint Planning Commission members Robert Caltrider, Barbara Kranz and William Schneider to another three year term expiring July 23, 2016, with Robert Caltrider being the liaison between the Planning Commission and the Zoning Board of Appeals. Motion carried.

Supervisor Lott presented the 425 Agreement adding that parcel 2013 E has been removed from the transfer of property.

The legal description for Parcel 2013B has been corrected to read "southwest" ¼ of Section 4 in the first line from "southeast".

Board members and the township attorney commented on the proposed 425 agreement.

Everett moved for an amendment regarding police and fire protection. Motion died from lack of support.

Everett moved for an amendment regarding Parcels 2013A & 2013B ingress and egress on Sandhill Road. Motion died from lack of support.

Everett moved for an amendment to withdraw all parcels of land on the east side of Okemos Road from the agreement, then withdrew all further requests for amendments. He intended to offer additional amendments to take 2.5 mills for the whole term of the 425 not just the first 10 years, and to have the City of Lansing assume all responsibility for potential litigation.

Trustee Smith moved for an amendment the 425 by designating parcel 2013 C to have a city of Lansing "D" zoning, the same as parcels 2013 A & 2013 B, not the proposed "H" zoning. Everett seconded. Motion failed by 3-2 vote.

Motion by Leonard, supported by Oesterle, to adopt the Agreement for Conditional Transfer of Property Pursuant to 1984 P.A. 425 with parcel 2013E being removed from the document. Roll call vote: Yes: Leonard, Smith, Oesterle and Lott. Everett voted no. Motion carried.

Motion by Oesterle, supported by Leonard to adopt the Declaration of Restrictive Covenants. Roll call vote: Yes: Leonard, Smith, Oesterle, Everett and Lott. Motion carried.

The Board received the July 15, 2013 Planning Commission workshop minutes.

Trustee Smith reported on the meeting that the PC feels there is no need for a survey and changes to the master plan. Only compliance to the current laws and regulations, modify and correct factual language and census information. They are requesting an electronic version of the zoning map.

Public Comment:

Cammie Cavanaugh feels that JNL has hidden their intentions for the east side of Okemos Road and she should have been informed in 1998 when they were ready to build their home that JNL was going to develop the area.

Jan Urban-Lurain thanked Treasurer Everett for his effort to deliberate on the 425 agreement with the Board. She is concerned because this is a plan not a commitment in writing and the reality of the economic development is cast in stone with this agreement.

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Bill Hamilton commented that they had a plan in 2008 to expand and there were no changes and there was no negative impact. Ideally they will expand and the community will be no worse off.

Bonnie Bucqueroux questioned how much the City of Lansing has paid and wondered about the recent tax refund.

Lynn Harvey is a 425 consultant and commented Alaiedon Township should be receiving more income from the City of Lansing and that the average general law township receives 4.72 mills.

Motion by Leonard, supported by Everett, to pay the following invoices: General Fund check #11665 through #11679 in the amount of \$21,649.78. Tax Account check #5756 through #5761 in the amount of \$292,698.78. Trust and Agency Account check#1740 through #1741 in the amount of \$3,773.34. Motion carried.

Motion by Everett, supported by Smith, to adjourn. Motion carried at 10:17 p.m.

Minutes taken by Virginia Coffman, Deputy Clerk.

David Leonard, et.al