

NORTHFIELD TOWNSHIP

Township Board

Minutes

August 27, 2019

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Supervisor Chockley at 8350 Main Street.

PLEDGE/INVOCATION

Supervisor Chockley provided a brief invocation and led those present in the Pledge of Allegiance.

ROLL CALL

Marlene Chockley, Supervisor	Present
Kathleen Manley, Clerk	Present
Lenore Zelenock, Treasurer	Present
Tawn Beliger, Trustee	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present

Also present:

Wastewater Treatment Plant Superintendent Dan Willis
Township Manager Steven Aynes
Township Attorney Paul Burns
Township Engineer Brian Rubel, Tetra Tech
Planning Consultant Paul Lippens, McKenna
Recording Secretary Lisa Lemble
Members of the community

CONSENT AGENDA:

- **Minutes of August 12, 2019, Special Meeting**
- **Minutes of August 13, 2019, Regular Meeting**
- **Township Manager Update**

Minor name and spelling corrections were made and an item heading added to the minutes of August 12. Two minor changes were made to the August 13 minutes.

- ▶ **Motion:** Chockley moved, Manley seconded, that the minutes of August 12, 2019, special meeting and the August 13, 2019, regular meeting be approved as amended. **Motion carried 7—0 on a voice vote.**

In answer to a question, Aynes said he will inform the Board when the repeat session of the active shooter training has been scheduled.

- ▶ **Motion:** Chockley moved, Manley seconded, that the Township Manager Update be approved as presented. **Motion carried 7—0 on a voice vote.**

ADOPT BALANCE OF AGENDA

- ▶ **Motion:** Chockley moved, Manley seconded, that the balance of the agenda be adopted as presented. **Motion carried 7—0 on a voice vote.**

FIRST CALL TO THE PUBLIC

Mary Devlin, 9211 Brookside, asked questions and made comments about the North Village project and the disposition of 75 Barker Road.

Lawrence Walter, East Shore Drive, made comments about the sale of marijuana in the Township. Craig Warburton, 450 W. Joy Road, commented on the Board's handling of the citizen petition to ban marijuana businesses in the Township, and Otto also read an email from Marissa Prizgint on the subject.

Lawrence Walter, Bill Barnett, 428 East Shore, and Bob Stuber, 429 East Shore, commented on the condition of the property at 424 East Shore which was discussed at the last Board meeting.

BOARD MEMBER RESPONSE

Comments included:

- At the Board's request Aynes provided an extensive update on the code enforcement activities at 424 East Shore.
- The Board discussed the need for a policy regarding time allowed for speakers during Call to the Public and reading of correspondence. Aynes said he can have a proposal ready for the next meeting.
- Board members commented on the special meeting regarding the citizen petition to prohibit marijuana businesses in the Township, the extent of involvement of individual Trustees in the petition drive, and the use of the Township attorney to prepare the ballot language.

- ▶ **Motion:** Zelenock moved, Chick seconded, that planning consultant Paul Lippens provide a map showing how many dispensaries—both recreational and medical—would be allowed in the downtown area, excluding the North Village. **Motion carried 6—1 on a roll call vote, Beliger opposed.**

- ▶ **Motion:** Zelenock moved, Otto seconded, that planning consultant Paul Lippens provide a map of how many recreational and medical dispensaries there could be in the downtown area, excluding the North Village, if there were a 300 foot separation requirement between them.

There was discussion about possibly showing a 500 foot separation and the cost for Lippens to do this work.

Motion carried 6—1 on a roll call vote, Beliger opposed.

- ▶ **Motion:** Dockett moved, Zelenock seconded, that pertinent Township emails sent to Township Board members regarding enforcement actions at 424 East Shore also be copied to interested neighbors. **Motion carried 7—0 on a voice vote.**

Dockett thanked Beliger for the cleaning and repairs she has been doing in the Township recently. He also said it cost the Township \$300 more to print the Township newsletter in color than in black and white.

ANNOUNCEMENTS

Beliger announced the first road sub-committee meeting was held yesterday and she provided information about a proposed sign for the North Village Park.

PRESENTATION

1.

Brouwer Company Proposal for North Village

Steve Brouwer of A. R. Brouwer Associates presented an initial concept drawing for the site, noting it is a mixed use proposal. He said his company has done extensive work in the area, including in Dexter, Chelsea, and Ann Arbor, and he introduced associates working on the project: Bradley Alvord, Lindout Associate Architects, and Michael Franklin, landscape architect, and Jon Curry, engineer, both with PEA.

Mark Korinek, Development Consultant with Brouwer Associates, noted he was formerly with Lockwood Development which had previously proposed a development for this site. He said the apartment piece of the proposal (90 units; 50% market rate, 50% affordable) would be financed with tax credits, and that part of the development would make the other uses (42 homes in duplex and quad configurations and commercial uses) feasible.

In answer to questions, the presenters said:

- The two park areas, the trail, and a small pocket park in the residential area total about 7 of the 23 acres.
- Parallel parking along the central drive and in the lot behind the streetside commercial uses would be available for park users, but no dedicated park parking is proposed.
- Numerous wells would be required.
- The lakefront would be developed in cooperation with the Township.
- Parking for the park area is designed to the Township's parking regulations, but there will be days when there are parking issues. There is a balance between having a sea of asphalt and wanting the area to be in demand by the public.
- Renters and purchasers will be aware that the trail is public, and that is desirable for many residents as is true in areas where the Border-to-Border trail runs.
- The range of pricing for the duplex units would depend on the total number of units, but the least expensive might be \$250-\$300,000.
- Tax reduction via a Payment in Lieu of Taxes (PILOT) would be required for the apartment part of the development to be possible.

- ▶ **Motion:** Chockley moved, Beliger seconded, to accept the A.R. Brouwer Company's qualifications as a developer and to authorize the Board's North Village subcommittee to work with the Brouwer Company to prepare a desirable development concept and purchase offer for the Board's consideration.

Board members expressed concern about the amount of money spent by the Township on previous proposals, and the small amount of park included. Lippens said his work with the subcommittee is part of McKenna's annual support

of the Township. Aynes noted there are two qualified companies making proposals, three Board members and three DDA members serve on the subcommittee, and the final decision is made by the full Board of Trustees.

Motion carried 5—2 on a roll call vote, Dockett and Zelenock opposed.

There was discussion about costs going forward. Lippens said planning costs are difficult to estimate. He noted \$1,500 was spent working with the other developer making a proposal, Livonia Builders, and attorney services will also be needed.

- ▶ **Motion:** Dockett moved, Beliger seconded, to authorize up to \$3,000 for planning consultant fees for subcommittee meetings for the A.R. Brouwer North Village proposal.

Lippens said he does not have control over how many meetings are held, so he cannot say whether \$3,000 will be enough. There was discussion about what part of the budget will fund this. Lippens said there is a planning budget and this falls within that.

Motion carried 6—1 on a roll call vote, Zelenock opposed.

- ▶ **Motion:** Beliger moved, Otto seconded, to allocate \$1,500 additional to be used for working with Livonia Builders on their North Village proposal. **Motion carried 6—1 on a roll call vote, Zelenock opposed.**

In answer to a question, Aynes said a purchase offer from Livonia Builders has been referred to the Township attorney and will be discussed in a closed session with the Board.

UNFINISHED BUSINESS

1.

Goals and Priorities in Context of the Budget

- ▶ **Motion:** Otto moved, Chick seconded, to table discussion of Goals and Priorities. **Motion carried 7—0 on a voice vote.**

NEW BUSINESS

1.

Offer for Purchase of Township Parcels

- ▶ **Motion:** Beliger moved, Otto seconded, that the Township sell parcel B-02-17-229-009 and B-02-17-229-011 to Mark Williams, Jr, for a total of \$1,833, and authorize the Township Manager to sign any necessary paperwork associated with the sale, pending legal review.

There was discussion about the sales price and costs. Mr. Williams said he is willing to cover any reasonable additional costs involved in the sale. Burns said he will prepare a purchase agreement, order title insurance (which will show whether the Township has clear title), and conveyance will be by quit claim deed.

Motion carried 7—0 on a voice vote.

2.

**Tetra Tech Agreement
for Engineering Design Services
for Wastewater Treatment Plant Equalization Basin**

- ▶ **Motion:** Chockley moved, Otto seconded, that the Board proceed with using Tetra Tech for engineering services as outlined in their proposal dated August 16, 2019, related to the design, construction, and bidding of the Wastewater Treatment Plant retention tank project, not to exceed \$200,000.
Motion carried 5—2 on a roll call vote, Zelenock and Dockett opposed.

DISCUSSION

1.

**Township-wide Sidewalk
Maintenance and Replacement:
Review Current Ordinance and Options**

There was discussion about options for maintaining and replacing sidewalks given that it is the financial responsibility of the adjacent property owner, including:

- using special assessment districts
- the Township marking sections needing replacement and notifying the owner of a required timeline.
- billing the property owner for necessary work done by the Township.

There was discussion about related issues such as keeping trees trimmed and adjacent areas mowed and possibly increasing the width from the current four feet. Aynes was tasked with preparing a plan to deal with sidewalk problems.

2.

**Drug and Alcohol Testing of Employees
Involved in Accidents on the Job**

Aynes explained this agenda item was requested by Mr. Dockett following the three motor vehicle accidents involving Public Safety vehicles and employees. There was discussion about whether drug and alcohol testing in such cases should be mandatory or random rather than leaving it up to the discretion of the supervisor.

- ▶ **Motion:** Zelenock moved, Otto seconded, that the Township's labor attorney be asked to determine whether the Township can make employee drug and alcohol testing mandatory in the case of accidents or incidents. **Motion carried 7—0 on a voice vote.**

SECOND CALL TO THE PUBLIC

Comments from the public included:

- Hugo Mack introduced himself as a candidate for County Prosecuting Attorney and made brief comments about the issue of marijuana businesses in the Township and mandatory drug testing.
- Jamie Howe, 426 E. Shore, made comments about the code enforcement action at 424 E. Shore.
- Stan Wutka, 5985 Leland Drive, Craig Warburton and Adam Olney commented on the motions made about the marijuana ordinance issue.
- Olney also made comments about the proposed North Village development, sidewalk replacement, liability concerns about the KaBoom! project, graffiti on the Barker Road overpass, use of the non-motorized path by motor-powered vehicles, and smoking in Township vehicles.
- Bob Stuber asked what will be done regarding public lake access from the North Village site.

BOARD MEMBER COMMENTS

Board members made comments, including:

- A request that the issue of the wetland buffer at 424 East Shore be put on an agenda to insure the Township's ordinances are enforced.
- A request that an update be provided on the status of house on Horseshoe Lake that has been under construction for 13 years and is unoccupied.
- Lack of communication and confusion during the Township's handling of the citizen petition to ban marijuana businesses in the Township.
- Potential issues resulting from creating a public beach on the North Village site.
- Urged support of local businesses.
- The amount of money that has been spent reviewing North Village proposals which do not meet the synthesized plans goals.
- Moving forward with the sewer retention basin before the SAW grant is completed.
- Lack of welcoming atmosphere and respect at Board meetings.
- Mopeds using the non-motorized path should be reported to the police.

ADJOURNMENT

- ▶ **Motion:** Chockley moved, Zelenock seconded, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting adjourned at 10:12 P.M.

Submitted by Lisa Lemble. Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~; wording added is underlined.

Approved by the Township Board on _____, 2019.

Kathleen Manley, Clerk

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/township_board_of_trustees/