

HOWELL TOWNSHIP BOARD REGULAR MEETING

April 11, 2016

Howell Township Hall

6:30. p.m.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Carolyn Eaton	Clerk/Zoning Administrator
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Dar Howard	Trustee
Lois Kanninen	Trustee
Michael Tipton	Trustee

MEMBERS ABSENT:

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. All rose for the Pledge of Allegiance.

CALL TO THE BOARD: MOTION by Howard, seconded by Hohenstein, **“TO APPROVE THE APRIL 11, 2016 AGENDA AS PRESENTED.”** Motion carried unanimously.

APPROVAL OF MINUTES: MOTION by Hohenstein, seconded by Kanninen, with a friendly amendment to the motion, **“TO APPROVE THE MARCH 14, 2016 REGULAR MEETING MINUTES AS AMENDED: UNDER NEW BUSINESS B, ROAD WORK ADD: DONALD PARKER FROM LCBOC STATED HE WOULD MAKE SOME INQUIRES WITH THE ROAD COMMISSION AND COHOCTAH TOWNSHIP ABOUT COST SHARING FOR ALLEN ROAD, BETWEEN BYRON AND OAK GROVE.** Motion carried unanimously. (See March 14, 2016 Minutes) Motion carried unanimously.

CORRESPONDENCE:

See list.

CALL TO THE PUBLIC:

Bill James, 1623 Red Hickory Ct. – Stated the township has an offer for the property in Pineview village. He is hopeful that the township will consider that offer. Residents are having problems trying to sell their properties because potential buyers cannot get loans to buy in Pineview Village with the development not completed. The parcels that the township owns have been sitting empty for years. He would like to see the township portion separate out from Pineview.

Joel Davidson, 2160 Knotty Pine Trl. – Stated he is on the board for Pineview Village. Right now, any potential buyer will have to go through their board. With the current situation, it calls for three story buildings only and developers are not looking for that now. If the township closes out of this phase, then potential buyers can develop without having to go through Pineview Village rules.

Both do not understand why the process has stopped. (The township just received the final offer on March 26. The township attorney will need to review the offer. It does take time.)

Patricia Rydzewski, Your Peace of Mind – Wanted to know if the board would be making a decision tonight on the offer the township has received for the portion of Pineview Village owned by the township. (The board does have an offer and will be looking into it.)

OLD BUSINESS:

- A. ROADS – Treasurer Hohenstein contacted the Cohoctah Clerk. The Cohoctah Township Board did agree to pay half of the stone for Allen Road, between Byron and Oak Grove. This project is expected to be done this year. In addition, discussion with Cohoctah Township was another part of Allen Road, between Owosso and Crandal. They would only be able to pay a possible \$46,000.00 out of an \$186,000.00 joint project. However, they cannot commit to this number, because it is possible a new board will be seated before this decision has to be made.

NEW BUSINESS:

- A. JOSEPH T. HARVEY, PERMIT FEES – Sargent Joe Harvey, retired US Army – is requesting a waiver for permit fees that is required to erect a pole barn on his property at 5301 Preston Road. He stated that he and his family grow most of their food including livestock. They have three children and his wife works part time. He has all the required plans and permits. Clerk / Zoning Administrator Eaton explained she has talked with the county building department and they do not have any means of waiving fees. Mr. Harvey’s property is a farm but not considered a farm. He does have 100% exemption as a disabled vet. The board will need to consider him as a farm then all he would have to pull is a \$20.00 waiver and that will exempt him from having to pull permit from the county as well. **Motion** by Kanninen, seconded by Eaton, **“TO WAIVE THE \$20.00 FEE FOR AGRICULTURE BUILDING, DUE TO HARDSHIP OF DISABLED VETERAN.”** Discussion followed. Motion carried unanimously.
- B. HOWELL CITY JOINT PLANNING COMMISSION MEETING UPDATE - Trustee Howard reported on the joint meeting with Howell City. The joint meetings happen because, when the city annexed the Kroger shopping area property into the city, it was in the agreement that Howell Township would be part of any changes. When granted to develop, this piece of the property was for foot traffic type business only. The gas station was granted and is in place. It is being considered to change the language to allow someone to be able to request a drive through type restaurant between the gas station and M-59. The Joint Planning Commission recommended approval to the Howell City Planning Commission. Discussion followed.
- C. HOWELL FIRE AUTHORITY, BUDGET - Supervisor Coddington reported that only slight changes to the personnel salaries occurred; from 1.4 to 1.5. Other changes included the normal increase to utilities. Budget has to be approved by this board and then goes to the Fire Authority Board. **MOTION** by Hohenstein, seconded by Howard, **“TO ACCEPT THE 2016-2017 FIRE AUTHORITY BUDGET AS PRESENTED.”** Discussion followed. Motion carried unanimously. Discussion on replacing fire trucks and retirements.
- D. RAINBOW LITIGATION UPDATE – Clerk/Zoning Administrator Eaton reported that it was in court on Wednesday. The proposed two-day jury trial ended up being a one-day trial. The judge dismissed the jury and the case after the 8 hours and stated she will file this as a frivolous case. Because of this, the township can go after our attorney fees including to their attorney. This can be appealed but because they have already lost other appeals, they most likely would not win.

REPORTS:

- A. SUPERVISOR – Supervisor Coddington reported that he did some Road Calls. He and Treasurer Hohenstein discussed the complaints about the roads. He will look into more supervision of the debris left on the roads.

- B. TREASURER – Treasurer Hohenstein reported: that everything is quiet at the time. Discussion took place on ways of letting residents know of what road projects are being worked on ahead of time. Website right now is the best resource.
- C. CLERK/ZONING 1) See report. 2) Would like Election Coordinator Johnson to go to MTA Election Class for \$152.50. **MOTION** by Eaton, seconded by Hohenstein, **“TO ALLOW ELECTION COORDINATOR/DEPUTY CLERK JOHNSON TO ATTENDED THE MTA ELECTION TIPS AND TRICKS CLASS OR A FEE OF \$152.50.”** Discussion followed. Motion carried unanimously. Question from the board if anything new on Lucy Road Resources. Answer is no.
- D. ASSESSING – See Report.
- E. AIRPORT – Trustee Tipton reported on the Township Clean-Up day for May 21st. Everything is set and progress is going well. The event is on the website and will be on the radio and in the paper and there will be event boards advertising the event.
- F. FIRE AUTHORITY – Supervisor Coddington reported: 1) reviewed the budget. 2) Will be taking delivery of two new trucks soon.
- G. MHOG – Supervisor Coddington reported: 1) working on the tap fees. 2) It is recommended that the engineers do a Bolt Study.
- H. PLANNING COMMISSION – Trustee Counts reported that the meeting consisted of reviewing of the Master Plan and responses from recent resident surveys.
- I. ZONING BOARD OF APPEALS – Trustee Kanniainen reported that Tribar was approved a variance on the setback to allow for a new cooling system.
- J. WEBSITE – Trustee Counts reported that the website is moving along. Feedback was given to the website designer of the things that the staff thought needed work on or added. There will be an Announcement Tab that will allow those residents who sign up for it, to receive an announcement to any changes to the website. Discussion followed.
- K. WWTP – Treasurer Hohenstein reported: 1) No meeting.
- L. HAPRA – Trustee Kanniainen reported: 1) that the March Meeting was cancelled and the April Meeting is next Tuesday.

CALL TO PUBLIC:

Scott Gronevelt, DA Building LLC – has put offer on Pineview Village. He is here to answering any issues the board may have and hopes that all can come to a resolution. Some discussion on plans for the different pads.

John Mills, 1750 Oak Grove Road – wanted to know if it is Howell Township’s intention to continue working with the Howell City Joint Planning Commission? (It was part of the annex agreement that if any changes there would be a joint meeting. Howell Township is not part of the City Planning Commission only the Joint Committee, they are two separate committees.) Do you plan on attending this meeting to give the township’s wishes? (The

township has no control once it leaves the joint meeting but it was the recommendation to the City Planning Committee to approve the drive-thru.) He stated he has concerns with a drive-thru there and the potential traffic problems it could create. Mr. Mills also stated that the township should oppose those businesses going into the city and try to get them to build within the township. Mr. Mills gave some information about a 100-year rain that took out the bridge in 1932 on Allen Road over the Shiawassee River.

Patricia Rydzewski, Your Peace of Mind – Wanted to know if the board will be discussing the Pineview Village property purchase in Closed Executive Session? (Yes.) She is encouraging the board to try and make a decision as soon as possible because residents are losing potential buyers because they cannot get loans on the properties that are within a non-finished development.

CLOSED SESSION CLIENT ATTORNEY LEGAL OPINION - PROPERTY PURCHASE AGREEMENT:

7:51 PM MOTION by Counts, seconded by Howard, **“TO ENTER INTO CLOSED SESSION CLIENT ATTORNEY LEGAL OPINION - PROPERTY PURCHASE AGREEMENT NEGOTIATION.”** A roll-call vote was taken: Coddington – yes, Counts – yes, Kanniainen – yes, Eaton – yes, Hohenstein – yes, Tipton – yes, Howard – yes, Motion carried 7 to 0.

8:42 PM MOTION by Counts, seconded by Howard **“TO RETURN TO REGULAR SESSION.”** Motion carried 7 to 0.

MOTION by Howard, seconded by Hohenstein **“TO ACCEPT THE CURRENT COUNTER OFFER ON THE PURCHASE AGREEMENT”**. Discussion followed. Hohenstein rescinded his second. Motion failed due to lack of second.

MOTION by Howard, seconded by Hohenstein **“TO RETURN THE ORIGINAL PURCHASE AGREEMENT APPROVED BY OUR ATTORNEY AND THE BIDDER HAS UNTIL 4/26/16 AT 5:00 PM TO APPROVE.”** Discussion followed. A roll-call vote was taken: Howard – yes, Tipton – yes, Hohenstein – yes, Coddington – yes, Counts – yes, Kanniainen – yes, Eaton – yes. Motion carried 7 to 0.

DISBURSEMENTS REGULAR AND CHECK REGISTER:

MOTION by Counts, seconded by Howard, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH FEBRUARY 8, 2016 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Motion carried unanimously

ADJOURNMENT: **MOTION** by, Howard, seconded by Hohenstein **“TO ADJOURN.”** Motion carried. The meeting adjourned 8:47 p.m.

Approved: _____ X _____

As Presented: _____ X _____

As Amended: _____

Corrected: _____

Dated 05.09.2016

Signed: _____

Debby Johnson
Recording Secretary

Carolyn Eaton
Howell Township Clerk

Mike Coddington
Howell Township Supervisor