

HOWELL TOWNSHIP BOARD REGULAR MEETING

MINUTES

Howell Township Hall

March 12, 2018

6:30. p.m.

MEMBERS PRESENT:

Mike Coddington Supervisor
Jonathan Hohenstein Treasurer
Matthew Counts Trustee
Dar Howard Trustee
Harold Melton Trustee
Sally Newstead Trustee

MEMBERS ABSENT:

Jean Graham Clerk

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA: MOTION by Melton, seconded by Howard, **“TO APPROVE THE MARCH 12, 2018 AGENDA AS AMENDED: ADD ITEM 9F, BONDS.”** Motion carried.

APPROVAL OF MINUTES:

MOTION by Hohenstein, seconded by Newstead, **“TO APPROVE THE FEBRUARY 12, 2018 MEETING MINUTES AS PRESENTED.** Motion carried. (See February 12, 2018 Meeting Minutes)

CORRESPONDENCE:

See list.

CALL TO THE PUBLIC:

- Mark Epley, 5080 Allen Rd – American Legion Post 141, Corner of M-59 and Grand River – stated that he has applied for a permit for an LED billboard/sign in January of 2017. The sign will help bring in needed funds to keep the post open. His application had previously been denied. His application is under review. (Billboards need to be placed on their own parcel.) He was notified that the Township will be discussing a Moratorium on Signs and Billboards at this meeting. He has submitted a letter requesting that it be entered into record. The letter is requesting that the proposed moratorium not be applied to their application for this billboard/sign. He stated he applied for the Billboard Permit before the Board decided to even discuss the moratorium. (Copy of letter is attached to the end of the minutes.)

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

A) ORDINANCE ADOPTING A MORATORIUM ON SIGNS AND BILLBOARDS

- Supervisor Coddington stated that the Township’s current ordinance is kind of vague and does not cover everything that is needed. There is a big push for several request for these types of signs. We need to make sure that our Sign Ordinance is complete and will cover all aspects needed for the ordinance. A moratorium will give us a short time to step back and study our current ordinance and decide if it needs to be updated. Discussion followed.
- Trustee and Planning Commission Representative Counts added that the Planning Commission would like the opportunity to revisit this with the Planner and the Engineer to completely understand the impact of the billboards in our Township.

- Treasurer Hohenstein stated that the Township’s newly appointed Zoning Administrator Daus has been going through the Zoning and he is noticing some ordinances that are not completely clear and the Billboards/Signs is one of those ordinances.
- Mark Epley stated he hoped that non-profit organizations would have a little different consideration when making these decisions.
- Further questions and discussion from the Board.
- **MOTION** by Hohenstein, seconded by Howard, **“TO ACCEPT ORDINANCE #274, ENACTING A TEMPORARY MORATORIUM FOR THE PERIOD OF 120 DAYS ON THE APPROVAL OF ANY NEW SIGNS AND BILLBOARDS.”** Discussion followed. A roll-call vote was taken: Howard – yes, Melton – yes, Hohenstein – yes, Newstead – yes, Counts – yes, Coddington – yes. Motion carries 6 to 0.

B) ROAD MILLAGE RENEWAL RESOLUTION

- Treasurer Hohenstein stated that the Township Road Millage will expire at the end of this year. The renewal will put a proposal on the August Ballot for .9345 mill millage rate that will take effect starting in January 2019 and will expire in 2022.
- **MOTION** by Howard, seconded by Melton, **“TO APPROVE RESOLUTION #03.18.441 ROAD MILLAGE RENEWAL TO BE PLACED ON THE AUGUST 2018 BALLOT.”** Discussion followed. A roll-call vote was taken: Newstead – yes, Counts – yes, Coddington – yes, Hohenstein – yes, Melton – yes, Howard – yes. Motion carries 6 to 0.

C) BREWER MEADOWS, EXTENSION

- Supervisor Coddington stated this has been requested by the developer. They have a PUD Agreement with the Township and Preliminary Site Plan approval. They would like the PUD Agreement to be extended until February 28, 2019. This is the agreement that contains the cost sharing of the paving of the road past their development.
- Discussion followed.
- **MOTION** by Howard, seconded by Melton, **“TO TABLE THE DECISION ON THE BREWER MEADOWS EXTENSION UNTIL NEXT MEETING ON APRIL 9, 2018.”** Discussion followed. Motion carried.

D) TRILOGY, SPECIAL USE PERMIT

- Kevin Bochler from the Mannik & Smith Group for the proposed memory care facility at the corner of Byron Road and M-59, known as The Willows. When The Willows was first constructed it was known that we would come back for an additional building. The proposed site will be for a 22,000 square foot, 35 bed facility for the purpose of memory care. The current building houses, assisted living, independent living and skill care facilities. The new building will help in the transfer of residents to be able to stay with the same facility and not have to move to another facility. At the last Planning Commission Meeting a couple of the Township residents were here to support this project. They stated that Trilogy is a good neighbor to have. The only issue was the noise coming from the alarm on the pump station. Trilogy is looking into this matter. Once we receive all approvals, we are hoping to break ground in June of this year. At this time, there are no future plans for any additional buildings.
- This type of facility requires a Special Use Permit when located within a Multiple Family Residential District.
- The ZBA has granted 3 variances. The Planning Commission has approved Preliminary Site Plan approval and recommended the Special Use Permit to the Board. Once this is approved, it will go back to the Planning Commission for Final Site Plan approval.
- Questions and statements from the Board. Discussion followed.

- **MOTION** by Hohenstein, seconded by Melton, **“TO ACCEPT THE APPLICATION FROM TRILOGY HEALTH SERVICES FOR THEIR SPECIAL USE PERMIT FOR THE MEMORY CARE FACILITY, CONSIDERING THE INFORMATION PROVIDED BY THE TOWNSHIP PLANNER AND THE RECOMMENDED APPROVAL FROM THE TOWNSHIP PLANNING COMMISSION.”** Discussion followed. Motion carried.

E) CLEAN-UP DAY

- Supervisor Coddington stated that there is an issue about the date scheduled for the Township Spring Clean-up date of May 19th. When trying to get usual the trash hauler for that date, they were already booked. Other companies were contacted but they will only leave containers on site for the entire weekend. We have no idea of how many containers it will take since the trash would not be compacted. June 2nd is alterative date that our usual trash hauler can be there with their trucks. The date of May 19th has already gone out on the tax bills. Discussion followed.
- It was the consensus of the Board to keep the Clean-up date on May 19th.

F) BONDS

- Discussion on paying down a bond to save \$458,112.50.
- **MOTION** by Howard, seconded by Counts, **“TO PAY DOWN \$1.5 MILLON TOWARDS THE \$3,509,400.00 ORIGINAL CASH REQUIREMENT.”** Discussion followed. Motion carried.

RPORTS:

A. SUPERVISOR:

(Supervisor Coddington reported on the following item)

- Attended a meeting on the proposed power plant in Handy Township. Next meeting on this will be at the Handy Township Meeting April 10th.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Had a good tax collecting season. We had one of the lowest delinquent tax season in a long time. We were the first one in and balanced with the County. Good job Carol.
- Tribar has 4 IFTs. Part of that agreement is that they pay their taxes on time. They paid their taxes but were late. They have been late before. Need to make a decision on what the next step should be. To pull their IFTs or send a letter stating that if they are late again their IFT's will be pulled. Discussion followed. It was the consensus of the Board to send a letter stating that if they are late again steps will be taken to pull their IFTs.

C. CLERK:

- No report

D. ZONING:

(Prepared by Zoning Administrator Daus)

- See report.

E. ASSESSING:

(Prepared by Assessor Kilpela)

- See report.

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Two brush trucks were sold at auction. One truck was not picked up so the Chief needs to decide if it can go through auction again.
- Paid bills.

G. MHOG:

(Trustee Howard reported on the following items)

- Submitted the design for the repainting of the water tower.
- Paid bills.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- Trilogy was approved for their Preliminary Site Plan and approved recommendation for the Special Use.
- Approved the amendment to the Site Plan for Hamilton Propane to enlarge their storage buildings.

I. ZONING BOARD OF APPEALS (ZBA):

(Trustee Newstead reported on the following item)

- Three (3) variances were approved for Trilogy for their building setbacks and a parking lot setback.

J. WEBSITE:

(Trustee Counts reported on the following item)

- Nothing new to report.

K. WWTP:

(Treasurer Hohenstein reported on the following items)

- Muskrats have chewed through a lagoon pump cable. The cost to repair the pump is \$3,715.00 verses over \$7,000.00 to replace the pump. **MOTION** by Hohenstein, seconded by Howard, **“TO ACCEPT THE BID FROM KENNEDY INDUSTRIES TO REPAIR THE LAGOON PUMP FOR \$3,715.00 AS PRESENTED.”** Discussion followed. Motion carried.
- There is a need to have muskrat control. Plant Manager Livernois would like to have Creature Control come out both in the spring and the fall. **WITH A FRIENDLY MOTION** by Howard, seconded by Hohenstein, **“TO HIRE THE MUSKRAT CONTROL COMPANY NOT TO EXCEED \$4,000.00 FOR (1) ONE YEAR.”** Discussion followed. Motion carried.

L. HAPRA:

- No report.
- Next meeting, 3/20/2018.

CALL TO PUBLIC:

- Mark Epley, 5080 Allen Road – Wanted to know if the moratorium on signs and billboards will affect his application for a billboard since he had his application in before the moratorium. (The moratorium has tied the hands of the Planning Commission to approve any signs for (120) one hundred, twenty days. If you proceed forward, the Planning Commission could still deny you. They cannot approve you. They could table you. At the end of the moratorium, you can come

back and then try to get approval.) Even though our application came before the moratorium? (Yes.) Will this be in the minutes? (Yes.)

CLOSED SESSION:

A) Discussion on Township Properties

- **MOTION** by Counts, seconded by Hohenstein, **“TO ENTER INTO CLOSED SESSION AT 8:20 P.M.”** A roll-call vote was taken: Melton – yes, Coddington – yes, Newstead – yes, Counts – yes, Howard – yes, Hohenstein – yes. Motion carried 6 to 0.
- **MOTION** by Counts, seconded by Howard, **“TO ENTER INTO REGULAR SESSION AT 8:35 P.M.”** Motion carried.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Howard, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH MARCH 7, 2018 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carried.

ADJOURNMENT: **MOTION** by Hohenstein, seconded by Counts, **“TO ADJOURN.”** Motion carried. The meeting adjourned 8:35 p.m.

APPROVED:

As Presented: _____ X _____	_____ Jean Graham Howell Township Clerk
As Amended: _____	_____ Mike Coddington Howell Township Supervisor
As Corrected: _____	
Dated _____ 04.09.2018 _____	_____ Debby Johnson Recording Secretary