

SPRINGFIELD TOWNSHIP BOARD MEETING
February 12, 2004
SYNOPSIS

CALL TO ORDER: 7:30 p.m. by Supervisor Walls

PUBLIC COMMENT: None

CONSENT AGENDA:

- a) Approved Minutes: January 8, 2004 Regular Meeting with bills and additional disbursements of \$317,509.59.
- b) Accepted January Treasurer's Report
- c) Received January Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire, & Ordinance
- d) Authorized payment of bills as presented, total \$137,343.33
- e) First Reading, amend Ordinance 29, Section 8.03 per Township Attorney's 1-13 letter; authorized Second Reading
- f) Election Inspector Pay: Authorized \$.50/hour increase, to: Chair \$10:00/hour; Inspectors \$9.00/hour
- g) Authorized TIA membership renewal @ \$100.00
- h) Authorized Township Spring Clean-up, date to be determined
- i) Award bid to Douglass Safety Systems for 1,500 feet of 4" fire hose @ \$5,730.00, per Chief's memo received 2-4-04
- j) Appointed Beth LaVallee to Board of Review for balance of Jon Zerba's term
- i) Received communications and placed on file

OLD BUSINESS:

- 1. Ely Oaks: Conditionally approved Final Plat
- 2. Received Civic Center Entry Sign Design from Sign Committee
- 3. Second Reading: Adopted amendment to Ordinance #66

NEW BUSINESS:

- 1. Tabled Amendment Davisburg/Dixie Market Site Plan
- 2. Civic Center Meeting Room: Agreed to develop use policy
- 3. Revised Design & Construction Standards: Section 12-5.4
- 4. Property Management Services: Agreed to contract with Mike Forst for 3-month trial period
- 5. Holcomb Road Paving: Declined to accept Landscape Plan proposal
- 6. Website Hosting and Maintenance: Authorized Treasurer to contract with TIGS and negotiate contract with Capital Consultants
- 7. Budget Amendments, Salaries, Website: Amended General Fund Budget per Supervisor's revised February 5th memo
- 8. Cable Franchise, Renewal, Consulting Services: Authorized retaining Attorney Neil J. Lehto
- 9. Building/Planning Director: Amended Building Fund Budget and authorized filling position
- 10. Stonebrook Estates: Approved rezoning 07-13-201-001 from Public Lands to Planned Unit Development and a one acre portion of 07-13-201-002 from R-1 One-Family Residential to Planned Unit Development; conditionally approved site plan.
- 11. Adopted Resolution opposing Consumers Energy pipeline and Authorizing action by Township Officials

PUBLIC COMMENT: Diane Wozniak inquired about a variety of subjects

ADJOURNED: 9:55 p.m.

NANCY STROLE, Clerk

Call to Order: Supervisor Collin Walls called the February 12, 2004 Regular Meeting of the Springfield Township Board to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Roll Call:

Board Members Present

Collin W. Walls	Township Supervisor
Jamie Dubre	Township Treasurer
David Hopper	Township Trustee
Dean Baker	Township Trustee
Dennis Vallad	Township Trustee
Nancy Strole	Township Clerk

Board Members Not Present

Margaret Bloom	Township Trustee
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Others Present

Gregory Need	Township Attorney
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Agenda Additions & Changes:

Supervisor Walls noted that **Item #4 under New Business should be deleted.**

Supervisor Walls noted that Pipeline Resolution should be **added as Item #11 under New Business.**

There were no objections to the agenda changes.

Public Comment: None

Consent Agenda:

- **Trustee Hopper moved to approve the Consent Agenda as amended. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**
- a) Approval of Minutes; January 8, 2004 Regular Meeting with bills and additional disbursements of \$317,509.59.
- b) Acceptance of January Treasurer's Report
- c) Receipt of January Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance
- d) Authorize payment of bills as presented, total \$137,343.33.

- e) First Reading, amend ordinance 29, Section 8.03 per Township Attorney's 1/13 letter; authorize Second Reading
- f) Election Inspector Pay: Authorize \$.50/hour increase, to \$10.00/hour Chairs; Inspectors \$9.00/hour
- g) Authorize TIA membership renewal @ \$100.00
- h) Authorize Township Spring Clean-up date TBD
- i) Award bid to Douglass Safety Systems for 1,500 feet of 4" fire hose @ \$5,730.00 per Chief's memo receipt 02/04/04
- j) Appoint Beth LaVallee to Board of Review for balance of Jon Zerba's term
- k) Communications:
 - Receipt of letter from Jon Zerba resigning from Board of Review
 - Receipt of Senior Van Transportation Report
 - Receipt of Holly Youth Assistance Minutes
 - Receipt of Clarkston Area Youth Assistance information on Youth Recognition Program
 - Receipt of Thank You letter from Food Bank of Oakland County regarding Food Drive
 - Receipt of letters from Linton Banwell to MDEQ regarding proposed Waumegah Lake Augmentation Well
 - Receipt of letter from Osprey Bay Property Owners complimenting Sheriff Dept. Service
 - Receipt of letter from Benjamin Rusch regarding additional Tornado Siren; refer to Supervisor for review and research
 - Receipt of Township Attorney's opinion regarding Ordinance #66 provisions
 - Receipt of Resolution from City of Farmington Hills urging moratorium on Detroit water and sewer rate increases

Old Business:

1. Ely Oaks: Final Plat

Supervisor Walls said the final plat must be revised in the municipal certification because it says that surety has been deposited and we have letters which indicate the monuments are already in. The date is also wrong regarding the Health Department letter.

- **Clerk Strole moved to approve the final plat for Ely Oaks and authorize the Clerk to execute the mylars subject to corrections with respect to the date of the Health Department approval and elimination of the reference to surety. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

2. Civic Center Entry Sign

- **Supervisor Walls moved that the Board express their sincere thanks to the Committee and receive and file the recommendation until we get some input from**

sign companies with cost estimates and materials. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.

3. Second Reading: Ordinance #66 Amendment

Supervisor Walls explained that this amendment would allow the District Court to impose an administrative fee and assist in the collection of cost recovery invoices. It also allows legal fees and enforcement costs to be added to the list of costs that can be included.

- **Clerk Strole moved for the adoption of Amendments to Subsections A, B and F of Section 5 of Springfield Township Ordinance #66, Springfield Township Emergency Services Cost Recovery Ordinance as published for Second Reading. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

New Business:

1. Amend Davisburg/Dixie Market Site Plan

Supervisor Walls said this request is to amend the site plan and also the Consent Agreement for the Davisburg/Dixie Market for purposes of adding a generator. The location for the generator was not shown on the site plan and we are also being asked to increase the allowable sound level from 70 decibals to 81decibals.

Supervisor Walls asked Mr. Paul Baranowski of Oscar W. Larson Company why he did not choose the available super silent enclosure which would have lowered the db level? Mr. Baranowski said it would have lowered the level but for the site location but it would not fit. Supervisor Walls asked if a smaller generator would fit into this space? Mr. Baranowski said yes but it would not perform the way the customer wants.

Clerk Strole asked what the store proposed to keep operating in the event of a power failure? Mr. Baranowski said they would keep the entire facility operating. Clerk Strole asked if there is a generator that could simply keep the coolers and critical products running? Mr. Baranowski said that would require more investigation on his part.

Trustee Hopper asked how this would be powered? Mr. Baranowski said it would be powered by natural gas.

Supervisor Walls said Mr. Baranowski indicated that the bollards should be located on the edge of the asphalt rather than on the edge of the generator as drawn. This was a CAD error. The applicant is intending to increase the screening at the rear/west side of the generator. They do not intend to place screening on the east side, which would screen it from view from the Dixie Highway traffic.

Trustee Baker commented that regarding the noise, a 10 decibal increase from our ordinance of 70 to 80 creates a perception of doubling the noise level. Trustee Baker said he believes there are other options that could be explored.

Treasurer Dubre asked how often the system would be tested? Mr. Baranowski said every 14 days, not weekly as the original letter indicates.

Clerk Strole said her main concern is the noise levels and 81 decibals is not quiet. Trustee Hopper said he is also concerned with the noise it would create for the adjacent homes.

Trustee Vallad commented that the federal government requires passenger cars to pass 78 decibals on a test and he does not like 81 or 82.

Supervisor Walls said it may not be critical in a power outage to have all the lights on and everything running. He asked if there is any way to provide power for the cooler units so the store does not lose food and can keep the store open? Mr. Baranowski said he would take the recommendations and come up with some other alternatives to present.

Supervisor Walls asked if screening is an issue to any Board Members? The majority of the Board Members concurred that there is no issue for screening at the east side but the west side does need additional screening.

- **Trustee Vallad moved to table discussion on the amendment to the Davisburg/Dixie Market Site Plan and Consent Agreement with respect to the addition of a generator unit to allow the applicant to address specific concerns of the Board and to modify the proposal. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

Mr. Baranowski asked if he needed to come back to the Board for approval if he meets the ordinance requirements? The Board concurred that the site plan amendment could be handled administratively if he met the dbc requirements.

2. Meeting Room Use Policy

Clerk Strole commented that she understands the request is currently just from the Garden Club but she would be more comfortable if we develop a policy and some rules for anyone wishing to use the meeting room prior to granting the request for the Garden Club.

Supervisor Walls said he would presume the usage hours would be when the building is open. Trustee Baker said he likes the idea of developing some ground rules before moving forward. He believes any group should return the room to its original form after every use. Treasurer Dubre commented that the policy should include a "one strike and out" policy. Supervisor Walls commented that the Garden Club sets up for their group and he has no intentions of setting the room up for groups.

The Board Members agreed that the Garden Club could use the meeting room beginning with their March meeting and the Board would, in the meantime, work on developing a policy. Clerk Strole was asked to develop draft policies for review by the Board at the March meeting.

3. Design & Construction Standards Revision

Trustee Hopper commented that his original intent was not for this to supercede county standards but was basically what we could utilize on private roads. He said if we are allowing private roads, the applicants are being allowed less clearing, not having to install curb and gutter, probably allowing greater road slopes and curves plus narrower pavement widths. The county standard is 24' back of curb to back of curb and what these standards say is 20' pavement to pavement, therefore the pavement width is basically the same. Trustee Hopper said maybe we should add a couple inches of base to preserve the longevity of the road. He suggested eliminating paragraph 1 under paving and in paragraph 2 eliminate "heavy duty".

- **Supervisor Walls moved to approve the proposed revisions to the Design and Construction Standards as amended. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

4. Property Management Services

Supervisor Walls apologized for the fact that a great deal of the information was not received by the Board Members until today. He explained that we have a complex computerized HVAC system with at least 70 different control points that needs to be monitored regularly. That is done by a computer through a modem or on-site. The existing property manager does this but the existing service contractor would monitor at a price of \$250.00 per month.

Supervisor Walls asked Mr. Mike Forst what his estimated hourly billing rate would be for repair outside the property management function? Mr. Forst said it would be approximately \$35.00 per hour. Supervisor Walls explained that, in his memo, he attempted to have an alternative to include Parks & Recreation either in some repair and maintenance support or in the entire management. He and Jennifer Tucker agreed that having the Parks & Rec take care of the exterior grounds maintenance would be fine for a fee. Clerk Strole asked if Jennifer Tucker has worked up some figures? Ms. Tucker said the Parks Commission did say they were interested but that is as far as it has gone so far. Supervisor Walls stated this was on the February 10th parks agenda but they could not meet due to lack of a quorum.

Treasurer Dubre asked if we have to enter into a yearly agreement with all of the proposals? Supervisor Walls said, that is his assumption. Mr. Forst said he would be flexible. Treasurer Dubre said she believes when Kirco's agreement is over, it should remain over. Mr. Forst said the key is good preventative maintenance which will help eliminate the need for emergency and extra payouts.

- **Clerk Strole moved to contract for Property Management Services with Mike Forst and Mechanical Comfort for HVAC monitoring and authorize the Supervisor subject to Park Commission quorums pursuing repair and maintenance support and grounds services by Park's staff for a period of three months beginning March 1, 2004. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

5. Holcomb Road Paving: Landscape Plan

Supervisor Walls explained that Independence Township asked Carlisle/Wortman to prepare a landscape plan for tree planting along Holcomb Road and Carlisle/Wortman asked Springfield Township if they would be interested in joining. Carlisle/Wortman submitted a proposal dated February 4, 2004. Supervisor Walls said he could not recommend that we spend \$7,000 for a plan. The Board Members unanimously concurred. Clerk Strole recommended providing the Township CD (Native Vegetation) to the homeowners.

The Board Members agreed not to pursue the Carlisle/Wortman proposal.

6. Website Hosting and Maintenance

- **Supervisor Walls moved to authorize the Treasurer to contract with TIGS at the \$20 per month level service, approve using the domain name that we currently have registered and authorize the Treasurer to negotiate a contract with Capital Consultants to maintain the website for the first year of operation at a cost not to exceed \$4,500 subject to the attorney's review and approval of any contract and the Supervisor's signature. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

7. Budget Amendments: Salaries; Website

Supervisor Walls suggested that the website cost center line item for software be changed to \$1,200 and \$27,450 total.

- **Clerk Strole moved to amend the General Fund Budget as set forth in the Supervisor's memo dated February 5, 2004 (and attached to Minutes) with the correction for the line item for Software under the Website cost center at \$1,200.00. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

The Board unanimously agreed to move Item #8, Stonebrook PUD to the end of the agenda.

8. Cable Franchise: Renewal, Consulting Services

- **Clerk Strole moved that Springfield Township in partnership with Groveland Township and Rose Township contract with Attorney Neil Lehto for provision of legal services with respect to renewal of the Cable Franchise with Comcast. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

9. Planning/Building Director

Supervisor Walls presented a revised Building Department Fund Budget which would allow hiring a director position. This position has been discussed and in the budget for two years. Supervisor Walls noted the actual increase in the Building Department Fund Budget is \$25,700.00, \$15,000 of which is not related to the Director position.

- **Clerk Strole moved to amend the Building Department Fund Budget as set forth in the attachment to the Supervisor's memo of February 9, 2004 (and attached to Minutes) and to authorize filling the position. Treasurer Dubre supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

10. Resolution - Consumers Energy

Trustee Baker explained as during the last discussion regarding Consumers Energy, that he is a Consumers Energy Employee and would like to abstain from this discussion and vote. The Board Members unanimously agreed.

- **Supervisor Walls moved for adoption of the Resolution (attached). Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Vallad and Strole; No: none; Absent: Bloom; Abstain: Baker. The motion carried by a 5 to 0 vote.**

11. Stonebrook PUD: Second Reading

Supervisor Walls noted that we have written communication from George Mansour indicating his willingness to modify the meadow mix to meet township standards. Mr. Mansour has indicated that the street trees are referenced in the By Laws. Supervisor Walls noted that the landscape provisions do not require three trees per lot, they require one tree every 60 foot of road frontage. Mr. Mansour said he would incorporate that into the Master Deed and By Laws.

Supervisor Walls said the applicant is asking through the PUD process, for a variance on signage for the monument signs, which would be a minor variance. The sign is only six inches over the six foot limit. Trustee Hopper suggested keeping the height of the limestone down six inches.

Mr. Mansour noted regarding the street trees, he would put in both because in some areas they only have 60 feet of road frontage so he does want a minimum of three street trees. Supervisor

Walls asked the applicant if there would be some existing trees left intact. Mr. Mansour said he believes there is more brush than there are trees.

Supervisor Walls asked why more issues that were raised at the last meeting did not get resolved? Mr. Mansour said he thought they did and in regard to the issues with the Master Deed and By Laws, he would check with his attorney and those issues would be addressed without a problem.

Supervisor Walls said regarding Exhibit B (utility plan), it appears that there will be a storm line in the preservation area. Supervisor Walls said the construction plans are still showing a natural feature setback over the adjacent property and asked if this is correct. Mr. Mansour said it was supposed to be removed and he would resolve the issue. Clerk Strole pointed out several minor issues with the Master Deed and By Laws.

- **Clerk Strole moved to approve rezoning from Public Lands to Planned Unit Development an approximately 18 acre portion of Parcel # 07-13-201-001 and rezone the remainder to R-1 and to rezone approximately one acre of Parcel # 07-13-201-002 from R-1 to Planned Unit Development with the remaining portion of the R-1 parcel to remain at R-1. Further to approve the Planned Unit Development as set forth in the Site Plan and Exhibit B documents for Stonebrook of Springfield date stamped received January 26, 2004 subject to corrections and revisions to the Master Deed and By Laws as set forth by the Township Attorney, Township Supervisor, the Township Clerk and subject to final review and approval of the Master Deed and By Laws by the Township Attorney and the Township Supervisor and conditioned upon a PUD agreement drafted by the Township Attorney in accordance with our ordinance. Treasurer Dubre supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Vallad and Strole; No: none; Absent: Bloom. The motion carried by a 6 to 0 vote.**

Public Comment:

Fire Chief Oaks commented that the Township needs to do something about the developers and their address signs. He said the fire department has a hard time finding addresses with some of the newer address signs as they are not lit up and not visible from the road. Supervisor Walls noted that the fire department has the ability to enforce the regulation that addresses must be visible. He also noted that this is a homeowner issue in the completed developments referenced as developers have been out of the picture a long time. Supervisor Walls encouraged the Fire Department to contact homeowners and more actively work on this problem. He agreed to contract two associations.

Mrs. Diane Wozniak spoke on a variety of topics, among them the development of a video history and potential use of the former Township Hall.

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 10:00 p.m.

Collin W. Walls, Township Supervisor

Nancy Strole, Township Clerk