

**SPRINGFIELD TOWNSHIP BOARD MEETING**  
**May 13, 2004**  
**SYNOPSIS**

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

PUBLIC COMMENT: Treasurer Dubre provided a progress report on work on Township website; estimated launch - September, 2004

CONSENT AGENDA:

- a) Approved Minutes: April 8, 2004 Regular Meeting with bills and additional disbursements of \$422,959.88
- b) Accepted April Treasurer's Report
- c) Received April Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire, & Ordinance
- d) Authorized payment of bills as presented, total \$351,452.18
- e) Approved Consulting Engineer's 2004 Hourly Rate per its March 19th letter
- f) Extended Civic Center Property Management Service Agreement with Mike Forst @ \$1,000.00/month, June 1, 2004 through May 31, 2005
- g) Allocated \$8,747.25 balance in CDBG Street Improvement Funds for gravel on Oak Hill and/or Rattalee Lake Roads per Supervisor's 5-4-04 memo
- h) Comcast Franchise Renewal: Adopted resolution authorizing commencement of public proceedings and reconfirmed directive that Supervisor Walls initiate with Rose and Groveland Townships informal renewal negotiations
- i) Authorized membership renewal in Huron River Watershed Council and dues @ \$426.82
- j) Authorized attendance by Fire Chief @ Fire Service Expo, not to exceed \$500.00
- k) Adopted Resolution Supporting Amendments to Township Parks Act
- l) Received communications and placed on file

OLD BUSINESS:

- 1. Sunset Bluffs: Conditionally approved SLU and Concept Plan
- 2. Zoning Ordinance Amendments, Continuation First Reading: a) Architectural Design Standards, Section 16.23 b) Open Space/Cluster Housing: Sections 2, 18.08 & 18.11. Authorized Second Reading
- 3. Reaffirmed purchase and placement of additional Tornado Siren
- 4. Authorized Rothwell/Casha Consent: Phasing and Bond Reduction
- 5. Adopted Employee Policy Manual Revisions

NEW BUSINESS:

- 1. Fire Station #2 Needs Assessment: Awarded bid to CHMP, Inc. not to exceed \$7,000.00
- 2. Dangerous Building, 07-14-226-004: Set Public Hearing for 7:00 p.m., June 10, 2004

PUBLIC COMMENT: None

ADJOURNED: 8:30 p.m.

NANCY STROLE, Clerk

**Call to Order:** Supervisor Collin Walls called the May 13, 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
Margaret Bloom	Township Trustee
Dennis Vallad	Township Trustee
Nancy Strole	Township Clerk

**Others Present**

Gregory Need	Township Attorney
Charlie Oaks	Township Fire Chief

**Agenda Additions & Changes:        None**

**Public Comment:**

Treasurer Dubre commented that the Springfield Township website should be launched on or about September of 2004.

**Consent Agenda:**

Trustee Hopper moved to approve the Consent Agenda as published. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.

- a) Approval of Minutes; April 8, 2004, Regular Meeting with bills and additional disbursements of \$422,959.88.
- b) Acceptance of April Treasurer's Report
- c) Receipt of April Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance
- d) Authorized payment of bills as presented, total \$351,452.18.
- e) Approve Consulting Engineer's 2004 Hourly Rate Schedule per its March 19th letter.
- f) Extend Civic Center - Property Management Service Agreement with Mike Forst @ \$1000/month, June 1, 2004 through May 31, 2005.
- g) Allocate \$8,747.25, balance in CDBG Street Improvement Funds for gravel on Oak Hill and/or Rattalee Lake Roads per Supervisor's May 4, 2004 memo.

- h) Comcast Franchise Renewal: Adopt resolution authorizing commencement of public proceedings and re-confirm directive that Supervisor initiate with Rose and Groveland Townships informal renewal negotiations.
- i) Authorize membership renewal in Huron River Watershed Council and dues @ \$426.82.
- j) Authorize attendance by Fire Chief @ Fire Service Expo, not to exceed \$500.00.
- k) Adopt Resolution supporting Amendments to Township Parks Act
- l) Communications:
  - Notice by Standard & Poor's of "A" Rating for Township
  - Letters from Supervisor Walls and Commissioner Bill Bullard Re: Environmental Infrastructure Fund
  - Thank you letter from Holly Area Youth Assistance
  - March Senior Van Transportation Report
  - Letter from Headwaters Trail, Inc.
  - County Resolution Re: Direct Election of ISD Board Members
  - County Resolution Re: Emergency Response and Preparedness
  - County Resolution Re: Opposing Governor's Budget Plan
  - Receipt of Thank you card from Diane Wozniak
  - MDEQ Notices of violations: 07-12-376-011, 07-12-376-012, 07-12-227-006, 07-12-227-008 and 07-12-228-008

## **Old Business:**

### **1. Sunset Bluffs: SLU and Concept Plan**

Mr. Jim Scharl of Kieft Engineering explained the changes to a plan significantly revised from what was submitted last month. Mr. Scharl said they reduced the length of the public road, they opened up more space for preservation areas, he added substantial areas of conservation from existing shoreline and steep slopes. The plan now shows only 35 feet of available beach/dock space per unit. He has also submitted the storm water management plan and was able to get the environmental assessment study completed and submitted. The environmental assessment plan indicates that, while this is a valuable site, there has been a lot of man-made disruption and the study indicates that the proposed plan warrants considerations.

Supervisor Walls thanked Mr. Scharl for attempting to address every revision asked for. He asked Mr. Scharl if it is his intent to give the property between the public road and where lot lines start now on the properties owned by the Thorne's, Zilka's and Ortwine's. Mr. Scharl said, that is correct, and Chippewa would be vacated. Supervisor Walls said one shoreline protection references conservation easement and asked if that would be dedicated to a land conservancy or something other than the Association? Mr. Scharl said, yes, assuming he could find a mechanism whereby the Independence Land Conservancy would accept these. Mr. Scharl said the other 20 foot natural buffer would be controlled by the Association.

Clerk Strole commented that this new proposed plan is a terrific job. Clerk Strole said there is no evidence that the Bald Eagle mentioned at the last meeting has been nesting but suggested

that any large trees along the shoreline be protected. She suggested following up with a land conservancy.

Trustee Baker commented that he likes the new plan and it has made a positive impact on the property.

Trustee Hopper suggested that a simple barrier be constructed to restrict unauthorized users. He does not see a need to have a sidewalk in a 13-lot development. He commended the applicant on the private road for the last six houses, as it will help reduce clearing.

Treasurer Dubre concurred with the previous comments. She asked, regarding the property to be dedicated to the existing parcels, is it the applicant's intention that the property in front of the Zilka's will be dedicated to the Ortwine's lot? Mr. Scharl apologized and said that was a typo on the plans.

Mr. Daniel Ortwine, 9155 Chippewa, said he has only seen the Bald Eagle in the open space and between his house and another. He commented that he likes this plan better.

Clerk Strole suggested that the buffer areas be staked somehow. Mr. Scharl agreed.

- **Supervisor Walls moved that the Sunset Bluffs Condominium Plan Site Plan revision date April 29, 2004 be approved as a Special Land Use and the Concept Plan as it meets the intent and criteria of both the Special Land Use provisions and the Cluster Housing Provisions and it will eliminate a very non-conforming road and access to existing homesites; and that we waive the sidewalk requirement. Conditions of approval that the Conservation Easement and Preservation areas be marked in a manner that is ultimately approved by the Township; the Master Deed, Bylaws and Conservation Easement provisions provide for slope shoreline and the northern wooded area restrictions that are acceptable to the Township; that Chippewa within the development be vacated; and public road access be provided to the four parcels surrounded by the project and to the O'Neill parcel or a written agreement from the O'Neill's approving access to the private section. That the 3 1/2 acre wooded portion on the north and the natural vegetation conservation easement areas as shown on the plan be dedicated to a land conservancy of the owner's choice assuming that a land conservancy agrees to accept, including provisions for some general access to the non-contiguous conservancy areas being included in the Master Deed. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

- 2. Zoning Ordinance Amendments, Continuation First Reading
  - a) Architectural Design Standards, Section 16.23
  - b) Open Space/Cluster Housing: Section 2, 18.08 & 18.11

- **Supervisor Walls moved to authorize the Clerk to publish for Second Reading the revisions to Article II, Section 16.23 dealing with Architectural and Site Design**

**Standards, the version contained in the Township Board packets. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

- **Supervisor Walls moved to authorize the Clerk to publish for Second Reading the amendments to Article 18 dealing with Open Space provisions as referred to us by the Planning Commission with the changes requested and suggested by the Township Attorney in his letter of April 5, 2004. Clerk Strole supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

3. Tornado Siren

Supervisor Walls asked if the Board desires to proceed with the construction of another tornado siren as already budgeted and if the location prioritized for one year ago is still acceptable. The Board Members unanimously concurred to the additional tornado siren and the location of the Youth Activity Center at the 4H fairgrounds.

4. Rothwell/Casha Consent: Phasing and Bond Reduction

Supervisor Walls explained that this is a Consent Agreement that would allow Mr. Rothwell to remove extra material from property between White Lake Court, Andersonville Road and White Lake Road. He originally planned on moving it all at once but is now asking for permission to phase it into three phases.

- **Clerk Strole moved that the Board reduce the bond amount of \$50,000 to \$20,000 and the inspection deposit from \$3,000 to \$1,500 conditioned on the project being split into three phases. Trustee Vallad supported the motion. Vote on the motion.**

Trustee Bloom asked if there is a time limit? Attorney Need said it is September 11, 2005.

- **Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

5. Employee Policy Manual Revisions

- **Clerk Strole moved to adopt the amended Employee Handbook as distributed with the cover letter dated April 27, 2004 from the law firm of Vercruysse, Murray & Calzone. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

**New Business:**

1. Fire Station #2 Needs Assessment

Supervisor Walls explained that out of three proposals, Fire Chief Oaks recommends using CHMP for the needs assessment. Supervisor Walls said he agrees, as he prefers CHMP's approach to the project. Trustee Vallad agreed with this proposal as well. Supervisor Walls asked Fire Chief Oaks to request that CHMP eliminate their \$.08 per copy for every page copied other than blueprints and perhaps color renderings. Fire Chief Oaks said he would request it.

- **Clerk Strole moved to retain CHMP for a Fire Station #2 Needs Assessment as set forth in its proposal with a not to exceed amount of \$7,000 with a request that the Fire Chief discuss removing its \$.08 per copy billing for routine xerox copies. Trustee Bloom supported the motion. Vote on the motion. Yes: Walls, Dubre, Hopper, Baker, Bloom, Vallad and Strole; No: none. The motion carried by a 7 to 0 vote.**

Supervisor Walls asked if there were any objections to Fire Chief Oak's suggestion of establishing a committee and having a committee meeting next month. There were no objections. The committee was volunteered for by Trustee Vallad, Trustee Hopper and Supervisor Walls along with the Fire Department Officers.

2. Dangerous Building: 07-14-226-004

The Board Members unanimously agreed to a Show Cause Hearing to be set for June 10, 2004 at 7:00 p.m.

**Public Comment: None**

**Adjournment:**

Hearing no other business, Supervisor Walls adjourned the meeting at 8:20 p.m.

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Collin W. Walls, Township Supervisor

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Nancy Strole, Township Clerk