

SPRINGFIELD TOWNSHIP BOARD MEETING
November 10th, 2005
SYNOPSIS

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

PUBLIC COMMENT: None

CONSENT AGENDA:

- a) Approved Minutes: October 13, 2005, Regular Meeting with bills and additional disbursements of \$330,146.34
- b) Approved Minutes: September 20, 2005, Special Meeting; Corrected August 25, 2005, Special Meeting Minutes
- c) Accepted October 2005 Treasurer's Report
- d) Received October 2005 Reports: Building, Electrical, Plumbing, Mechanical; Litigation; Fire & Ordinance
- e) Authorized payment of bills as presented, total \$29,432.92
- f) Authorized Supervisor to enter into 2006 CDBG Sub-recipient Agreement between Oakland County and Springfield.
- g) Authorized Revised 2005 Budget Amendments: per submittal dated 10-18-05 attached to minutes.
- h) Reappointed Dean Baker and William Leddy to Planning Commission, terms expiring November 2008
- i) Authorized Township Board attendance at MTA Conference; not to exceed \$900.00 for full conference
- j) Adopted Employee Handbook Expense Reimbursement and Table of Contents Amendments
- k) Received communications and placed on file.

PUBLIC HEARING

- 1. Community Development Block Grant 2006 Application: Received verbal comments

OLD BUSINESS:

- 1. Approved amendments to Township Board Rules of Procedure
- 2. Demolition Bids, 10101 Andersonville Road: Left Order in effect, pending verification of demolition completion
- 3. Agreed to Davisburg Road Pedestrian Path Relocation
- 4. Sheriff Department Substation: Authorized \$8,000.00 contribution for renovations

NEW BUSINESS:

- 1. Community Development Block Grant 2006 Application: Approved allocations for Emergency Services, Services for Disabled (large print books & books on tape; recreational services for adults with disabilities); Battered and Abused Spouses; Low/Moderate Income Area Road Improvements
- 2. Tabled Wilderness Estates Site Plan
- 3. Bret McElfish and Heidi McElfish v. Township of Springfield: Authorized Amendment to Consent Judgment
- 4. Conditionally Approved Lot Split and Combination: Lots 91 & 92, Supervisor's Plat No. 10
- 5. Authorized Establishment of Plan Review Escrow: Deerhill Highlands
- 6. Appointed William Champion to vacancy on Planning Commission

PUBLIC COMMENT: Robert Apple inquired about use of Cable Channel

ADJOURNED: 10:15 p.m.

NANCY STROLE, Clerk

Call to Order: Supervisor Collin Walls called the November 10, 2005 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
Nancy Strole	Township Clerk
Dennis Vallad	Township Trustee
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

Others Present

Greg Need	Township Attorney
Charlie Oaks	Township Fire Chief

Agenda Additions & Changes:

Supervisor Walls noted that item #2 of Old Business should be deleted.

Trustee Vallad said he would like to add to the Consent Agenda, Reconsideration and approval of the August 25th Special Budget Meeting Minutes to reflect the members present. The minutes erroneously included former Trustee Baker and Trustee Bloom and did not include Trustee Lamont and Trustee Cooper. Trustee Vallad said under “Others Present” the Park Commissioners, Rich Parke, Dot LaLone, Jean Vallad and Kelly Hyer were present.

Clerk Strole stated there was an error on the minutes of October 13, 2005, item #4 milage rate adjustment date was October 1, 2005 not 2006.

Public Comment:

Supervisor Walls noted that it appears Becky Chobot would be returning to the Building Department in the next two weeks. Supervisor Walls said, on behalf of himself, the Building Department, builders and the Township as a whole, he would like to thank Susan Weaver for the special effort, dedication and commitment that she has made to the Township. It was major life changing adjustment she made to fill in. The Building Department has not skipped a beat and she has been an exceptional asset; he appreciates having her. Treasurer Dubre also thanked Susan for continuing to maintain the cable and the web.

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Consent Agenda:

- **Trustee Hopper moved to approve the Consent Agenda as amended. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**
- a) Approval of corrected Minutes: October 13, 2005 Regular Meeting with bills and additional disbursements of \$330,146.34.
 - b) Approval of Minutes September 20, 2005 Special Meeting.
 - c) Acceptance of October 2005 Treasurer's Report.
 - d) Receipt of September 2005 Reports: Building, Electrical, Plumbing, Mechanical, Litigation, Fire, Ordinance.
 - e) Authorize payment of bills as presented totaling \$29,432.92.
 - f) Authorize Supervisor to enter into PY 2006 CDBG Sub-recipient Agreement between Oakland County and Springfield.
 - g) Authorize revised 2005 Budget Amendments: per submittal dated 10-18-05 and to be attached to minutes.
 - h) Reappoint Dean Baker and William Leddy to Planning Commission, terms expiring November 2008.
 - i) Authorize Township Board attendance at MTA Conference; not to exceed \$900 for full conference.
 - j) Adopt Employee Handbook Expense Reimbursement and Table of Contents Amendments developed at October meeting, as attached to November Minutes.
 - k) Approve reconsideration and amendment to August 25 meeting minutes.
 - l) **Receipt of Communications**
 - Rose Township Resolution re: Supreme Court Decision on Eminent Domain

Public Hearing:

1. Community Development Block Grant PY 2006 Application

Supervisor Walls explained the purpose and general restrictions on use of funds and listed some previous activities funded.

Supervisor Walls opened the Public Hearing at 7:44 p.m.

Ms. Diane Kasselkratz of Holly Area Youth Assistance, 111 College St., Holly, Michigan, thanked the Board for their continued support of Holly Area Youth Assistance. She noted that they have spent \$1,300 this past year in skill building and summer camp activities; that involved 13 youngsters from the Springfield Township area. Many of those programs that kids were sent to were Springfield Township Parks & Rec programs. They also provided toys to 235 Springfield Township youngsters in the amount of \$3,525.00.

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Ms. Beth Morrison of Haven thanked the Board for their support. She explained that Haven served 34 Springfield Township residents in various programs at Haven. The majority of those individuals sought services through their advocacy program, which is a 24/7 response team that responds to residents throughout the county. In addition to their advocacy program, Haven had 13 other people that received counseling services at one of their locations. Five residents received services through their supervised parenting program.

Ms. Janet Stack-Miller of Kaleidoscope Foundation commented that they appreciate the support of Springfield Township in the past years. She noted that there is not a lot of money for recreational opportunities and believes this is a valuable contribution to the community.

Mr. Neil Paquette of Neighbor for Neighbor commented that with all the hurricanes and national disasters, they are trying to urge people to pay more attention to what is happening around their homes. 95% of all money received goes back to Neighbor for Neighbor's recipients. Trustee Lamont asked how many Springfield residents were served from Neighbor for Neighbor last year? Mr. Paquette said 51 in financial aid but that number does not include food recipients.

There were no further public comments.

Supervisor Walls closed the Public Hearing at 7:50 p.m.

Old Business:

1. Township Board Rules of Procedure Amendment

Clerk Strole commented that she used her memo of last month and added in bold, additions that were either suggested by Supervisor Walls or at the Board meeting. The deletions suggested in her new memo are indicated with a "strikethrough." Clerk Strole said the only suggestion she has is reflected in her note that the introductory phrase be changed to reflect what the process is and what this is intended to do. In moving the timeline up, it relates to Township Board member review of the bills list; it does not relate to other matters in her opinion.

- **Supervisor Walls moved to adopt the Rules of Procedure Amendments as discussed last month without the revisions suggested by Clerk Strole. Treasurer Dubre supported the motion.**

Clerk Strole said she does not think it is appropriate to be dealing with timelines with respect to certain functions that are better handled administratively. Supervisor Walls said there are no timelines established by this policy other than a timeline as to when invoices will be submitted. There is nothing here that indicates when the Clerk processes or anything else. Treasurer Dubre commented that if a timeline is found to be necessary in the future, this would come back to the Township Board for amendment.

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- **Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: Strole. The motion carried by a 6 to 1 vote.**

2. Demo Bids for 10101 Andersonville Road (Barn)

Supervisor Walls noted that the barn at 10101 Andersonville Road is down as of today but still needs to be cleaned up.

- **Trustee Vallad moved to leave the demolition order in effect until the Building Department has determined that the order has been fulfilled. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

3. Davisburg Road Pedestrian Path

Supervisor Walls commented that HRC has suggested that the path in front of Shiawassee be moved across the street in front of the school. Supervisor Walls said that would be much more functional and usable and will save money. The Board unanimously concurred on the relocation of the pedestrian path.

4. Sheriff Department Substation – Colombiere

Supervisor Walls presented costs to upgrade the substation and a suggested Township contribution.

- **Supervisor Walls moved to amend the police fund budget to show an \$8,000 General Fund contribution which would increase the total revenue to \$1,221,000 and in the Expenditure Cost Center add a line item for repairs and maintenance of \$8,000 which would increase the Cost Center to \$1,211,000 and the total to \$1,219,400. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

New Business:

1. Community Development Block Grant 2006 Application

Supervisor Walls explained that motions should indicate the service we want to provide, not the service provider. We then have to give opportunity for groups to submit proposals on providing that service. Supervisor Walls commented that the minimum allocation to any project is \$2,500. Therefore the contribution to Holly Area Youth Assistance must be increased to \$2,500 in order to fund them. We already fund them through the General Fund but, after some exploration, it was found that we cannot fund things like support staff, administration and so forth. Trustee Vallad asked if that could be supported under planning money? Supervisor Walls said, no.

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Supervisor Walls suggested that, after Public Services the balance of the money, \$18,267.70 be allocated to street improvements. Based on last year's gravel number, that would do approximately two miles of gravel and there are 3.62 miles of gravel within the low/moderate service area. The Board members concurred with that suggestion.

Trustee Vallad said all of the organizations and activities are worthy, but we have to take a hit on everything this year, because they've lowered our percentage on public service to 45%. He recommended the following: \$6,000 Public Service Emergency Services; \$3,000 for Services for the Disabled/Library Books; \$3,500 for Public Services/Services for the Disabled and \$2,500 for Public Service/Battered and Abused Spouses. He further recommended that the Board amend their contribution to Holly Area Youth Assistance to reflect an increase of \$1,000 out of the General Fund.

Clerk Strole moved to allocate Block Grant Funds to Public Services as follows: \$3,000 to provide accessible, remedial and large print books and books on tape for learning and visually impaired adults; \$2,500 to provide services of recreational activities for adults with disabilities; \$3,000 for Battered and Abused Spouses and the remaining funds for emergency services such as providing food, emergency medical, prescriptions, housing and utility assistance to low and moderate income households and the remaining 55% to road improvements in the eligible low/moderate income area of the Township. Treasurer Dubre supported the motion.

Trustee Cooper commented that he does not think it is right to slash the budget by so much for the Kaleidoscope Foundation. Supervisor Walls commented that for at least the second year in a row, it was specifically requested that group homes be specifically asked to contribute and they were not. Therefore he thinks the allocation in the motion is excessive. Treasurer Dubre said she believes it is a generously fair allocation.

Vote on the motion. Yes: Dubre, Strole, Vallad, Hopper and Lamont ; No: Walls and Cooper. The motion carried by a 5 to 2 vote.

2. Wilderness Estates

Mr. Jeff Montpass of Boss Engineering said he would like to discuss two outstanding items in the HRC report. Regarding the basement elevation requirement that any new structure be one foot above a floodplain adjacent to a floodplain, Mr. Montpass asked, what is interpreted as "adjacent" because he has no building envelopes that are impacted by a floodplain? He recommended that the lowest opening of any structure be a minimum of two feet above the floodplain adjacent to the lot. Mr. Montpass said the other outstanding issue is flow over the access road. Mr. Montpass said it is flowing a foot, which is allowable in DEQ regulations. The client has suggested that additional tubes be placed on the south side of the driveway out of the floodplain but still have enough cover under the road to allow for additional water to pass and try and lower the floodplain so it doesn't weir flow the road. The client is trying not to have to get an amended permit from the DEQ.

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Supervisor Walls asked, in looking at the cross-section, could the elevation of the road be raised and, in combination with something else, reduce or eliminate the water crossing the road? Mr. Montpass said he could look at it but his fear is that water would back up and thus raise the floodplain back upstream, which would impact the lots, which could impact Andersonville Road.

Trustee Hopper said he believes there is something that can be done to protect the road, but his concern is when a fire truck is coming down that street at night and water is not clear, a fire truck could drive right off the road and not know where the road is. Mr. Montpass said there will be a guardrail placed at that culvert right at the edge of the road.

Supervisor Walls asked the applicant why he did not consult the Township Design and Construction Standards prior to obtaining the MDEQ permit for this project? Mr. Montpass said he was not involved at the beginning so he could not answer that. Supervisor Walls asked if lots 1, 5 and 10 are the units that would be impacted by the floodplain? Mr. Montpass said lot 11 has the floodplain in it, but it is just within the corner but, all are outside the building envelope. Supervisor Walls said he confirmed with the Township Building Inspector that the request meets with the state building code as far as minimum openings. Building Inspector, Derek Place, suggested to him that, between the opening and the floodplain, that area of the basement wall should have the same water treatment and extra flood proofing or water control that is required by the code. Mr. Montpass said that would be something he would discuss with his client.

The applicant said the building envelopes are not in a floodplain. Supervisor Walls explained that they are adjacent to the floodplain and the waters that saturate the soil would or could reach the basement in the saturation level even though it is below the opening.

Supervisor Walls said, in his opinion, the waivers requested by the applicant could and should be granted. He asked the Board members if they concurred. The majority of the Board members concurred.

Supervisor Walls summarized his notes dated 11/10/05 that were provided to the Board and applicant regarding construction plans, Exhibit B, Conservation Easement, Community Septic, Master Deed and ByLaws and miscellaneous. Clerk Strole summarized her notes dated 11/10/05 regarding the same items.

- **Supervisor Walls moved to table until the applicant addresses issues raised this evening and issues reviewed by appropriate parties. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

3. Bret McElfish and Heidi McElfish vs. Township of Springfield

- **Trustee Cooper moved to approve the order by Greg Need and administrative approval of the division. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

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4. Lot Split – Lot 91 and 92 Supervisor’s Plat No. 10
 - **Clerk Strole moved to approve the lot split and combination of lots 91 and 92 of Supervisor’s Plat No. 10 as depicted on the Kem-Tec & Associates survey dated October 18, 2005 subject to all taxes, summer and winter being paid. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**
5. Plan Review Escrow; Deerhill Highlands
 - **Trustee Lamont moved that Springfield Township establish a plan review escrow for Deerhill Highlands, total amount of the escrow to be determined by the Supervisor when the escrow funds reach a minimum amount of 25% or \$2,500, whichever is greater, that the escrow amount should be administratively reviewed and approved to be replenished to an amount satisfactory to the Township Supervisor. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**
6. Planning Commission Appointment

Supervisor Walls appointed Bill Champion to fill the vacancy on the Planning Commission.

- **Trustee Lamont moved to support the appointment of Bill Champion to fulfill the remainder of Chris Moore’s term on the Planning Commission. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

Public Comment: None

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 10:15 p.m.

Collin W. Walls, Township Supervisor

Nancy Strole, Township Clerk

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