

**NORTHFIELD TOWNSHIP
Township Board
Minutes
February 27, 2018**

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Supervisor Chockley at 8350 Main Street.

PLEDGE/INVOCATION

Chick provided a brief invocation and led those present in the Pledge of Allegiance.

ROLL CALL

Marlene Chockley, Supervisor	Present
Kathleen Manley, Clerk	Present
Lenore Zelenock, Treasurer	Present
Tawn Beliger, Trustee	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present

Also present:

Bradford Maynes, Township Attorney
Township Manager Steven Aynes
Members of the community

ADOPT AGENDA

- ▶ **Motion:** Chick moved, Manley supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Mary Devlin, 9211 Brookside Drive, and George Brown, 7868 Shady Beach, asked questions and provided information about the condition of 75 Barker Road.

BOARD MEMBER COMMENTS

Board members thanked Devlin and Brown for their interest in 75 Barker Road. Chockley reported that the DDA has committed up to \$2,000 for inspections of the building to determine what work needs to be done.

CORRESPONDENCE AND ANNOUNCEMENTS

Beliger reported that the Michigan Public Service Commission will be holding a pre-hearing conference on March 2nd in Lansing regarding improper DTE service disconnections. She also asked that the Board be provided with information about the source of funds used for code enforcement officers in the past. Otto announced 5K and 10K events on June 30th to benefit the 4th of July Parade and community recreation.

DISCUSSION ITEM

**1.
“Change of Use”
Rules and Regulations**

Chockley noted that the Board has been concerned for some time about the regulations and costs involved for a business when the use of a building changes. Kurt

Weiland, Township Building Official, said this is governed by the building code which specifies for safety purposes what materials a building must be constructed of for a specific use as well as other factors, such as maximum height. He said when a different business re-uses the building, building code requirements for that use are reviewed and applied. He explained that updated codes may not apply to a business that continues to operate in a building, but those current codes do apply to a new use.

Weiland explained that he is required to enforce the State building code for the health and safety of the public, local amendments are not allowed, and this does not involve zoning, which is governed by local ordinance. The Board made comments, including the need to make this information clear to the public.

The Board and Weiland discussed code issues regarding 75 Barker Road, which Kiwanis has requested to use for their rummage sale operation. Weiland recommended hiring a design professional to conduct an overall inspection before considering upgrades to specific systems.

The Board discussed what setbacks and other zoning regulations would apply if the building were razed and replaced, whether any grants are available for historic building renovation, the potential cost of renovation, and what portion of the cost might be covered by rental income.

AGENDA ITEMS

1.

First National Bank Security Agreement

- ▶ **Motion:** Zelenock moved, Chockley supported, to approve the SA Security Agreement between First National Bank of Howell and Northfield Township as revised by our Township attorneys.

Zelenock and Maynes noted this is a renewal and it brings the agreement into compliance with Public Act 20 and any future amendments to it. Zelenock added the Township is in the process of moving ~~this account~~ all accounts to Huntington Bank.

Motion carried 6—1 on a roll call vote, Dockett opposed.

2.

Redevelopment Ready Communities

- ▶ **Motion:** Chockley moved, Chick supported, to adopt the Resolution to Authorize Northfield Township to participate in the Michigan Economic Corporation Development Redevelopment Ready Communities Program.

Board members and Aynes made comments and asked questions including:

- This will require a lot of work by the Township, but much of the work can be done in-house without incurring additional planning fees.

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- The purpose of this program is to make sure communities have what is needed to foster development and make it easier.
- How much will the Township have to spend to provide the requirements of the program? A return on investment analysis should be done.
- The training Aynes and Chockley attended about this program was valuable, and having this designation is a positive signal to investors, which supports the Township's desire to be developer-friendly.
- Many local communities are enrolled in this program.
- This program involves a bureaucracy trying to coerce the Township to modify its master plan, and it wants to change not only the community but the people in it. The Township is already putting a lot of time and spending a lot of money on doing many of the things suggested in this program, but this would be a waste of money to chase the promise of grants.
- The Township's master plan already includes most of the suggested elements.
- Township taxpayers and residents will not benefit from this, it will involve fees, inspections, and regulations, and it will damage the Township with additional regulations. This will make things so expensive that no one will want to build in the Township.
- Members of the ZBA and Planning Commission might volunteer to help analyze which elements the Township already has and what it would cost to produce the rest.

Motion withdrawn.

- ▶ **Motion:** Otto moved, Chockley supported, to bring this back for consideration at a future date.
Motion carried 7—0 on a voice vote.

DISCUSSION (cont.)

2.

Sidewalk Snow Removal and Ordinance

Chick said she does not think the ordinance needs to be changed, but asked the Board to consider a policy of helping property owners with removal in the case of huge snows. She noted the Township has done this in the past. There was discussion about enforcing the ordinance uniformly, ways to help property owners, the need to inform property owners of their responsibilities, and the need for maintenance of both Township and sidewalks in front of private property.

**3.
Office Staffing**

The Board discussed whether to fill the open front desk clerk position or to consider an office staff reorganization. Details of this resignation, the desire for exit interviews to be conducted when possible, and providing Board members with resignation notices were also discussed.

- ▶ **Motion:** Zelenock moved, Beliger supported, that a 30 hour/week front desk clerk be hired.

The need for additional office, the idea of two people sharing one office position to provide backup, options for reorganization of duties, and how previously-discussed reorganization of office space would fit in with hiring additional help were discussed.

- ▶ **Amended motion:** Zelenock moved, Beliger supported, that a 30 hour/week front desk clerk be hired at the rate of \$15/hour.
Motion carried 7—0 on a roll call vote.
- ▶ **Motion:** Otto moved, Beliger supported, that the resignation of Ms. Rollison be accepted with regret.
Motion carried 7—0 on a voice vote

SECOND CALL TO THE PUBLIC

Bonnie Sexton, 1410 Hilton Road, Brighton, related an unprofessional experience while she was in the office recently with a new contractor. Mary Devlin, 9211 Brookside Drive, Andy Lakatos, 9249 Lakewood Drive, George Brown, 7868 Shady Beach, Margaret Riddell, 65141 W. Eight Mile made comments about 75 Barker Road, snow removal, and the Redevelopment Ready Communities program. Maurice Warner, 7551 Nollar Road, made comments about his house renovation project.

BOARD MEMBER COMMENTS

Board members made comments about 75 Barker Road, enforcement of ordinances, and the LАWNET rental on the second floor of the Public Safety Building. They also urged everyone to support local businesses, and thanked the members of the public who made comments. Aynes noted the LАWNET office construction will start soon with occupancy planned for May 1st.

ADJOURNMENT

- ▶ **Motion:** Chockley moved, Beliger supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting adjourned at 9:23 P.M.

Submitted by Lisa Lemble. Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~; wording added is underlined.

Approved by the Township Board on March 13, 2018.

Kathleen Manley, Clerk

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/