

NORTHFIELD TOWNSHIP

Township Board

Minutes

September 25, 2018

CALL TO ORDER

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

INVOCATION/PLEDGE

Otto 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:

Township Attorney Paul Burns
Township Manager Steven Aynes
Planning Consultant Paul Lippens, McKenna Associates
Recording Secretary Lisa Lemble
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, Margaret Riddell, 65141 W. Eight Mile, Scott Stewart, 9075 Kearney Road, and David Gordon, 5558 Hellner Road, made comments about the Lockwood proposal for the North Village site, the naming and dedication of the North Village park, the proposal for a Wastewater Treatment Plant retention basin, use of 75 Barker Road and North Village park, and the Master Plan.

State Sen. Patrick Colbeck, Angie Colbeck, Craig Warburton, 450 W. Joy Road, Lola Killey of Ann Arbor, a resident of Milford, and Shannon Koenig, Main Street, spoke ~~in opposition to~~ regarding Senate Bill 637 (regarding wireless communications).

Margaret Riddell invited the public to the Kiwanis rummage sale being held the next two weekends.

BOARD MEMBER RESPONSE

Board members responded to comments about the intended use of and naming of the North Village park, Senate Bill 637, use of 75 Barker Road, and public notice requirements regarding Township expenditures.

TOWNSHIP MANAGER UPDATE

Aynes:

- provided an update on the assessment of the condition of 75 Barker Road. He noted that as a result of a Fire Department inspection emergency exit signs and lighting have been installed to insure that the use by Kiwanis can proceed.
- noted the concrete repairs on the Barker Road non-motorized path have been started and will be completed soon.
- reported that he authorized the Road Commission to install railroad crossing signage on the Barker Road non-motorized path.

CORRESPONDENCE AND ANNOUNCEMENTS

Beliger reported she received an email from a resident about development on the North Village park property.

She also invited the public to help with a community effort at 1:00 P.M. on September 29th to mark a one mile path in the North Village park, and to attend a hearing in Lansing on October 4th about Senate Bill 637.

Manley noted the deadline for voter registration is October 9th for the November 6th election, and said absentee and sample ballots are available.

MINUTES

Board members made three changes to the draft of the September 11, 2018, minutes.

- **Motion:** Chockley moved, Otto supported, to approve the minutes of September 11, 2018, as amended.
Motion carried 7—0 on a voice vote.

PRESENTATION

Overview of the Structure of Northfield Township's Government and its Boards and Commissions

Zelenock gave a slide show presentation about the Township's government structure, including the organizational chart, job descriptions, lists of staff by department, and responsibilities of the Board of Trustees, departments, and Boards and Committees.

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Board members thanked Zelenock for the presentation and suggested:

- updating the Township website with this information.
- including information on the website about the difference between charter and general law townships and the maximum possible millage rates.

OPEN DISCUSSION

1.

**Update on the North Village Development
Proposal from The Lockwood Group**

Planning consultant Paul Lippens briefly reviewed the history of the purchase of the 23 acre North Village property and development of the plan for its use, noting that the plan for private and public uses was arrived at with public input. He reported that the Request for Proposals issued resulted in one submittal from The Lockwood Group.

He reviewed the design objectives for the site, including private development on the west side of the site buffering the public area on the east. He said the Lockwood proposal included some of the desired elements, but the Board indicated they would like more mixed use buildings, more open space, and more primary ownership of the dwelling units.

Lippens presented a revised plan Lockwood had provided to address Board concerns. He noted this included more open space, parking behind buildings in the US-23 buffer area, and building elevations showing the proposed design. He said Lockwood also provided financial information about the targeted residents to address the concern about this housing being limited to seniors, noting that typical rents for the independent living units would be \$2,200/mo.

He noted that Lockwood is a residential developer, so the Township could consider reserving part of the site for the desired mixed use development. He said the proposal includes restrooms, lighting, parking, and the bandshell on the open space area.

Lippens said the next steps could include:

- a presentation by Lockwood to the Township Board,
- appointment of a committee to evaluate the proposal,
- authorizing Township personnel and consultants to meet with Lockwood and the Township attorney to negotiate an agreement.

Chockley called for comments from the public. Comments and questions included:

- Whether a senior living development was ever envisioned for this site. Response: Comments at a focus group at the Senior Center showed interest in more senior housing, but the Downtown Development Authority expressed concern about developing senior housing on the North Village site.

- Have the residents ever been asked if they would support 100% park use of the site? Response: No, but it could be done.
- Are residents aware this development will come with an \$8-\$9 million sewer bill?
- Would Lockwood be making payments to the City? Response: This would have to be negotiated, but a \$100,000 payment plus a limited amount of public improvements with Phase I was discussed, although this has not been discussed yet with the attorney.
- I would be willing to pay more taxes for a part park, but would understand if the majority of taxpayers would not.
- How much of the acreage will be left for park? Response: 6.4 acres.
- The Township would be incurring \$8-\$9 million in sewer expenses for 50 parking spaces and 6 acres of parkland, which is very sad.
- Six acres does not seem like much space for a Township park.
- If the senior living is built, but the mixed use with retail doesn't follow, what happens to the planned amenities?
- Creating a subcommittee would be good, but caution should be used to make sure it is not simply a positive feedback ~~loop~~ loop.
- The Township cannot fill up the retail space currently available, so why is a mixed use development desired?

Aynes said it has been made clear to Lockwood that their proposal is not what was originally envisioned, the Board will have to be convinced that this will be good for the community, and the Township would like to be compensated for the \$400,000 it has invested in the site.

Board members discussed the merits of senior living housing on the site (several viewing it as possibly positive), asked about the purchase price of units that would be sold, compared rental rates to current Township prices, reiterated the Township's desires to recoup its investment and for this to generate other development, agreed that 6.4 acres is too small for the park, suggested waiting for another proposal, reiterated the desire for the units to be owner-occupied rather than rental, said it is crazy that the Township will be paying \$7-\$8 million more than the developer for the improvements on this site, it will be key to know who will own the park, something must be done with the site since after three years the only improvements are a few picnic tables, and asked if this development can be done without building the sewer retention basin.

► **Motion:** Dockett moved, Beliger seconded, not to continue in this process with The Lockwood Company.

There was discussion about what the cost would be for issuing another RFP or an RFQ. Lippens recommended issuing an RFQ and said that would be less than the cost of meeting with Lockwood, which has already been authorized.

Motion failed 2—5 on a roll call vote, Zelenock, Chick, Otto, Manley, and Chockley opposed.

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Chockley noted the Board has to decide whether to appoint a subcommittee, and said she will schedule a special presentation for October 9th.

- ▶ **Motion:** Beliger moved, Zelenock seconded, that Lippens move forward with an RFQ for other proposals for the North Village site with a maximum of 10 hours of time billed by McKenna. **Motion carried 6—1 on a roll call vote, Dockett opposed.**

2.

Current State of the Wastewater Treatment Plant and Future Needs

Chockley presented information about the history of the Wastewater Treatment Plant and noted that the daily flow of 1.3 million/gallons per day allowed by the State permit has been exceeded several times in recent years. She showed the history of development of the various sections of the system, noting that some are more than 50 years old, and while main lines are repaired regularly there is no way to control the stormwater infiltration. She noted this overall situation is not unusual, and said the Township has to plan for upgrades and repairs.

Chockley reviewed the history of rates, noted that average spring flows have been increasing, reviewed a timeline of additional commitments noting that 2,700 units remain to be connected, and said some lines are already at maximum capacity during periods of peak flow.

She noted construction of a retention tank from point of decision to completion will take approximately two years.

Chockley called for comments from the public. Comments included:

- \$8.8 million is the cost for the required improvements, including interest. There is not enough money for maintenance, so why is expansion being considered?
- It is important to go to the voters regarding this. If they are not willing to pay for the improvements needed to allow for growth, maybe the Master Plan needs to be changed.
- More information is needed; it is not clear whether a new plant is needed, which would be \$40-\$50 million.

Board members responded briefly, noting that partially treated sewage is being released into the Huron River when capacity is exceeded, and that must be considered for the health and welfare of the community and the environment.

AGENDA ITEMS:

1.

Spiritus Sanctus Conditional Use Permit

- ▶ **Motion:** Chockley moved, Beliger supported, to approve the Spiritus Sanctus Conditional Use Permit at 4225 Joy Road to construct a new office annex building on the site. **Motion carried 7—0 on a voice vote.**

2.

Smokey Acres Conditional Use Permit

- ▶ **Motion:** Chockley moved, Otto supported, to approve the Conditional Use Permit for Smokey Acres, 3500 Six Mile Road, to provide a barn for end-of-life care for cats. **Motion carried 7—0 on a voice vote.**

3.

People's Express Conditional Use Permit

- ▶ **Motion:** Chockley moved, Otto supported, to approve the request for Conditional Use Permit for People's Express at 175 Barker Road for minor repair of fleet vehicles.

In answer to questions, Board members said this property will be tax exempt, this property was considered for another use in the past, and while approval of the site plan was tabled by the Planning Commission they recommended approval of the Conditional Use Permit.

Dockett said there is a 100' right-of-way for the creek along this property, and he suggested the applicant dedicate an easement along the creek for the trail being planned by the Parks & Recreation Committee. It was noted that such a condition is not an option for a CUP, but Parks and Recreation can discuss it with People's Express.

Motion carried 7—0 on a roll call vote.

4.

**Resolution 18-594 to Oppose SB637:
Small Wireless Communications Facilities
Deployment Act**

Beliger said the concern of local governments regarding this Senate Bill should be the usurpation of their powers by the State. Chockley said the Michigan Townships Association has been able to negotiate more favorable language for local governments in the proposed bill, but they are not taking a position on the bill at this point.

Otto said she is concerned about the Township's control being taken away, especially since the proposed facilities may be built at ground level.

- ▶ **Motion:** Beliger moved, Otto supported, that the Township Board approve Resolution 18-594 to opposed Senate Bill 0637, Small Wireless Communications Facilities Deployment Act, and to forward a copy of the resolution to Representatives as listed. **Motion carried 7—0 on a roll call vote. Resolution adopted.**

SECOND CALL TO THE PUBLIC

Margaret Riddell and David Gordon commented on access to 75 Barker Road by Kiwanis and the purpose and effect of the Township resolution requiring notice to taxpayers when borrowing large sums of money.

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BOARD MEMBER COMMENTS

Board members commented on the purpose and effect of the Township resolution requiring notice to taxpayers when borrowing large sums of money, offered to share information about Senate Bill 637, and urged everyone to register to vote by October 9th.

ADJOURNMENT

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

The meeting adjourned at 10:31 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 October 9, 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/