

1. Planning Commission Agenda

Documents:

[PC-AGENDA-SEPTEMBER 5.PDF](#)

1.1. Planning Commission Meeting Materials

Documents:

[PC-MINUTES-AUGUST-DRAFT.PDF](#)
[MORGAN WEDDING VENUE.PDF](#)
[CIP2024 - PC PACKET.PDF](#)

Chair
Tim Fair
Vice-Chair
Bruce Keilen
Secretary
Linda Parkinson-Gray
Commissioners
Trustee Fedewa
Dale Dailey
Adam Bertram
Erika Hayes
Abby Lorenzen
Mike Nolen



Phone 517.669.6576
Fax 517.669.6496
www.dewitttownship.org

Community Development Director
Brett C. Wittenberg

Planner
Vacant

Recording Secretary
Kelli Furgason

**PLANNING COMMISSION
AGENDA
TUESDAY, SEPTEMBER 5, 2023
7:00 p.m.**

Public may choose to attend in person or listen and participate at the phone number below.

**Meeting Dial-in: (623) 600-3750
PIN: 346832**

The call will be muted to reduce interference with proceedings. The public will be invited to make comments during the public comment sections of the meeting as well as before any vote. If you desire to comment, you will be invited to dial 5* so that we can unmute your line. Please contact the Planning Department at (517) 669-6576 with additional questions.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES: [August 7, 2023 Meeting](#)

CORRESPONDENCE: [Tom & Brittany Morgan – Wedding & Event Venue](#)

PUBLIC COMMENTS: (Non-Agenda Items or an Agenda Item that is not covered by a Public Hearing. Requests to speak should be made from the podium at this time.)

UNFINISHED BUSINESS:

I. DeWitt Charter Township 2024 Capital Improvement Plan Public Hearing

- A. Open Public Hearing
- B. Administrative Comments / Public Comments
- C. Close Public Hearing
- D. Discussion and possible action by the Planning Commission

NEW BUSINESS:

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: (Must be made from the podium.)

REPORTS:

- I.** Trustee
- II.** Zoning Board of Appeals
- III.** Committees / Staff

DISCUSSION

ADJOURNMENT

Public Participation Policy:

- 1. Public comments on agenda items shall be limited to 3 minutes. Any citizen may address the Planning Commission regarding any Agenda item at this time, or they may reserve time to address the Board when an Agenda item is discussed.
- 2. Extended public comments - limited to 5 minutes. Any topic of Township interest can be addressed.

DeWitt Charter Township will provide to individuals with disabilities reasonable auxiliary aids and services which are needed to fully participate in any Township meeting providing a seventy-two (72) hour notice is received by phone or in writing. Contact DeWitt Charter Township, Clerk's office, 1401 W. Herbison Road, DeWitt, MI 48820, phone: (517) 668-0270, to request the necessary assistance.

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PLANNING COMMISSION MINUTES

MONDAY, AUGUST 7, 2023
7:00 p.m.

The regular meeting of the DeWitt Charter Township Planning Commission was called to order at 7:00 p.m. by Chairman Fair.

The Pledge of Allegiance was said by those present.

ROLL CALL by Secretary Parkinson-Gray.

MEMBERS PRESENT: Bertram, Dailey, Fair, Fedewa, Hayes (arrived at 7:03 p.m.), Keilen, Lorenzen, Nolen, and Parkinson-Gray.

MEMBERS ABSENT: None.

APPROVAL OF AGENDA: **Vice Chair Keilen moved to approve the meeting agenda. Supported by Lorenzen.**

AYE Vote on the motion:

AYES: 9 NAYS: 0 ABSENT: 0

MOTION CARRIED

APPROVAL OF MINUTES: **Lorenzen moved to approve the June 5, 2023 minutes as presented. Supported by Keilen.**

AYE Vote on the motion:

AYES: 9 NAYS: 0 ABSENT: 0

MOTION CARRIED

CORRESPONDENCE: None

PUBLIC COMMENTS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- I. **Site Plan Review #23-150006 DeWitt Charter Township** – to allow for the construction of an approximately 19,305 sf public building with associated drives and parking areas. The property consists of three parcels on S. US 27 and E. Wieland Road, on the west side of S. US 27, north of Valley Road, south of State Road, and east of Turner Road in Section 33 of DeWitt Charter Township (Parcels 050-470-000-047-00, 050-470-000-046-00, and 050-470-000-044-00).

Community Development Director Brett Wittenberg stated that this project was included in the 2023 Capital Improvement Plan that was approved by the Planning Commission and the Township Board. The Township Board evaluated the 2009 Feasibility Study of Fire Station No. 1 last year and approved an architect and cost estimator, detailed concept plans and site selection.

The Township Board established a “Municipal Building South Committee” consisting of Township Manager Andrew Dymczyk, Trustee David Fedewa, Township Clerk Adam Cramton, Township Treasurer Sandy Stump, and Fire Chief Dave Dekorte, to assist throughout the process. This Committee provided regular updates to the Township Board as they developed these plans.

Wittenberg noted that the funding mechanism and budget are within the purview of the Township Board.

Although public notice is not required for Site Plan Reviews by the Planning Commission, the applicant conducted two open houses and noticed property owners within 300’ of the property (consistent with application that require public notices).

Wittenberg reviewed the site location which consists of three parcels. The application is in compliance with all regulations of the Township Ordinance.

Two new access points are proposed on Old 27 as well as an access point on Wieland Road closer to 27. There is also the potential of a future access, as noted on the site plans.

There are four single family residential homes on Lots along Wieland. To the west, there is existing vegetation. Approximately 40-feet of that vegetation will remain in place to provide additional screen to the west.

Landscape requirements have been met. In the northeast portion, where there is a sidewalk making a connection running east – west and then coming south to the main entrance of the building, it got tight so there is no landscaping. The applicant is proposing a 6-foot privacy fence along that stretch. Immediately to the north there is a commercial building that has various commercial type uses.

The very western line is the approx. location of the 40-foot buffer area. There is significant landscaping adjacent to the parking areas.

Wittenberg showed some additional renderings of the building.

Staff would recommend approval, subject to the conditions in the staff report with an added condition that the applicant combine the three parcels into one parcel.

Chairman Fair asked if there were any Commissioner questions for staff.

Lorenzen asked if the western portion of the property is going to be used at all right now.

Wittenberg stated that at this time it will not. There will be some removal of trees.

Lorenzen asked about the location of the fencing where it's tight for landscaping.

Wittenberg noted that there is fencing along the northeast corner. From Old 27 west to the parking lot there is a 5-foot sidewalk along the south. The fencing will be along the northern line.

Bertram asked if the 6-foot fence around the residential area is existing or proposed.

Wittenberg stated that it is proposed and along the eastern and northern sides there is some existing fencing.

Bertram questioned why there is a drive out to Wieland Road.

Trustee Fedewa stated that it allows for better access to calls from the west as responders can avoid using S. US 27, it's a safety issue.

General discussion followed regarding the access points.

Bertram questioned the location of the dumpster noting that Granger trucks are heavy and if they drive through the entire parking lot there will be a lot of wear and tear on the pavement.

Wittenberg stated that is something the applicant could look at, but that the proposed location does meet the requirements.

General discussion followed regarding the wear and tear on the surfaces.

Dailey inquired, out of curiosity, what type of heating system was decided on and whether or not it was geothermal.

Trustee Fedewa stated that they explored the geothermal option as well as other green options and that the cost of geothermal for this project was not feasible. There will be a hybrid system with radiant in-floor heating in the apparatus bays and the rest of the station being zoned separately so there is more control of the individual spaces.

Betram asked when doing the cost analysis, what was the percent difference between the options.

Chairman Fair asked the applicant to come to the podium to offer comments and answer questions.

Andrew Dymczyk – Township Manager – stated that this site plan is the culmination of a lot of hard work and a lot of individuals putting a lot of time and effort into the project. There are still decisions to be made. He noted that they have considered all the options.

Bertram asked if they explored the alternate energy sources – what was the cost increase.

Dymczyk noted that they didn't have that information on hand but they did explore the efficiency of use in the building. He stated that it makes more sense financially and operationally to use the proposed HVAC systems.

Trustee Fedewa noted that this was important enough to him that he did some research on his own and found that there are very few, almost no, firms in the state that want to talk geothermal systems of this size, and architects mentioned that maintenance of the system could be a challenge because it would involve a very specific group of people who can do it.

Dailey stated that he appreciates the extra effort in looking into greener options and that he realizes the Township would have to face higher premiums and establish new vendors.

Lorenzen asked what other alternatives were explored. She noted that the Township's Plan notes that we want to encourage green options within our area and if the Township isn't willing to invest in that what is the point if we aren't hitting the mark.

Wittenberg reminded the Commission that the purview of the Site Plan Review is whether or not the request meets the zoning ordinance requirements. He noted that this has all gone before the Board of Trustees in some fashion or another over the last 18 months.

Dymczyk stated that they did explore solar and other options.

Wittenberg stated that anyone can attend Board meetings and comment. They can also contact the Manager's office regarding these items. The Commission needs to keep the focus on what they are reviewing.

Betram noted that this isn't necessarily the right time for these questions, however, it gives some prep work for the Board once this is approved and he feels this is good information for them moving forward.

Dymczyk stated that this is a \$13.2 million dollar project, including a 17% contingency. They hope to have the construction drawings completed by September 27th. Then it will go to bidding. If everything comes together, the hope is to have construction begin in 2024 and the opening in 2025. The financing has yet to be determined. There has been a lot of decision making to this point and there is more to come.

Chairman Fair asked if there were any other questions. There were none.

Chairman Fair suggested that Trustee Fedewa make the motion, should he choose to, because he has been so involved with the project and that all other Commissioners would support it.

Trustee Fedewa asked if there is a conflict for him to do so as he has been part of the committee and planning of this project. There is no conflict.

Trustee Fedewa moved that the Planning Commission approve Site Plan Review 23-150006 from DeWitt Charter Township for construction of a new 19,305 square foot public building, as described and defined in the application materials. Approval is subject to the following conditions:

- 1. Prior to issuance of a building permit, the applicant shall provide approvals from the Clinton County Drain Commissioner.**
- 2. Prior to issuance of a building permit, the applicant shall have the Consumers Energy easement vacated.**
- 3. That the applicant shall satisfy the requirements of all reviewing agencies.**
- 4. That the applicant shall comply with any other Federal, State, County, or Township regulations.**
- 5. Prior to issuance of a building permit, the applicant shall combine the three parcels into a single parcel.**

Supported by all Commissioners.

ROLL CALL Vote on the motion:

AYES: 9 NAYS: 0 ABSENT: 0

MOTION CARRIED

- II. DeWitt Charter Township 2024 Capital Improvement Plan. Receive and set for a Public Hearing to be held on Tuesday, September 5, 2023.**

Vice Chair Keilen moved to receive the 2024 Capital Improvement Plan and set a public hearing to be held on Tuesday, September 5, 2023.

Supported by Lorenzen.

AYE Vote on the motion:

AYES: 9 NAYS: 0 ABSENT: 0

MOTION CARRIED

EXTENDED PUBLIC COMMENTS ON NON-AGENDA ITEMS: (Must be made from the podium)

There were none.

REPORTS:

- I. Trustee:** Trustee Fedewa gave a brief report on business conducted at recent Board of Trustees meetings including the Police Department's new recruit, the Building Department has hired an Administrative Assistant, Hotel / Motel hearings, Township Hall parking lot repaving, the pollinator garden, pickleball court work at Granger Meadows, and a cost comparison completed on the Fire Department's Ford F150 Lightening electric vehicle.
- II. Zoning Board of Appeals:** Betram noted that there was a meeting in July but he was not present. Wittenberg stated that the request before the Zoning Board of Appeals in July was for a variance to a rear yard setback and it was denied. There will be no meeting in August.
- III. Committees / Staff:** Wittenberg gave updates on several items including the Webb Road project, the round 2 Sparks Grant application, the Regional Housing Initiative, and the Tri-County Regional Planning Commission 2050 plan. He also noted that the Township has had several meetings and inquiries on some significant projects that may be coming up soon.

DISCUSSION

Vice Chair Keilen asked if there was any update on Rotunda.

Wittenberg stated that the Court has given the owners 18-months to get the units removed.

Township Manager Dymczyk noted that the Township has been working with the property owners and there are some clear lines in place moving forward.

General discussion followed regarding the status of the parcel and what options may be there for improvement of the site.

ADJOURNMENT: **Keilen moved to adjourn the meeting at 7:51 p.m. Supported by Hayes. MOTION CARRIED.**

Kelli Furgason, Recording Secretary

Linda Parkinson-Gray, Secretary

Dear members of Dewitt Board of Trustees & Planning Committee,

We are seeking approval to utilize our private property, zoned agriculturally, as a wedding and events venue during the summer months. We have met with staff at Dewitt Township, zoning & ordinance, to discuss our plans. The staff at Dewitt Township discussed that this particular activity is not outlined currently in the ordinance guidelines. We were advised to reach out to both the Board of Trustees and the planning committee to request that this use be added as an approved activity.

Our wedding and events venue would offer members of the Dewitt community and surrounding areas a beautiful place to gather for various events and special occasions. Our venue would consist only of use on lawn areas. No barns would be utilized for events, as we understand that would require separate and additional approval, and we are not interested in including those buildings in our event options. Weddings and events would be no larger than 100 guests. The property includes parking on site and accessible lawn areas for all individuals. All weddings and events will comply with Dewitt Township's noise ordinance.

We should note that we recently got married on our property and it was truly spectacular, and we want to give others a special place to gather with loved ones and create lifelong memories. We believe that this venue could bring people from surrounding areas near and far, and give them an opportunity to experience the natural beauty of Dewitt Township. We thank you all for your consideration and time and we look forward to hearing from you.

Warmly,

Tom & Brittany Morgan

Chair
Tim Fair
Vice-Chair
Bruce Keilen
Secretary
Linda Parkinson-Gray
Commissioners
David Fedewa, Trustee
Adam Bertram
Dale Dailey
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Community Development Director
Brett C. Wittenberg

Planner
Vacant

Recording Secretary
Kelli Furgason

MEMORANDUM

TO: DeWitt Charter Township Planning Commission

FROM: Brett Wittenberg, Community Development Director *BCW*
Andrew Dymczyk, Township Manager

SUBJECT: DeWitt Charter Township 2024 Capital Improvement Plan – Public Hearing

DATE: August 28, 2023

Background:

Attached is a copy of the proposed Capital Improvement Plan (CIP) for the 2024 fiscal year for your review prior to the public hearing. The CIP includes proposed capital expenditures that exceed a value of \$15,000. Recommendations for capital expenditures are made by Department Heads and the Township Board. The recommendations are then reviewed by the CIP Committee, who recommends the prioritization and timing of expenditures. The Committee has reviewed department requests for the CIP and the document reflects the Committee's recommendations.

As a part of its planning function, the Planning Commission reviews the CIP each year during the annual Township budget process. Once the Commission has held a public hearing, it may approve the CIP by Resolution. Should the Commission concur that the proposed CIP is acceptable; it is recommended that the attached Resolution be adopted.

Following action by the Planning Commission, the CIP will then be forwarded on to the Township Board. The Board will consider the document during the budgeting process and determine which projects will receive funding in the 2024 Township Budget.

II. RECOMMENDED ACTION:

Adopt Resolution 2023-09-11 approving the DeWitt Charter Township 2024 Capital Improvement Plan.

Attachments: 2024 Capital Improvement Plan, Resolution to adopt the 2024 Capital Improvement Plan

DeWitt Charter Township 2024 Capital Improvement Plan

BOARD OF TRUSTEES

Rick Galardi, *Supervisor*

Sandy Stump, *Treasurer*
Adam Cramton, *Clerk*
Brian Ross, *Trustee*

David Seeger, *Trustee*
Steve Smith, *Trustee*
Dave Fedewa, *Trustee*

CAPITAL IMPROVEMENT PROGRAM COMMITTEE

Dave Fedewa, *Trustee*
Tim Fair, *Planning Chair*

David Seeger, *Trustee*
Andrew Dymczyk, *Manager*



Capital Improvement Plan

Purpose and Scope

This document represents the 33rd Capital Improvement Program (CIP) adopted by DeWitt Charter Township. The preparation of this document is part of the Township's growth management program. The CIP is an important component of this program as it identifies public improvements necessary to serve the Township's expanding population and serves as a useful planning document to manage Township growth. Planning for capital improvements is a matter of prudent financial management as well as sound development practices. Capital improvement projects are generally defined as a one-time expenditure with an estimated cost in excess of \$15,000 that has a useful life of more than one year. Examples of capital improvement projects are park improvements, road resurfacing, government buildings, and sewer and water projects.

This Capital Improvement Program covers the period from 2024 through 2029, with 2024 representing the capital improvement budget. To ensure the best long term planning, the Township has included known projects beyond the 2029 time period.

It is important to note that just because an item is listed on the CIP, it does not mean that it will be funded. This document is a planning tool. Funding decisions for specific projects are made on a yearly basis on a project-by-project basis.

The CIP lists all major projects, their costs, and their priority for implementation. This Plan is intended to link the Township's Comprehensive Plan, Strategic Plan, Sewer Rehab Plan, Non-Motorized Transportation Plan, and fiscal plan and provides a mechanism for:

- Systematically evaluating all potential projects in the following categories:
 - Motorized and Non-Motorized Transportation
 - Public Works (Sewer)
 - Public Safety Equipment
 - Parks & Recreation
 - Facilities
- Funding of reserve for future capital purchases
- Stabilize debt and consolidate projects to reduce borrowing costs
- Planning, prioritizing, scheduling, and implementing projects
- Developing financing and/or revenue policy for proposed improvements
- Budgeting high priority projects
- Informing the public of planned capital improvements

Priorities are based on cost, availability of funds, benefits to the populace of the Township, and the relative need for the project. The highest priority projects are then included in the first year of the CIP and the other lower priority projects are then listed in what is called the capital improvement schedule. Some projects are spread over several years.

By listing a project in the CIP, the Township is recognizing that a need does exist for this project and that steps need to be taken to implement this project. In this sense, then,

the CIP represents both a planning and budgeting document as future costs must be kept in line with projected Township revenues so that the projects can be implemented as planned within the constraints of a balanced Township budget. It is recognized that priorities may not necessarily correspond to funding sequence because of limited general revenue streams, the availability of restricted sources, and other possible limitations. Therefore, priority of projects will be a governing guideline, subject to extenuating, justifiable reasons for out-of-sequence expectations.

The Township Planning Commission has the legal responsibility to adopt the annual Capital Improvement Program. This document is then used by the Township Board in adopting the General Fund and Enterprise Fund budgets. Based upon available resources, the highest priority projects are integrated into these budgets.

Process

The following sections contain the General Fund and Sewer Fund projects ranked in order of priority by the Capital Improvement Program Committee and approved by the DeWitt Township Planning Commission.

During the budget process, all Department Heads are requested to submit CIP requests for any items that they recommend being considered. The Manager then submits these items to the CIP Committee for inclusion in the 2024-2029 CIP. The Committee initially uses the following criteria and weighting to rank and sort the identified projects:

- Public Safety and Health (20%)
- Maintain existing service or infrastructure (20%)
- Impact on operating cost or revenue (15%)
- Timing/Location (15%)
- Quality of life (13%)
- Economic Development and Growth (12%)
- Useful Life (5%)

Ultimately, the projects are prioritized by the Committee based on the rankings as defined above, cost(s), availability of funds, benefits to the populace of the Township, and the relative need for the project. The Manager's Office then prepares the recommendation of the CIP Committee, which is sent to the Planning Commission for approval. These rankings are then used by the Township Board as a guide in preparing the annual Township budget and help in making project-funding decisions.

CIP History

Following is a status report of the CIP items that were funded in the 2023 budget:

A. Roads – 2023

Project Status: In Progress

Late in 2022, the Manager’s Office and Road Commission worked to identify the best use of these allocated funds. Below is a summary of the projects that were ultimately identified for 2023:

Preventative Maintenance

▪ Gravel Roads (7.17 Miles)	\$8,979
○ 3 passes of brine on all gravel, 4 th application on Howe and Norris Road	
▪ Overband crack seal	\$25,000
Preventive Maintenance Sub Total	\$33,979

Capital Projects

▪ Oakland Hills Subdivision	
○ Mill & Fill (1.26 miles)	\$345,446
Capital Project Sub Total	\$345,446

Total **\$379,425**

RC Share	\$120,701
General Fund Share	\$236,124
Sewer Fund Share	\$22,600

*\$250,000 transferred from General Fund to Transportation Systems Reserve Fund in 2023.

B. New or Remodel Fire Station One

Project Status: In Progress

The Township Board approved an update to the 2009 Feasibility Study of Fire Station No. 1 and approved an architect vendor and cost estimator in 2022. Detailed concept

plans and site selection were completed in 2023 with construction to begin in 2024 if authorized and market conditions allow.

C. Expanding Sidewalk and Trail System Project Status: In Progress

The Township was able to secure pathway funds from MDOT in 2023 for a sidewalk on Webb Road from Old US 27 to the City of DeWitt city limits. The Township is contributing \$362,900 with MDOT participating in an amount of \$428,000. We anticipate this project to finish in October of 2023.

D. Granger Meadows Inline Hockey Rink Project Status: In Progress

The Inline Hockey Rink at Granger Meadows was scarcely used and had long term maintenance concerns. The Township took action to renovate and retrofit the facility that would extend the usability of the facility and allow more of the community to participate. The Township bid out this project in July of 2022 for the installation of 7 pickleball courts, playground enhancements, emergency beacon, seating amenities and a food truck outlet. This project did experience some minor setbacks with the surface sub-base, and we anticipate completion in 2023.

E. Sewer Master Plan Project Status: In Progress

The DeWitt Charter Township sewer system is 30 years old in many areas. The system is aging and is in need of repairs. The Township has partnered with a vendor to conduct this analysis and anticipate completion of this work in Fall of 2023.

F. Patrol Car Replacement Project Status: Completed

The 2023 budget allocated dollars to replace two vehicles.

G. Fire Station 2 Garage Doors Replacement Project Status: Completed

The four garage doors at Station 2 have been in service for 22 years. Over that time, general wear has led to some cracked windows leading to weather and sealing concerns leading to their replacement.

H. Fire Apparatus Replacement Project Status: Completed

The Fire Department replaced a key piece of equipment with the replacement of our Medical 1st response vehicle with a 2023 Ford Lightning. This vehicle replaces an apparatus with 10 year of service and diversifies the response fleet with our first electric vehicle.

I. LUCAS Chest Compression System

Project Status: Completed

DeWitt Township Fire Department responds to numerous chest pain and cardiac arrest incidents every year. CPR is initiated on several patients. The LUCAS device improves operational efficiencies by reducing fatigue, individual variations, and the switching of CPR providers every two minutes to accomplish the high-performance CPR. The additional device purchased in 2023 allows for one device to be placed at both stations.

J. Maintenance Lawn Mowers

Project Status: Completed

The Maintenance Department replaced 3 lawn mowers for park and facility maintenance.

K. Building Department Vehicles

Project Status: Completed

The Building Department replaced a fleet vehicle for operations.

2024 CIP Requests Summary

General Fund

Project	Department	Priority for 2024	2024	2025	2026	2027	2028	2029+
Patrol Car Replacements	Police	1	\$ 100,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 150,000	∞
Road Maintenance\Construction	Roads	2	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	∞
Future Apparatus Replacement	Fire	3		\$ 130,000				∞
SCBA Air Filling Station	Fire	4	\$ 60,000					
Comp Plan update	Planning	5	\$ 75,000					
Gunnisonville Cemetery Expansion	Physical Plant	6		\$ 50,000	\$ 120,000			∞
Security Camera System	Parks and Township Hall	7		\$ 100,000				
Park Monument Signs	Parks and Rec	8	\$ 30,000					
Waters Edge Park Improvements	Parks and Rec	9			\$ 250,000			
Community Center Parking Expansion	Community Center	10		\$ 352,000				
Expanded sidewalk/biking/trail system	Parks and Rec	11	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	∞
Maintenance Vehicles Replacements	Maintenance	12	\$ 60,000	\$ 20,000	\$ 25,000			∞
Valley Farms (Parking Expansion)	Parks and Rec	13		\$ 200,000				
Building Dept Vehicles Replacements	Building	14						∞
Valley Farms (Playground)	Parks and Rec	15			\$ 415,000			
Miracle League Field	Parks and Rec	16		\$ 442,200				
Electric Vehicle Charging Station	Parks and Rec	17				\$ 50,000		
Public Swimming/County Wide Park	Parks and Rec	18						Unknown
Placemaking Art Sculptures	Parks and Rec	19						Unknown

General Fund

Project	Department	Priority for 2024	2024	2025	2026	2027	2028	2029+
Redevelopment Old US27 and Sheridan Road	Township	20						No cost
Padgett Park Pavilion	Parks and Rec	21		\$ 50,000				
New Park Assets/Green Space	Parks and Rec	22						Unknown
Valley Turner Park Playground	Parks and Rec	23		\$ 100,000		\$ 100,000		
Expansion of Public Water	Township	24						\$ 3,500,000
Expansion of Dog Park Parking	Parks and Rec	25		\$ 60,000				

Sewer

Project	Department	Priority for 2024	2024	2025	2026	2027	2028	2029+
Sewer Rehabilitation	Sewer	1	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	∞
102 Interceptor Project Phase 3	Sewer	2		\$ 750,000				
Sanitary Sewer Service Area #1	Sewer	3		\$ 3,500,000				
Pump Station 501 Update	Sewer	4			\$ 950,000			
Stoll Rd Repairs/DeWitt Road Pump Station	Sewer	5				\$ 1,750,000		

2024 CIP Project Requests- General Fund

Project Details

A. Patrol Car Replacements

The Police Department currently has a fleet of ten cars assigned as follows:

Car #	Current Use	Type	Mileage	Acquired	Replacement
5	Patrol	Ford SUV	43,497	2021	2025
3	Patrol	Dodge SUV	40,052	2021	2025
8	Detective	Dodge Ram	0	2023	2033
2	Patrol	Dodge SUV	43,181	2021	2025
6	Patrol	Dodge SUV	0	2023	2027
7	Patrol	Ford SUV	73,432	2020	2024
9	K9	Tahoe	81,198	2016	2025
4	Patrol	Ford SUV	89,482	2018	2024
1	Chief	Dodge SUV	42,873	2022	2026
10	Court/Training	Ford Edge	109,251	2014	2025

Recommended Year for Implementation: 2024 to ∞
 Estimated Cost of Project (2024 only): \$120,000

Funding Source: General Fund

Effect on Future Operating Costs: Patrol Car replacement is more of an operational replacement. By replacing vehicles periodically, it reduces maintenance costs and ensures that officers are safe and can respond as needed.

Strategic Initiative: Public Safety
 Strategy: No specific strategy or objective identified

Strategic Initiative: Fiscal and Organizational Excellence
 Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
 Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

B. Roads – 2024

Every year, the Township works with the Road Commission to identify maintenance issues that need to be addressed on our local road system. At this point, we have not identified the specific roads for the 2024 budget year. At the beginning of 2024, we will meet with the Road Commission and review the Township’s local road network. Using data from a standardized road

rating system, we allocate the budgeted funds to maintenance projects that help extend the useful life of our infrastructure, and to repaving projects.

Years ago, the Township started a proactive preventative maintenance program; and in 2014, a Road Capital Improvement Plan was adopted. This, along with increased investment, has helped slow the decline in the quality of the roads.

The "Pavement Management Program," adopted in 2014, recommends that the Township invest \$350,000 a year in routine asphalt maintenance. In addition, the Township should set aside \$300,000 a year to allow for +/- \$1 million total reconstruction projects in future years. In working with the Road Commission on cost estimates and market conditions, we believe \$400,000 should be set aside to maintain our current level road projects

Recommended Year for Implementation:	2024 to ∞
Estimated Cost of Project:	\$400,000
Reserve Funding:	0

Effect on Future Operating Costs: Well planned investment in the Township's roads today will reduce the long term investment necessary to maintain the roads in the future. By using sound preventative maintenance practices, it lengthens the life of the roads and ensures that limited financial resources are used wisely.

Funding Source: General Fund, Road Commission

Strategic Initiative: Fiscal and Organizational Excellence

Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.

Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

Strategic Initiative: Infrastructure

Strategy: Maintain high quality transportation network

Objective: Create Road Asset Management Plan

C. Fire Apparatus Purchase

The Fire Apparatus Master Plan, approved by the Board of Trustees in 2003, outlines the schedule for the purchase, replacement, and refurbishment of fire apparatus in the Township. This Plan was updated in 2009. Timeframes and estimates of cost are addressed in the Master Plan. The following table is based on the 2009 Plan but has been updated by the Fire Chief to reflect the current needs for replacement.

Equipment	Purchased	Life	Replacement	Cost
Heavy Rescue	2020	20	2040	\$300,000
Medical 1st Response	2023	10	2033	\$65,000

Brush Fire Truck	2004	20	2024	\$65,000
Medical 1st Response	2014	10	2024	\$65,000
Quint – Engine & Ladder	2005	25	2030	\$1,750,000
Water Tanker	2011	20	2031	\$350,000
Pumper Engine 1	2011	25	2036	\$600,000
Pumper Engine 2	2016	25	2041	\$650,000
Command Car-MFR	2021	10	2031	<u>\$40,000</u>

Recommended Year for Implementation: 2024 to ∞
Estimated Cost of Project (2024 only): \$130,000

Effect on Future Operating Costs: Apparatus replacement is more of an operational replacement. By replacing vehicles periodically, it reduces maintenance costs and ensures that firefighters are safe and can respond as needed.

Funding Source: General Fund, Equipment Fund, Grants

Strategic Initiative: Public Safety
Strategy: No specific strategy or objective identified

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

D. SCBA Air Filling Station

The SCBA(Self Contained Breathing Apparatus) air filling station replaces oxygen into the SCBA cylinders and our current air station has been in service since 1992. With the upgrade to more capacity air cylinders(from 2,216 psi to 4,500psi) an upgraded air station would allow the air cylinders to be filled at their full capacity. Current operations have our larger (4,500psi) filled at a neighboring facility.

Recommended Year for Implementation: 2024
Estimated Cost of Project: \$30,000

Funding Source: General Fund, Grants

Effect on Future Operating Costs: Long term maintenance may be reduced.

Strategic Initiative: Public Safety
Strategy: No specific strategy or objective identified

E. Comprehensive Development Plan Update

Our most recent update to the Township’s Comprehensive Development Plan was in 2018 and this update was a minor revision. This Plan is intended to be a long range plan to cover over a 20-year period. The State of Michigan recommends that this Plan be reviewed every five years and minor updates be made if necessary. A large scale review takes a significant amount of public input over an extended period of time. Because of the importance in guiding the future of the Township, an outside consultant with expertise in Comprehensive Development Plans is normally used.

Recommended Year for Implementation:	2024
Estimated Cost of Project:	\$75,000

Effect on Future Operating Costs: No additional impact on operating costs

Funding Source: General Fund

Strategic Initiative: Community & Economic Development
Strategy: Utilize strong planning principles and a policy of managed growth
Objective: Review/update Comp Plan

F. Gunnisonville Cemetery Improvement

The Township owns approximately 7 acres of land directly east of Gunnisonville Cemetery. This property was acquired to allow for the expansion of the Cemetery. Prior to selling any lots in the expansion, the land must have proper grading for drainage, drives must be laid out, grass seeding accomplished, and a survey of individual lots with corner markers completed. This item also includes the placement of trees and landscaping in the 7 acre addition area. This project would be a three-phase project.

In 2009, a master plan was created for the expansion and approved by the Board. Originally, the first phase of this project had been planned to be completed in 2009. Because of budget constraints and new analysis for the future space needs, it was decided to hold off on construction. Gunnisonville Cemetery has approximately 1 more year (2025) until we no longer have sufficient lots to sell. Hurd Cemetery has an undetermined number of years, with approximately 550 lots available.

Phase one of Gunnisonville Cemetery Improvement occurred in 2021 with the clearing and seeding of 2 acres of land.

Recommended Year for Implementation: 2025
Estimated Cost of Project (Phase two): \$50,000
Estimated Cost of Project (Phase three): \$120,000

Funding Source: General Fund or 425 dollars

Effect on Future Operating Costs: \$9,000 yearly. Additional mowing, fertilization, and drive maintenance would be required.

Strategic Initiative: Quality of Life

Strategy: Review and develop a long term plan for expansion and maintenance of cemeteries in the Township.

G. Security Camera System for Township Park Pavilions and Township Hall

Staff have experienced an increase in spirited residents at the Township Hall and our park pavilions. The installation of security cameras would ensure transparency and accountability for any potential incident. These devices would also aid in pursuit of those committing any acts of vandalism of Township property.

Recommended Year of Implementation: 2025
Estimated Total Cost of Project: \$100,000

Future Operating Costs: Maintenance costs and staff time for incident review
Funding Source: Grants, General Fund

H. Park Monument Signs

Signs marking the entrance to the Township's parks not only ensure that our public is aware of these valuable community assets, but also provide a positive image to the community by highlighting DeWitt Charter Township and our facilities that bring quality of life to our community.

Our largest and most used park is Granger Meadows Park. While we have a sign on Granger Meadows Lane and Wood Road, there is not a sign on Granger Meadows Lane and Old US-27. A number of park users have indicated that a sign on Old US-27 is needed to make the park easier to find. This would require an easement from private property owners.

In 2014, DeWitt Township updated the Looking Glass River Front Park with a new canoe/kayak launch and expanded parking area. Unfortunately, this facility has no signage.

Recommended Year for Implementation: 2024
Estimated Cost of Project: \$30,000

Effect on Future Operating Costs: \$600 a year per location if lighting is installed. Small increase in the physical plant budget for general maintenance and repair.

Funding Source: General Fund, 425 reserves

Strategic Initiative: Quality of Life
Strategy: Enhance Townships recreation amenities and opportunities
Objective: No specific objective identified

I. Water's Edge Park Improvements

The Township finalized the purchase of Water's Edge Park in 2005. The 11 acre park, located at Round Lake and Wood Roads, provides approximately 700' of frontage along the Looking Glass River. Cost estimate is based on potential park amenities like a canoe launch, parking area, fishing decks, and community gardens. In 2009, a tree grant was acquired to install 24 trees. In 2010, the Road Commission and a neighbor in the area put in a small parking lot to gain access to the property. In 2023, staff met with the Friends of the Looking Glass to discuss passive improvements to the area that would further the long-term development goals of the property. This would include improved road access to the river and additional water access.

Recommended Year for Implementation: 2026
Estimated Cost of Project: \$250,000

Effect on Future Operating Costs: \$12,500 annually. Dependent upon how the park is developed. At a minimum, there will be electrical costs, staff costs for grounds and facility maintenance, and routine repair work.

Funding Source: General Fund, Parks and Facilities Reserve, Grants

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

J. Community Center Parking Expansion

As use of the Township Community Center and the athletic facilities located at Valley Farms Park continues to increase, the need for additional parking is becoming evident. In 2009, a parcel of property was acquired along State Road. This parcel abuts the Community Center parking lot. Because of its location, this parcel can be used for additional parking, also creating an additional entrance to allow for more effective traffic flow. Furthermore, this location will allow for better visibility of the Community Center by providing an entrance sign along a major primary road, State Road. This project would also entail the replacement of parking lot trees and renovation of parking lot islands (estimated cost of \$2,000).

Recommended Year for Implementation:	2025
Estimated Cost of Project:	\$352,000

Effect on Future Operating Costs: \$1,500 additional salt and plowing.

Funding Source: General Fund, Parks and Facilities Reserve

Strategic Initiative: Quality of Life
Strategy: No specific strategy identified

Strategic Initiative: Infrastructure
Strategy: No specific strategy identified

Strategic Initiative: Community & Economic Development
Strategy: Stabilize and increase the South Central Tier
Objective: Create a sense of place.

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

K. Expanding Sidewalk, Biking and Trail System

Communities with extensive non-motorized transportation assets are becoming more desirable places to live, work, learn, worship and play. Having a highly walkable/bikeable community is also one principal element of smart growth. In 2014, the Township adopted the Non-Motorized Transportation Plan. This Plan identifies 60 projects that would provide an interconnected system of non-motorized transportation assets, and provides a comprehensive rank plan to help

prioritize projects. In 2019, the Planning Department along with the Planning Commission went through the process of a major update to the Non-Motorized Transportation Plan.

Recommended Year for Implementation: 2024 to ∞
 Estimated Cost of Project (2024 only): \$200,000

Effect on Future Operating Costs: path maintenance on shared use pathways.

Funding Source: General Fund, Transportation Reserve, Grants, Special Assessments

Strategic Initiative: Quality of Life

Strategy: Provide bike lanes, sidewalks, pathways, and waterways that promote healthy lifestyles and provide adequate connections within the entire community for transportation, health, wellness and safety.

L. Replacement of Maintenance Vehicles

The Maintenance Department currently has a fleet of 8 vehicles assigned as follows:

Vehicle	Current Use	Mileage	Acquired	Replacement
Truck F150	Daily	138,944	2005	2024
Truck F250	Daily/Plow	6,937	2020	2035
Truck F250	Daily/Plow	112,138	2009	2025
Truck F250	Daily/Plow	34,116	2019	2034
Lawn Mower			2023	2026
Lawn Mower			2023	2026
Lawn Mower			2023	2026
Tractor			2015	2024

Recommended Year for Implementation: 2024 to ∞
 Estimated Cost of Project (2024 only): \$70,000

Funding Source: General Fund

Effect on Future Operating Costs: Lawn Mower replacement is more of an operational replacement. By replacing the mowers periodically, it reduces maintenance costs and maintains manufacturer warranty.

Strategic Initiative: Fiscal and Organizational Excellence

Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.

Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

M. Valley Farms Park – Parking Expansion

Parking is limited near the pavilions, playground and Miracle League Field at Valley Farms Park. When the Miracle League and DARA have games at the same time, people are required to park on Brook and Wieland Roads. In 2009, a master plan was created for the park. This included two options for parking lot expansion.

Option A would add 37 new parking spaces. This would require moving the basketball court and volleyball court. Option B assumes that the Fire Station One would not be replaced at the current location and allow for 66 additional spaces where the Fire Station now sits.

Recommended Year for Implementation: 2025
Estimated Cost of Project: \$200,000

Effect on Future Operating Costs: \$1,500 additional salt and plowing.

Funding Source: General Fund, Grants/foundations, Miracle League of Mid-Michigan, 425 dollars

Strategic Initiative: Quality of Life
Strategy: No specific strategy identified.

Strategic Initiative: Infrastructure
Strategy: No specific strategy identified.

Strategic Initiative: Community & Economic Development
Strategy: Stabilize and increase the South Central Tier
Objective: Create a sense of place.

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

N. Replacement of Building Department Vehicles

The Building Department currently has a fleet of 2 vehicles assigned as follows:

Vehicle	Current Use	Mileage	Acquired	Replacement
Truck F150	Inspections	38,226	2019	2029
SUV	Inspections	15,037	2020	2030
Truck F250			2023	2033

Recommended Year for Implementation: 2029 to ∞
Estimated Cost of Project (2024 only): \$0

Funding Source: General Fund

Effect on Future Operating Costs: Vehicle replacement is more of an operational replacement. By replacing the vehicles periodically, it reduces maintenance costs and maintains manufacturer warranty.

Strategic Initiative: Fiscal and Organizational Excellence

Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.

Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

O. Valley Farms Park – Playground

In 2013 and 2014, the first phase of this project was completed. Because of age and safety concerns, the existing equipment was replaced by six new pieces of equipment. The next phase of the project includes installing pathways and a new larger accessible play structure. These additions would make the playground more accessible for children with disabilities and improve the aesthetics.

We have applied for these grants in previous years and have not been successful. The State of Michigan has also changed their grant evaluation making this particular project more difficult to fund with grant dollars.

Recommended Year for Implementation: 2026
Estimated Cost of Project: \$415,000

Effect on Future Operating Costs: \$500 power washing equipment

Funding Source: General Fund, Grants/Foundations, Case Cares, 425 Dollars

Strategic Initiative: Quality of Life

Strategy: Enhance Township recreation amenities and opportunities

Objective: no specific objective identified

Strategic Initiative: Community & Economic Development

Strategy: Stabilize and increase the South Central Tier

Objective: Create a sense of place.

P. Valley Farms Park - Miracle League Field

The Miracle League Field is located within Valley Farms Park and is a capital asset of DeWitt Charter Township. The field is in dire need of resurfacing, among other upgrades. A flat, compact, surface is essential to serving Miracle League players and providing them with a safe space to play ball. With the field in its current state, the league is at risk of halting play indefinitely as the divots and uneven surface are a major safety hazard for players, particularly those with crutches, wheelchairs, and walkers.

The Miracle League Field and concession/restrooms building were constructed in 2011/2012, for a total cost of \$669,015.

DeWitt Charter Township submitted an MSparks grant application in June, 2023 in hopes of obtaining grant funds to defray the costs of maintenance and upgrades to the field. However, the Township is unsure of the likelihood of receiving grant funding for the project.

Over the years, the field has taken some damage from the outside elements and needs replacement.

Recommended Year for Implementation: 2025
Estimated Cost of Project: \$442,200

Effect on Future Operating Costs: Will increase facility maintenance needs

Funding Source: General Fund, Grants, Parks and Facilities Reserve

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

Q. Electric Vehicle Charging Station

Electric vehicles continue to grow in the market share and in our community with an anticipated 20% growth from 2022-2030. Michigan has established state rebates for Electric vehicles and currently plans for an EV infrastructure circuit around Lake Michigan. This trajectory may lead to more community residents utilizing electric vehicles in the future and possibly implementing electric vehicles into our municipal fleet.

Recommended Year for Implementation: Beyond 2024
Estimated Cost of Project: \$50,000

Funding Source: General Fund, Grants

Effect on Future Operating Costs: Short term and long term maintenance increase.

Strategic Initiative: Public Safety
Strategy: No specific strategy or objective identified

R. Public Swimming/County Wide Park

The DeWitt area does not currently have any readily available public swimming opportunities. This could be a public pool, splash pad, or beach. The DeWitt Area Recreation Plan identifies the creation of a swimming feature as one of the action plan items. Additionally, Clinton County has said that they are interested in seeing a park similar to Motz Park open up in the Southern Tier of the County that includes a swimming feature.

Recommended Year for Implementation: Beyond 2024
Estimated Cost of Project: unknown

Effect on Future Operating Costs: \$85,000 annually. Dependent upon how the park is developed. At a minimum there will be electrical costs, staff costs for grounds and facility maintenance, and routine repair work.

Funding Source: General Fund, Parks and Facilities Reserve, Grants

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

S. Placemaking/Art Sculptures

DeWitt Township is in competition to attract and retain residents and businesses in the Mid-Michigan area. Art has the ability to create a unique sense of place that adds to the quality-of-life of a community. In 2013, the Township received a Lansing Economic Area Partnership (LEAP) Placemaking grant for installation of the "A Great Place To Start" art sculpture located on Old US-27 and Sheridan Road. These pieces, and others like it, can be an economic development drive for our community. The goal would be to place a number of significant, surprising and unexpected elements along major corridors in the community to help define and create a unique local and regional identity. This effort will help create energy to rejuvenate certain areas of the Township and help other areas grow.

Recommended Year for Implementation: Beyond 2024
Estimated Cost of Project: \$30,000 a piece

Effect on Future Operating Costs: \$2,000 annually. Lights and additional grounds maintenance.

Funding Source: General Fund, Grants, Parks and Facilities Reserve

Strategic Initiative: Quality of Life

Strategy: Enhance Township recreation amenities and opportunities

Strategic Initiative: Community & Economic Development

Strategy: Enhance aesthetic quality of major gateways to the Township

Objective: Add landscaping, lighting, street trees, art installation, etc.

T. Redevelopment Old US27 and Sheridan Road

The Township currently owns six parcels just north and west of the Old US27 and Sheridan Road intersection. This is the entryway into the Township and the beginning of the Valley Farms Corridor. The redevelopment of this area would help to continue the stabilization and growth of the South Central Area of the Township. The exact plan for this area is unknown at this time. Ideas could include senior housing, low income housing, commercial/retail or a combination of these uses. It is not expected that the Township would undertake the development, but instead turn the property over to private developers that would meet the established goals and objectives of the Township.



Recommended Year for Implementation:

Beyond 2024

Estimated Cost of Project:

unknown

Effect on Future Operating Costs: None. It is expected the property will be sold to a private developer. The property then would begin to generate tax revenue.

Funding Source: General Fund, 425 Reserves

Strategic Initiatives: Community & Economic Development

Strategies: Stabilize and increase the South Central Tier

Objectives: Create a unique sense of place

U. Padgett Park Pavilion

The pavilions currently located at Valley Farms Park and Granger Meadows Park are highly utilized during the summer months. Adding a pavilion at Padgett Park would extend the usability of this park by allowing residents to have an additional place to rest or to rent for parties. This would also generate a small amount of revenue.

Recommended Year for Implementation: Beyond 2024
Estimated Cost of Project: \$50,000

Effect on Future Operating Costs: Neutral to increase in revenue. Will increase facility maintenance needs, but revenues from rental would offset costs.

Funding Source: General Fund, Grants, Parks and Facilities Reserve

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

V. New Park Assets /Green Space

The number and types of parks available to citizens has a direct impact on their quality of life. Both the 2015 DeWitt Area Recreation Plan and 2007 Open Space Report recognize not only the value of maintaining our existing assets, but also expanding assets when they present themselves to the Township.

Recommended Year for Implementation: When possibilities present themselves.
Estimated Cost of Project: unknown

Effect on Future Operating Costs: Unknown. Dependent upon if the park is designed for active or passive recreation.

Funding Source: General Fund, Parks and Facilities Reserve, Grants

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

W. Valley Turner Park Playground

Valley Turner Park is an older, smaller neighborhood Township park located at the intersection of Valley and Turner Roads. Most of the playground equipment has been removed due to being obsolete and in a state of disrepair. This project, as proposed, would remove the remaining pieces of equipment and replace them with a modular play structure and swings similar to those installed at Stationhouse Park (next to the Township Hall). The project would also include the necessary play surfacing and be compliant with ADA standards.

The upgrade of Valley Turner Park serves a local neighborhood population, provides good aesthetics from Turner Road, and should help with our long term goal of neighborhood stabilization in the area.

At some point in the future, the Township may also wish to consider the placement of sidewalks along the Valley and Turner Road frontages of the Park.

This project was originally planned for 2007. Because of budget constraints, only a few additions were made to the Park. This included expansion of parking, a picnic table and a new grill.

Recommended Year for Implementation:	Beyond 2024
Estimated Cost of Project:	\$35,000-\$100,000

Funding Source: General Fund, Parks and Facilities Reserve, Grants

Effect on Future Operating Costs: Unknown. Dependent upon if the park is designed for active or passive recreation.

Funding Source: General Fund, Parks and Facilities Reserve, Grants

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

Strategic Initiatives: Community & Economic Development
Strategies: Stabilize and increase the South Central Tier
Objectives: Create a unique sense of place

Strategic Initiative: Fiscal and Organizational Excellence
Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.
Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

X. Expansion of Public Water in Southern Tier

In March of 2009, DeWitt Charter Township adopted its South Central Area Plan. This urban area in the Township has faced significant decline in the last decade. The South Central Area Plan defines ways in which the Township can stabilize and expand this area. During the creation of this Plan, one concern was the lack of public water. The addition of public water would not only provide this crucial public service, but also increase our ability to provide fire protection. The addition of fire hydrants would decrease the need and amount of water that the Fire Department would have to carry.

Recommended Year for Implementation: Beyond 2024
Estimated Cost of Project: \$3,500,000

Effect on Future Operating Costs: No direct costs to the Township

Funding Source: Special Assessment, Grants, developers, other resources that will not result in a special assessment to the residential taxpayers.

Strategic Initiatives: Community & Economic Development
Strategies: Stabilize and increase the South Central Tier

Y. Expansion of Dog Park Parking

In 2017, the Dog Park was opened and since its inception the Park has been regularly well attended. Parking at this location is limited and in need of expansion to continue growth.

Recommended Year of Implementation: 2025
Estimated Total Cost of Project: \$60,000

Future Operating Costs: No direct costs to the Township

Strategic Initiative: Quality of Life
Strategy: Enhance Township recreation amenities and opportunities

2024 CIP Project Requests – Sewer Fund Project Detail

A. Sanitary Sewer Rehab (collection system, manholes, and pump stations)

In 2011/12, DeWitt Township, SCCMUA, and C2AE collaborated to develop a Capital Improvement Plan to address sanitary sewer, sanitary manhole, and lift station improvements for a ten year period beginning in 2012. The following provided the basis for development of this CIP:

- 2007 Sanitary Sewer Rehabilitation Program, as updated
- 501 Lift Station Enhancements
- Lift Station Enhancements
- CCTV and manhole inspections
- Information/data from SCCMUA's asset management program

The Plan was updated again in 2014 to reflect repairs completed and incorporate new defects that were identified in more recent cleaning and televising.

Recommended Year for Implementation:	2024 to 2028
Estimated Cost of Project:	\$1,750,000

Effect on Future Operating Costs: Reduction. Reducing I&I will reduce Township's share of process costs at the sewer plant.

Funding Source: Sewer Fund, Bonding

Strategic Initiative: Infrastructure

Strategy: Maintain quality sewer system

Objective: Continue to fund and implement 10 Year Capital Improvement Plan

Strategic Initiative: Fiscal and Organizational Excellence

Strategy: Continue/expand long-term planning related to revenue and expense, and ensure that the Township continues to invest in and maintain its existing assets.

Objective: Increase the proactive planning through a strong Capital Improvement Plan (CIP)

B. 102 Interceptor Project Phase 3

In 2015, DeWitt Township completed an "S2 Grant" that helped develop a project plan for the southern tier of the Township's sewer system. This plan identified a number of repairs needed for our system. One of those projects was the creation of a 102 Interceptor to be constructed in 3 phases.

In 2018, the 102 Interceptor Project Phase 1 was constructed and completed. This project ran a second (parallel) 24" PVC sewer line next to our the existing 18" concrete interceptor. The distance of phase 1 was approximately 3,411 feet which started just north of I-69, ran north

past Wellman Road and stopped just south of the 501 pump station. The project was identified to be used primarily during high wet weather flow events adding capacity within the system.

In 2019, the 102 Interceptor Project Phase 2 was awarded and completed. This project continues 2,300 feet of 24-inch sanitary interceptor across the Thomas Farms Development at Clark and Myers Road.

102 Interceptor Project Phase 3

Continue 3,225 feet of 24-inch sanitary interceptor from Solon Road to the discharge point of Lift Station 102.

Recommended Year for Implementation: 2024+
Estimated Cost of Project: \$750,000

Effect on Future Operating Costs: Unknown at this time. There will be increased maintenance on the sewer collection system, but not significant in the first 15-20 years, but revenues should also increase because of increased growth.

Funding Source: Developer, Sewer Fund, Bonding

Strategic Initiative: Infrastructure
Strategy: Maintain quality sewer system
Objective: No specific Objective identified
Strategic Initiative: Community & Economic Development

C. Sanitary Sewer Service Area #1

During the Comprehensive Development Plan Major Update in 2005, the Township Board determined that the installation of sanitary sewers in this area should be delayed. Placement of sanitary sewers may cause premature development in this area. Although the project could still be developed privately, the Township's contribution to the project would likely be withheld until other areas currently zoned for commercial use develop. The schedule of implementation of this project is unknown at this time; however, it will continue to be shown in the CIP.

This service area generally includes all property between the north Township line and Webb Road, including the US 27 corridor. The main system includes approximately 9,500 lineal feet of 12" interceptor sewer, 670 gpm pump station, and 5,800 lineal feet of 12" ductile iron force main. The estimated cost for the complete project is \$3,500,000.

A smaller initial phase would construct 2,400 feet of gravity sewer to the high point along BR-127 (near the Draft House). This would open approximately 60 acres of land to commercial development. The current estimate of the total project is \$750,000.

Water would also be needed for this project.

Recommended Year for Implementation: 2025

Estimated Cost of Phase 1 (Sewer)	\$750,000
Estimated Cost of Phase 1 (Water)	\$700,000
Estimated Cost of Phase 2 (Sewer)	\$2,750,000
Estimated Cost of Phase 2 (Water)	\$2,200,000

Effect on Future Operating Costs: Increase revenues. This will encourage more development which will lead to increased tax collection and additional sewer rate payers. There will be increased maintenance on sewer collection system, but not significant in the first 15-20 years.

Funding Source: Developer, Sewer Fund, Bonding

Strategic Initiative: Infrastructure
 Strategy: Maintain quality sewer system
 Objective: No specific Objective identified

Strategic Initiative: Community & Economic Development
 Strategy: Encourage a variety of businesses and a diverse housing stock
 Objective: Develop a plan for expansion of sewer north of Webb Road

D. Pump Station 501 Update

This station was built in 1980 as part of the system to service both DeWitt Township and Bath Township; the station is responsible for handling all Bath Township flows and a majority of DeWitt Township. This station is paid for based on the flow contributed to the station with DeWitt Township responsible for 62.97 percent of any work done to the station. The need for a plan to update the station comes from the increased flows and the station nearing the end of the useful life. The project would include new pumps and valves, controls, upgrade of electrical systems, and backup power generation.

Recommended Year for Implementation:	Beyond 2024
Estimated Cost of Project:	\$1,500,000
Estimated Cost of Project to DeWitt Township:	\$944,550

Effect on Future Operating Costs: Unknown at this time.

Funding Source: Developer, Sewer Fund, Bonding

Strategic Initiative: Infrastructure
 Strategy: Maintain quality sewer system
 Objective: No specific Objective identified

E. Stoll Road Repairs/DeWitt Road Pump Station

This project addresses a number of issues with sewer capacity in the DeWitt and Stoll Road areas. It eliminates some very expensive collection system repairs, provides capacity for future growth in the area, and takes pressure off of other parts of the collection system that are stressed. A new pump station would be installed near the intersection of DeWitt and Stoll Roads and run the line down Clark through Padgett Park into the treatment facility. A developer would cover the base cost of the pump station and force main with the Township paying for oversizing and some additional system improvements in that area.

Recommended Year for Implementation:	Beyond 2024
Estimated Cost of Project:	\$1,750,000

Effect on Future Operating Costs: Unknown at this time. There will be increased maintenance on sewer collection system, but not significant in the first 15-20 years, but revenues should also increase because of increased growth.

Funding Source: Developer, Sewer Fund, Bonding

Strategic Initiative: Infrastructure

Strategy: Maintain quality sewer system

Objective: No specific Objective identified

RESOLUTION 2023-09-11

At the regular meeting of the DeWitt Charter Township Planning Commission held at the Township Hall on the 5th day of September, 2023,

PRESENT: Members _____

ABSENT: Members _____

the following Resolution was offered by Member _____ and supported by Member _____.

WHEREAS, the DeWitt Charter Township Planning Commission has previously adopted the basic plan entitled the “DeWitt Charter Township Comprehensive Development Plan;” and

WHEREAS, the preparation of a viable and fiscally responsible program of capital improvements is one component of implementing the basic plan; and

WHEREAS, such a program was developed as a result of special analysis to define specific public works and facility needs in advance of appropriating funds for such facilities; and

WHEREAS, a public hearing concerning said program was held by the DeWitt Charter Township Planning Commission on September 5, 2023.

NOW THEREFORE be it RESOLVED that:

The DEWITT CHARTER TOWNSHIP 2024 CAPITAL IMPROVEMENT PLAN is hereby adopted by the DeWitt Charter Township Planning Commission and is hereby forwarded to the DeWitt Charter Township Board of Trustees for review and adoption.

AYES: _____

NAYS: _____

ABSENT: _____

This Resolution declared adopted this 5th day of September, 2023.

Linda Parkinson-Gray, Secretary