



1401 W. Herbison Road, DeWitt, MI 48820
March 28, 2022 Board of Trustees Meeting Minutes

The Regular Meeting of the DeWitt Charter Township Board of Trustees was called to order by Treasurer Stump at 7:00 PM with the Pledge of Allegiance.

MEMBERS PRESENT Treasurer Sandy Stump, Trustees David Seeger, Brian Ross, David Fedewa, and Steven Smith.

MEMBERS ABSENT Supervisor Galardi, Clerk Cramton.

ALSO PRESENT Manager Andrew Dymczyk, Police Chief Mike Gute, Fire Chief Dave DeKorte, Community Development Director Brett Wittenberg, and Planner Alex Bahorski.

Stump moved, Ross seconded, to appoint Trustee David Seeger as acting Chair for the remainder of the meeting.

Motion voted and carried.

AGENDA **Stump moved, Fedewa seconded, to approve the agenda.**

AYES: Seeger, Ross, Fedewa, Smith, Stump.

NAYS: None.

ABSENT: Galardi, Cramton.

Motion carried.

CONSENT AGENDA **Stump moved, Smith seconded, to approve the Consent Agenda which included the following: Board of Trustees Regular Meeting draft minutes, March 14, 2022; General Vouchers 74003-74043; and Planning Commission Meeting draft minutes, March 7, 2022.**

AYES: Seeger, Ross, Fedewa, Smith, Stump.

NAYS: None.

ABSENT: Galardi, Cramton.

Motion carried.

PUBLIC COMMENT None.

PRESENTATION None.

PUBLIC HEARING None.

COUNTY COMMISSIONER REPORT None.

CORRESPONDENCE Fire Department Activity Report – February 2022; Police Department Activity Report – February 2022; and Clinton County Jail Billing Report – February 2022.

UNFINISHED

BUSINESS

Re-zoning 21-880004 Robert Greenhoe is requesting to rezone approximately 42,427.44 square feet from the IL (Light Industrial) zoning district to the BC (Community Business) zoning district. The subject site is located west of Old S US 27, on the south side of Mak Tech Drive, south of Valley Road, part of the southeast ¼ of Section 33 of DeWitt Charter Township (Site Address: 1125 Mak Tech Drive; Parcel #050-305-000- 006-00).
Robert Greenhoe

Presently, Robert Greenhoe own the subject property, sized at approximately 0.97 acres, and contains an existing 6,900 square foot building along with the associated parking and access drive. In December 2021 Mr. Greenhoe submitted the rezoning application to the DeWitt Township Planning Department for the reason being to allow for a wider range of land uses which are inherently permitted in the BC (Community Business) zoning district as opposed to the IL (Light Industrial) zoning district.

The subject property is designated for Community-Oriented Commercial (CC) use on the Future Land Use Map. All other parcels on Mak Tech Drive and in the general vicinity are planned for CommunityOriented Commercial (CC) with the parcel to the south being designated as Light Industrial (IL). The proposed change from IL (Light Industrial) to the BC (Community Business) zoning district is compatible with the existing land uses in the area.

A public hearing was conducted on the proposed rezoning request on February 7, 2022 in which the Planning Commission unanimously recommended approval. There was no public comment received regarding the request and the Township Board approved the first reading at their February 28, 2022 meeting.

Ross moved, Stump seconded, based on a unanimous recommendation from the Planning Commission, approve the second reading of rezoning request 21-880004, from Robert Greenhoe as legally described on the application materials and survey documents, from IL (Light Industrial) to the BC (Community Business) zoning district based on the fact that the request is not in conflict with recommendations of the Comprehensive Development Plan and is consistent with the existing land use pattern in the immediate area.

AYES: Seeger, Ross, Fedewa, Smith, Stump.

NAYS: None.

ABSENT: Galardi, Cramton.

Motion carried.

NEW BUSINESS

Re-zoning 21-880001 TCOA Land Investments, LLC is requesting to rezone approximately 38.5 acres from the A (Agricultural) zoning district to the R-2 (Single-Family Residential) zoning district. The subject site is located west of Kalamata Drive, south of Cutler Road, north Howe Road, and east of Airport Road, part of the southwest ¼ of Section 6 of DeWitt Charter Township (Parcel # 050-006-300-015-51 & # 050-006-300-017- 00).
TCOA Land Investments

Presently, TCOA Land Investments, LLC own the subject property, sized at approximately 38.5 acres, and is currently vacant. In February 2022, a rezoning application was submitted to the DeWitt Township Planning Department for the reason

being to take the first necessary step to eventually develop the site as a single-family residential subdivision.

The subject property is designated for Low Density Single-Family Residential (SF-L) use on the Future Land Use Map. All other adjacent parcels are planned for Low Density Single-Family Residential (SF-L). The proposed change from A (Agricultural) to the R-2 (Single-Family Residential) zoning district is compatible with the existing land uses in the area.

A public hearing was conducted on the proposed rezoning request on March 7, 2022 in which the Planning Commission voted to unanimously recommended approval. At the meeting, there was one public comment received regarding the request which sought to address the drainage concerns on site. Prior to the Planning Commission meeting, staff received four (4) inquiries regarding the project. Each inquirer had no issues with the rezoning request and the only concern raised again was the on-site drainage, however, drainage is not addressed with a rezoning request.

Fedewa moved, Smith seconded, based on a unanimous recommendation from the Planning Commission, approve the first reading of rezoning request 22-880001, from TCOA Land Investments, LLC as legally described on the application materials and survey documents, from A (Agricultural) to the R-2 (Single-Family Residential) zoning district based on the fact that the request is not in conflict with recommendations of the Comprehensive Development Plan and is consistent with the existing land use pattern in the immediate area.

AYES: Seeger, Ross, Fedewa, Smith, Stump.

NAYS: None.

ABSENT: Galardi, Cramton.

Motion carried.

School Agreements for
Collection of
Property Taxes

DeWitt Charter Township enters into collection agreements with school districts that elect to have school taxes collected on the summer tax roll. Pursuant to 1976 PA 451, as amended, the Township is authorized and directed to negotiate a reasonable fee for expenses incurred in assessing and collecting school taxes on the summer levy. The following schools collect tax on the summer roll. The fee is calculated on a cost per parcel basis. The proposed rate is unchanged from previous tax collection cycles.

School	% of tax levied	# of parcels	Rate	2022 Tax Collection Fee
Clinton County RESA	100%	3,234	\$.90	\$2,910.60
DeWitt	50%	3,234	\$3.00	\$9,702.00
East Lansing	100%	22	\$3.00	\$66.00
Ingham Intermediate	100%	2,411	\$.90	\$2,169.90
Lansing Public	50%	2,389	\$3.00	\$7,167.00,
LCC	100%	5,645	\$.90	\$5,080.50
				\$27,096.00

Schools that collect on the winter tax roll when the Township's millages are levied, are not charged a collection fee. Therefore, Bath and St. Johns public schools are not charged a collection fee.

Ross moved, Stump seconded, to approve executing agreements for the collection of summer property taxes at a rate of \$3.00/per parcel for school districts and \$0.90/per parcel for intermediate school districts and Lansing Community College; and authorize the Supervisor and Treasurer to execute the agreements as presented.

AYES: Seeger, Ross, Fedewa, Smith, Stump.

NAYS: None.

ABSENT: Galardi, Cramton.

Motion carried

**EXTENDED PUBLIC,
STAFF, & BOARD
COMMENTS**

Chief Gute has received two bids for the officer body worn cameras. A date will be established for reviewing the bids by the sub-committee. The bids ranged from \$110,000 to \$165,000, with options included on the higher bid. The interview process for the Lieutenant promotions is complete. Contingent offers are expected to be made this week, with the names presented to the Board of Trustees at an April meeting.

Chief DeKorte will be picking up 15 child car seats, available through a grant program, for distribution to qualifying residents. Chief will be attending a round table discussion hosted by the State Fire Marshal at Little Caesar's Arena. Each Chief will be given time to discuss their fire departments experiences and challenges. On April 6th, Chief will be sitting on an Owosso Interview Board for oral interviews of candidates for the Owosso Fire Department. There are four DTFD firefighters that will attend Fire Instructor I class. The department remains busy, three runs down from last year at this time.

Community Development Direct Brett Wittenberg indicated that in April the Planning Commission will begin reviewing site plans for Shady Brook and Thomas Farms. Next month the PC Board should have the final plat for Phase 1 of Thomas Farms. His office has received a request from Hubble Construction to re-zone an agricultural site to commercial. A meeting with the Clinton County Road Commission has been held to discuss 2023 sidewalk improvements; extending down Webb Road from Old 27 to the existing City of DeWitt sidewalk. There are state of Michigan monies available for this project.

Manager Dymczyk offered the following updates:

- The conversations concerning the letter of agreement with Officer Stump are on-going.
- Manager Dymczyk, along with Community Development Director Wittenberg and Clerk Cramton, toured the Township and reviewed the road construction projects to be developed. There has been a significant increase in the cost of road construction materials. The Township's reserve funds will require adjusting for these projects.
- The promotion process for police sergeants will continue this week. There were seven candidates for three positions.
- The sub-committee for the body worn cameras for the police department will be meeting to review the bids. The cameras were a non-budgeted item and will require a budget adjustment.
- E-news will be out this week.
- The sub-committee for the Municipal Building South (new fire station) is reviewing the needs and wants list.
- The sanitary sewer overflow near Stoll and Airport roads is being investigated. An area has been identified that requires work.

ADJOURNMENT **Seeger moved, Ross seconded, to adjourn at 7:28 PM.**

Motion voted and carried.

Respectfully submitted,

Lori Fox, Deputy Clerk

David Seeger, Acting Chairperson