



1401 W. Herbison Road, DeWitt, MI 48820
September 27, 2021 Board of Trustees Meeting Minutes

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

MEMBERS PRESENT Supervisor Rick Galardi, Clerk Adam Cramton, Treasurer Sandy Stump, and Trustees David Seeger, Brian Ross, David Fedewa, and Steven Smith.

MEMBERS ABSENT None.

ALSO PRESENT Police Chief Mike Gute, Fire Chief Dave DeKorte, Manager Andrew Dymczyk, Community Development Director Brett Wittenberg, and Public Safety Committee Chairman Steve Musselman.

AGENDA **Seeger moved, Stump seconded, to approve the Agenda as amended to conduct the presentation prior to the public hearing.**

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

NAYS: None.

ABSENT: None.

Motion carried.

CONSENT AGENDA **Smith moved, Cramton seconded, to approve the Consent Agenda, which included the following: Board of Trustees Regular Meeting Draft Minutes, September 13, 2021; Planning Commission Regular Meeting Draft Minutes, September 7, 2021 amended to clarify the COVID Pandemic remote attendance language; General Vouchers 73382-73444, Tax Vouchers 9281-9291.**

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

NAYS: None.

ABSENT: None.

Motion carried.

PUBLIC COMMENT None.

PUBLIC HEARING

Annual Street Lighting Assessment The Assessing Office sent out approximately 3,000 letters regarding the annual street lighting assessments. There have been several resident inquiries for explanation, and Resolutions 2021-09-13 through 2021-09-60 several requests for streetlight repairs, but no formal protests.

The Public Hearing was called to order at 7:36 PM by Supervisor Galardi.

Clerk Cramton presented that this is the annual assessment of electricity costs to run the streetlights in DeWitt Township. To date, no formal protests have been received in the Clerk's Office.

Lynn Anderson, 12371 Oakland Hills Dr., inquired if there was any way to get Lansing Board of Water and Light to be more responsive with their repair of streetlights. He has a light that has been flickering in front of his home for several months. Clerk Cramton

encouraged him to reach out to BWL directly as resident notification is the only means for them to receive notice that there is a problem. He further instructed Mr. Anderson to contact the Clerk's office with a list of all neighborhood streetlight requiring repair so the Clerk's Office can contact BWL directly to schedule repairs.

Kyle Bennett, 3880 Danbridge Dr., is dissatisfied with the non-uniformity of lighting styles, and also has flickering and dark lights in his neighborhood. He will be conducting an audit of the streetlights in Saffron Hills and will get in contact with Clerk Cramton and Community Development Director Brett Wittenberg.

Brian Holland, representing DeWitt Crossings South, notified the Board that the property owners he represents are considering contacting the State Tax Tribunal.

Fedewa moved, Seeger seconded, to close the Public Hearing at 7:58 PM.

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

NAYS: None.

ABSENT: None.

Motion carried.

Trustee Fedewa feels that, as older High Pressure Sodium lights are replaced with LEDs, the cost of the electricity to run them should go down. He has observed that this does not appear to be the case. Clerk Cramton added that he has witnessed the same in the monthly billing from the electric utilities.

Manager Dymczyk added that the utility companies set the electricity rate with the help of the Michigan Public Service Commission.

Trustee Ross understands that a streetlight that turns on and off repeatedly requires a ballast change. He feels that it is possible that the utilities are including the price of the LED bulb in the electricity billing.

Trustee Smith questioned if Homeowners Associations have any say in the style of lights that are installed in their neighborhoods.

Supervisor Galardi commented that architectural of street lighting can be negotiated by the developer in the planning stages of a district.

Cramton moved, Stump seconded, to adopt Resolutions 2021-09-13 through 2021-09-60 authorizing the 2021 annual assessment of street lighting costs.

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

NAYS: None.

ABSENT: None.

Motion carried.

PRESENTATION
Groundwater Quality
Report for DeWitt
Township 2021

Gary Rowe, and MSU Students Ryan Brown, Sara Nevedal, and Emily Renn, presented their findings from a Township-wide well study conducted in 1988 and repeated in 2020. There appears to be an increase in chloride and boron levels in well water, and this could be indicative of increased road salting. Additionally, there seems to be a prevalent lack

of awareness of proper well care and maintenance that could prevent groundwater contamination. The EPA has been provided the data from the study.

COUNTY
COMMISSIONER
REPORT

None.

CORRESPONDENCE Correspondence included the following: Police Department August 2021 Monthly Activity Report; Fire Department August 2021 Monthly Activity Report; Clinton County Sheriff's Office August 2021 Jail Billing.

UNFINISHED
BUSINESS

Second Reading,
Rezoning 21-880002 –
MCAP DEWITT
PROPCO, LLC

MCAP DEWITT PROPCO, LLC is requesting to rezone approximately 2.42 acres from A, Agricultural Zoning District to PO, Professional and Office Services Zoning District. The subject site is a vacant land located on the west side of S. US 27, north of Stoll Road, south of W. Solon Road, east of Myers Road, part of the northwest ¼ of the southeast ¼ of Section 21 of DeWitt Charter Township (Part of parcel #050-021-300-045-50).

The applicant wishes to improve and expand the existing congregate care facility for seniors (adult foster care) and construct a safer entrance and access drive as well as add new units to accommodate additional residents, as depicted on the conceptual overall plan. The applicant proposes to acquire a portion (2.42 acres) of the vacant land located to the west of the existing adult care facility to accommodate the proposed improvement.

The property and the surrounding areas are designated for SF-M, Medium Density Single-Family Residential and HC, Highway Oriented Commercial as identified on the Future Land Use Map. The proposed change from A Zoning District to PO Zoning District is compatible with the existing residential and commercial land uses in the area. The proposed PO, Professional and Office Services Zoning District and institutions for human care use are consistent with the goals and policies of the Comprehensive Development Plan

A public hearing was conducted on the proposed rezoning request on August 2, 2021 in which the Planning Commission unanimously recommended approval and the Township Board approved the first reading at their August 23, 2021 meeting.

Fedewa moved, Smith seconded, based on a unanimous recommendation from the Planning Commission, to approve the second reading of rezoning request 21-880002, from MCAP DEWITT PROPCO, LLC as legally described on the application materials and survey documents, from A (Agricultural) to the PO (Professional Office and Services) 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, Cramton, Galardi.

NAYS: None.

ABSENT: None.

Motion carried.

NEW BUSINESS

Final Preliminary Plat – The Subdivision Control Ordinance (Chapter 20) establishes the procedure for the review of subdivision plats. Subdivision approval is essentially a three-step process that includes Tentative Preliminary Plat review, Final Preliminary Plat review, and Final Plat review. Approval of the Tentative Preliminary Plat is approval of the design of the subdivision. It involves assuring that the lots will be appropriately sized and configured, that roads are appropriately designed, that sidewalks will be provided as required by ordinance, and the like. Final Preliminary Plat approval authorizes construction of the engineered systems in the subdivision. The review involves the applicant providing comments from the respective reviewing agencies that the engineering for the water, sanitary sewers, storm drainage, etc. is acceptable. Final Plat approval establishes the individual lots in the subdivision, so that houses may be constructed. The Planning Commission is responsible for reviewing the Tentative and Final Preliminary Plat and making recommendations to the Township Board of Trustees, which has the final authority for approval or denial.

Pursuant to the requirements of the Subdivision Control Ordinance, the applicant has submitted comments from the applicable reviewing agencies listed in Section 20-100 (e) of the ordinance. Each of the applicable agencies has provided the necessary conditional approvals of the engineering for the development. There are minor issues related to the proposed design of some of the engineered systems, however, these will be resolved prior to construction and details shall be provided in construction documents. This is expected at this stage of the approval process. These issues will be addressed through the development of a Utility Agreement with the Township.

Fedewa moved, Galardi seconded, as recommended by the Planning Commission, to approve the Final Preliminary Plat for Thomas Farms Phase 1A, subject to the following conditions:

- 1. The applicant shall comply with the requirements of all reviewing agencies.**
- 2. The applicant shall enter into a Utility Agreement for the extension of sanitary sewer.**
- 3. The applicant shall comply with the requirements of the Drain Commissioner and Township Engineer.**

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

NAYS: None.

ABSENT: None.

Motion carried.

Utility Agreement –
Thomas Farms Phase
1A

Community Development Director Brett Wittenberg provided a copy of the proposed Utility Agreement between the Township and Signature Land Development, Corp. for the construction of sanitary sewer on a portion of the property located at the south of Clark Road, east of Myers Road, north of Solon Road, and west of Old 27. The Agreement was prepared by the Township Attorney and is for sanitary sewer only; water to the site will be handled by the Lansing Board of Water and Light.

Smith moved, Stump seconded, to approve the Utility Agreement with Signature Land Development, Corporation for Thomas Farms Phase 1A subject to review and approval of revised plans and specifications by SCCMUA, C2AE, and EGLE part 41 permit, and authorize the Township Supervisor and Clerk to execute same.

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

NAYS: None.

ABSENT: None.

Motion carried.

Bola Wrap Purchase

A new technology called a Bola Wrap has been advertised within the field of policing which can provide officers another non-lethal solution to bring combative situations to an end. The Bola Wrap is designed to be used as a remote, non-lethal restraint device which launches a Kevlar thread to restrain resisting subjects safely and humanely from a distance. The use of this device produces a positive outcome that does not result in injury either to the officer or the subject. The purchase of three (3) Bola Wraps would prove very useful to the department as the officers are facing more resistance with the public.

Galardi moved, Ross seconded, to authorize the Chief of Police to enter into an agreement with WRAP for the purchase of three (3) BOLA wraps for department use at a cost not to exceed \$4,500.

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

NAYS: None.

ABSENT: None.

Motion carried.

Fedewa moved, Galardi seconded, to approve the following budget adjustment to the 2021 Budget:

\$4,500	To: 265-000-727-000	From: 265-000-390-000
	Drug Forfeiture – Supplies	Drug Forfeiture

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

NAYS: None.

ABSENT: None.

Motion carried.

EXTENDED PUBLIC, Manager Dymczyk provided updates on the following:

**STAFF, & BOARD
COMMENTS**

- MS4 Audit Results Report
- MIOSHA Audit Report meeting tomorrow
- QBS Sanitary Sewer Master Plan interviews conducted today
- Remy Chandler Drain assessment letters have been mailed, public hearing on October 11
- Board room and conference room AV update
- Budget 2022 presentation October 11

Trustee Smith requested an opportunity to participate in a budget workshop to review the 2022 draft budget.

Smith moved, Galardi seconded, to conduct a Board workshop on the 2022 DeWitt Township Budget at 10:00 AM on Friday, October 8, 2021, at DeWitt Township Hall.

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

NAYS: None.

ABSENT: None.

Motion carried.

ADJOURNMENT **Seeger moved, Ross seconded, to adjourn at 8:39 PM.**

Motion voted and carried.

Respectfully submitted,



Adam Cramton, Clerk



Rick Galardi, Supervisor