

DeWITT CHARTER TOWNSHIP
1401 W. Herbison Road, DeWitt, MI 48820
September 26, 2016 Board Minutes

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

MEMBERS PRESENT: Supervisor Rick Galardi, Clerk Diane Mosier, and Trustees Johanna Balzer, Steve Musselman, David Seeger

MEMBERS ABSENT: Trustee Brian Ross

ALSO PRESENT Manager Rodney Taylor; Fire Marshal Dave DeKorte; Community Development Director Tory Niewiadomski; and several citizens.

AGENDA **Balzer moved, Daggy seconded, to approve the Agenda, as presented. Motion voted and carried.**

CONSENT AGENDA **Musselman moved, Seeger seconded, to approve the Consent Agenda which included the following: approval of Township Board Minutes of September 12, 2016; receive and place on file the Planning Commission draft minutes of September 6, 2016, approval of General Fund Vouchers of 66575-66627 and Tax Fund Vouchers 8380-8387. Motion voted and carried.**

PUBLIC COMMENT None.

COMMISSIONER None Present.

CORRESPONDENCE Correspondence included the following: Consumers Energy Public Hearing Notice for September 28, 2016; Clinton County Sheriff Statistics.

UNFINISHED
BUSINESS None.

NEW BUSINESS Community Development Director Niewiadomski reviewed his staff report, Ord 42.9 Shooting Ranges-1st Reading dated September 19, 2016, regarding Sport Shooting Ranges, proposed Ordinance Amendment 42.9. He noted that the Planning Commission has worked on this proposed Ordinance Amendment for most of this year, and this proposed amendment will make some allowances for indoor and outdoor (archery only) sport shooting ranges, which are not allowed under our current zoning ordinance.

The amendment was discussed, and some non-substantive minor language changes were made which will reflect in the published/posted copies prior to Second Reading.

Mosier stated that she appreciates that the Planning Commission worked hard on this matter. She pointed out that this amendment is less restrictive than the regulations currently in place, but she believes the community is largely supportive of the indoor shooting range allowance, if properly regulated, so she will support this change.

Mosier moved, Balzer seconded, based on a recommendation from the Planning Commission at their meeting of September 6, 2016, and after finding that the proposed amendment has complied with the process for amending the Zoning Ordinance, to approve on First Reading Zoning ordinance Amendment 42.9 which provides requirements to permit commercial shooting range facilities within the DeWitt Charter Township Zoning Ordinance.

AYES: Balzer, Daggy, Mosier, Galardi, Seeger, Musselman

NAYS: None Motion carried.

Shadybrook Condo
PhII Res/Prof Office

Community Development Director Niewiadomski reviewed his memos dated September 19, 2016, for Shadybrook Phase II Residential & Professional Office.

Musselman moved, Seeger seconded, as recommended by the Planning Commission, the Township Board grant Step II approval for the Shadybrook Phase II Residential Condominium project, based on plans last revised on August 8, 2016, subject to the following conditions:

- 1 That this approval is only valid for residential units 31-48.**
- 2 That the applicant constructs the lift station and provides improved access to the lift station that is acceptable by SCCMUA and the Township Engineer as well as ensuring temporary easements are recorded guaranteeing access to the lift station until future phases are developed.**
- 3 That the applicant provides a detailed street tree plan prior to Final Plan approval that meets the ordinance requirements.**
- 4 The site condominium variances granted during the original design in 2004 are consistent with the plans submitted for reduced right-of-way and the block length.**

- 5 The Master Deed shall be subject to review prior to final plan approval. The Master Deed shall include provisions for assuring that the Condominium can adequately address the eighteen buildable lots during this phase of the project.**
- 6 The applicant shall comply with the requirements of all reviewing and permitting agencies.**
- 7 Construction activities shall not commence on the property until the applicant has received written authorization to proceed from the Township Engineer after a pre-construction meeting is held.**
- 8 The layout is consistent with the Planned Unit Development that was approved by Special Use Permit (15-99003).**

Motion voted and carried.

Musselman moved, Seeger seconded, recommended by the Planning Commission, the Township Board grant Step II approval for the Shadybrook Phase II Professional Office Condominium project, based on plans last revised on August 8, 2016, subject to the following conditions:

- 1 That this approval is only valid for one professional office building and each professional office building is subject to Site Plan Review.**
- 2 That the applicant provides interconnected sidewalks between the proposed office buildings as well as along the primary entrance from Panther Drive connecting to the internal sidewalks for the professional office buildings and be prior to Step III approval.**
- 3 That the perimeter landscaping shall be installed for the entire professional center condominium prior to the certificate of occupancy for the first professional office building.**
- 4 The Master Deed shall be subject to review prior to final plan approval. The Master Deed shall include provisions for assuring that the Condominium can adequately address one professional office building at this time.**
- 5 The applicant shall comply with the requirements of all reviewing and permitting agencies.**

- 6 Construction activities shall not commence on the property until the applicant has received written authorization to proceed from the Township Engineer after a pre-construction meeting is held.**
- 7 The layout is consistent with the Planned Unit Development that was approved by Special Use Permit (15-99003).**

Motion voted and carried.

Redevelopment Ready Communities Community Development Director Niewiadomski reviewed his memo, dated September 20, 2016, detailing the Redevelopment Ready Communities Program, and how the program fits into the Township's Strategic Plan.

Mosier moved, Daggy seconded, to authorize staff to initiate the process with the MEDC to become certified as a Redevelopment Ready Community (RRC). Motion voted and carried.

Trust & Agency Dormant Accounts Manager Taylor explained that the Trust and Agency accounts have four accounts which have had no activity in many years. He suggest that these be cleared and the balances be returned to the General Fund.

Trustee Balzer suggested that it might be appropriate to keep the Senior Program Funds within the Trust and Agency since the Senior Committee is currently meeting and may need funds to further their mission.

Seeger moved, Musselman seconded, to approve transferring the following:

From 701-000-283-026 (Parks & Rec Playground Equip) \$1,878.64
From 701-000-283-027 (Police Bike Patrol) \$566.83
From 701-000-283-045 (Parks & Rec Programs) \$424.00
To 101-000-694-000 General Fund Miscellaneous Revenue
Motion voted and approved.

Budget Adjustment Manager Taylor reviewed his request for a budget adjustment and requires for additional funds for Code Enforcement Services, as explained in his memo dated September 23, 2016.

Clerk Mosier stated that she certainly supports this request, and noted that more funds may be necessary if we continue to serve our community through the Property Maintenance Code. She provided some examples of contacts from residents who continue to need our help in their neighborhoods.

Manager Taylor pointed out that staff continues to work on an update to the Property Maintenance Code as presented by Chief Building Official Rau to this Board a few weeks ago.

Mosier moved, Daggy seconded, to approve the following budget adjustment to the 2016 Budget: \$15,000 to 101-805-801-000 (Code Enforcement Services) from 101-000-390-000 (General Fund Balance). Motion voted and carried.

REPORTS &
COMMENTS

Fire Marshal Dekorte reported on the process for receiving our new fire apparatus.

Community Development Director Niewiadomski updated the Board on the recent variances for Walgreens approved by the ZBA.

Manager Taylor reported the following: that a 4 way stop will soon be installed at the Airport and Stoll Road intersection by the Clinton County Road Commission; Case Cares has selected the Township's Valley Farms Park/Miracle Field location for their new playground for children of all abilities.

Trustee Balzer provided some data from the Building Stronger Communities Council.

Clerk Mosier provided an update on the upcoming General Election.

Supervisor Galardi reported that the Strategic Plan needs updating and he will be working with Manager Taylor to facilitate this process. He also reported that he will be meeting with members of the Fire Department in October.

EXTENDED PUBLIC COMMENT None.

ADJOURNMENT

Meeting adjourned at 8:02 p.m. Motion voted and carried.

Respectfully submitted,

Diane Mosier, Clerk

Rick Galardi, Supervisor