

DeWITT CHARTER TOWNSHIP
1401 W. Herbison Road, DeWitt, MI 48820
June 23, 2014 Board Minutes

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

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

MEMBERS ABSENT: Trustee Brian Ross

Also Present: Planners Tory Niewiadomski and Brett Wittenburg, County Commissioners Jack Enderle and Eileen Heideman, and several citizens.

AGENDA **Balzer moved, Daggy seconded, to approve the Agenda moving New Business Item 5 to New Business Item 2. Motion voted and carried.**

CONSENT AGENDA **Musselman moved, Seeger seconded, to approve the Consent Agenda, which included approval of General Operating Fund Vouchers 63148 – 63225; approval of Township Board Minutes of June 9, 2014 Regular Meeting and Executive Session, and Planning Commission draft minutes of June 2, 2014. Motion voted and carried.**

BRIEF PUBLIC COMMENT None.

COUNTY COMM. REPORT Commissioners Enderle and Heideman reported on business addressed by the County Commissioners. Enderle pointed out that the County's Taxable Value is up 3.5% and 45% of that growth is in three southern tier Townships. Trustee Seeger questioned the Commissioner's action to take \$200,000 from the Solid Waste budget and he is concerned that their fund balance can no longer support their programs. Enderle will do some checking into this issue and communicate with Trustee Seeger, who is on the Solid Waste Council.

CORRESPONDENCE Correspondence included the following: email communication with Jack & Meredith Miller re: Heritage Glen petitions for assessment; May statistics from the Clinton County Sheriff's Office; information from Tonia Olson/Granger re: the Solid Waste Management Plan Amendment & information; Activity Report; membership letter from Michigan Township Association.

UNFINISHED BUSINESS None.

NEW BUSINESS PA116 Farmland Agmt/Bauerle Partial Release Planner Niewiadomski reviewed his memo, dated June 11, 2014, outlining the process and steps required by the State which will allow residents and property owners, Connie and Russel Bauerle, to remove a portion of their property from the PA 116 designation.

Russel and Connie Bauerle were present and available to answer questions from the Board.

Mosier moved, Daggy seconded, to approve Resolution 2014-06-14 for releasing a parcel up to two acres with at least one structure that was present prior to the start date of the Agreement, regarding Farmland Agreement 19-0525-12-31-23 for parcel 050-012-100-005-00 to create a 1.92 acre parcel and leave the remaining 78.08 acres in the existing agreement for property located at 3550 E. Howe Road and owned by Russel Bauerle based on a finding that the request meets Township Ordinance and Public Act 116 requirements.

AYES: Mosier, Daggy, Balzer, Galardi, Seeger, Musselman
NAYS: None Motion carried.

SUP 14-990001 Planner Wittenberg reviewed his memo, dated June 17, 2014, relating to an application for a Yingling/Beauty Shop SUP 14-00001 from Paula and Daniel Yingling to develop and operate a Beauty Shop as a Home Occupation.

Musselman moved, Seeger seconded, to approve, based on a unanimous recommendation from the Planning Commission, Special Use Permit 14-990001 from Paula & Daniel Yingling, to develop and operate a beauty shop as a Home Occupation, as described and defined in the application materials, on the property located at 1414 LaCosta Drive with the conditions listed in the permit and based on the plans dated February 24, 2014. Motion voted and carried.

Final Preliminary Plat Ridge Rock Sub/Ph II Planner Tory Niewiadomski reviewed his memo, dated June 16, 2014, which outlined the Commission's review and action for the Final Preliminary Plat for Ridge Rock Subdivision, Phase II.

Joel Morgan with Spicer Group was present to answer any questions from the Board.

Musselman moved, Balzer seconded, to approve, as recommended by the Planning Commission, the Final Preliminary Plat for Ridge Rock Subdivision, Phase II, 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 4)the applicant shall receive approval of the street names within the proposed platted area by Tri-County Regional Planning Commission prior to the Final Plat. Motion voted and carried.

Supervisor Galardi thanked Spicer for working with the residents of Looking Glass Pines to resolve the residents' issues relating to this development.

Ord Amd 42.3 Commercial Overlay District – 1st Reading Planner Niewiadomski reviewed his memo, dated June 17, 2014 regarding the proposed Commercial Overlay District. He noted that there has been much input regarding this proposed change, and that staff has attempted to go above and beyond the requirement to be sure that

residents have the opportunity to become informed on this issue. It was pointed out that in many ways this Ordinance will give property owners additional protections when blending the commercial uses on the corridor.

Mosier moved, Musselman seconded, to approve, based on a unanimous recommendation from the Planning Commission at their meeting of June 2, 2014, the First Reading of an amendment to the DeWitt Charter Township Zoning Ordinance (Ordinance No. 42.3) to allow the use of the “Commercial Corridor Overlay District No. 1” to apply to properties within the Corridor Improvement Authority District Boundary, said approval recommended on the following basis: 1)that the proposed amendment is based on a policy recommendation within the Comprehensive Development Plan 2)that the proposed amendment is intended to enhance the objectives of the South Central Area Plan, the Non-Motorized Transportation Plan, Corridor Improvement Authority Development and Tax Increment Financing Plan, as well as the Access Management Plan.

AYES: Balzer, Daggy, Mosier, Galardi, Seeger, Musselman
NAYS: None Motion carried.

Ord Amd 42.4
Various Amendments
1st Reading

Planner Wittenberg reviewed his memo, dated June 17, 2014, relating to the various proposed amendments to 42.4. He reviewed the proposed changes from the Board’s previous discussion, noting that he believes the current version of the Ordinance Amendment addresses the Board’s concerns most recent concerns.

The topic of most discussion was sign regulations, relating to municipal needs and also temporary signage. Trustee Balzer stated that she believes the changes to temporary signage that provides a general benefit to the community provides a step in the right direction. Trustee Seeger stated that he continues to have issues with the sign regulations, which he believes are, in some instances, an over regulation on individual property owners. He also stated that he is not in favor of the “gateway” art the Board has discussed, and that he is against the exemption for the Township, because he feels this creates a double standard.

Supervisor Galardi clarified the difference in “gateway” art versus the “branding” identifier signs that the Board has discussed. This issue was discussed at length.

Balzer moved, Mosier seconded, that based on a unanimous recommendation from the Planning Commission at their meeting of May 5, 2014, and after finding that the proposed amendments have complied with the process for amending the Zoning Ordinance, that the Board does approve, on First Reading, Zoning Ordinance Amendment 42.4 which includes various amendments to the DeWitt Charter Township Zoning Ordinance.

AYES: Musselman, Galardi, Mosier, Daggy, Balzer
NAYS: Seeger Motion carried.

Employee
Appreciation

Mosier moved, Balzer seconded, to schedule the Employee Appreciation event for Thursday, September 11, 2014. Motion voted and carried.

CIP Appointment **Musselman moved, Seeger seconded, to affirm the Supervisor's appointment of Planning Chair Adam Bertram to the CIP Committee. Motion voted and carried.**

REPORTS &
COMMENTS

Pat Relyea introduced herself as a Candidate for County Commissioner in District 4.

Trustee Musselman commented positively about the restoration of the Chips site. He also complimented the DARA staff on an encounter with a resident at the Miracle Field.

Trustee Balzer reported that the West Michigan Annual Conference, United Methodist Open House will be held in the Township in September at their new headquarters on Northcrest Road. She noted that some 230 people will be hosted in one room at their new facility.

Clerk Mosier reported the following: absentee ballots have gone out for the Primary Election; a quote has been received for the panic button installation in the Board Room, and installation has been scheduled.

ADJOURNMENT **Seeger moved, Daggy seconded, to adjourn at 8:18 pm. Motion voted and carried.**

Respectfully submitted,

Diane Mosier, Clerk

Rick Galardi, Supervisor