

NORTHFIELD TOWNSHIP
Township Board
Minutes
July 12, 2016

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Supervisor Engstrom at 8350 Main Street.

PLEDGE

Supervisor Engstrom led those present in the Pledge of Allegiance.

ROLL CALL

Marilyn Engstrom, Supervisor	Present
Angela Westover, Clerk	Present
Kathy Braun, Treasurer	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Absent with notice
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Arrived at 7:15 P.M.

Also present:

Township Manager Howard Fink
Wastewater Treatment Plant Superintendent
Tim Hardesty
Township Attorney Paul Burns
Township Bond Counsel Steve Mann
Recording Secretary Lisa Lemble
Members of the community

CONSENT AGENDA:

- **Minutes**
- **Bills**

- **Motion:** Engstrom moved, Otto supported, to approve the minutes and bills.
Motion carried 5—0 on a voice vote.

ADOPT BALANCE OF AGENDA

Fink asked that the Tetra Tech item be added to the agenda.

- **Motion:** Engstrom moved, Chick supported, that the balance of the agenda be adopted as amended
Motion carried 5—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Craig Warburton, 450 E. Joy Road, questioned Planning Commission actions and cancelation of a special meeting. Warburton, Susan Wienckowski and David Gordon, 5558 Hellner Road, and Joann Martilla Pearson, 5657 Earhart Road, objected to an editorial by Braun in the Northfield Courant. Gordon also called for resignation of the elected officials for mismanagement of investments. Mary Devlin, 9211 Brookside, thanked everyone who worked on 4th of July events and commented on upcoming elections. Julia Henshaw, 4681 Six Mile Road, expressed gratitude for the candidates' night. Lenore Zelenock, 1440 Six Mile Road expressed gratitude for 4th of July events and thanked the community for their support of Kiwanis. Patrick Tetrenu,

8020 Kearney, spoke about management of Township as a candidate for the Board of Trustees. Marlene Chockley, 2665 Five Mile Road, spoke in support of the Lake Overlay District ordinance on the agenda.

[Thomas arrived during the First Call to the Public].

BOARD MEMBER COMMENTS

Fink responded to comments from members of the public about Township investments, explaining details of decisions and noting that the entire Board made decisions with advice from many experts. He urged an end to contentiousness by members of the Northfield Neighbors. Many Board members made similar comments and responded to other statements made during the Call to the Public.

CORRESPONDENCE AND ANNOUNCEMENTS

None.

REPORTS/UPDATES

Department Heads

Police, Fire, Wastewater Treatment Plant, Senior Center, Financial. No comments.

Other

- *Zoning Board of Appeals.* Otto noted there was no June meeting, but there will be a meeting on July 18th.
- *Planning Commission.* Chick reported two public hearings were held on the Zoning Ordinance items on this agenda.
- *Township Manager.* Fink noted the Board Room construction came in under budget at about \$52,000.
- *Parks and Recreation.* Nothing to report.

PRESENTATIONS

1.

People's Express Request for Funds

Lenore Zelenock provided statistics about ridership of during the last year and noted reduced fares were made possible due to the Township's \$10,000 contribution to People's Express last year. She asked for the Township to renew their support. The Board asked for a proposed contract to review prior to taking action.

PUBLIC HEARING

1.
Arvin Sango Application for
Industrial Facilities Tax Exemption Certificate

- ▶ **Motion:** Engstrom moved, Braun supported, that the public hearing be opened.
Motion carried 6—0 on a roll call vote.

Engstrom called for public comments. There were none.

- ▶ **Motion:** Engstrom moved, Chick supported, that the public hearing be closed.
Motion carried 6—0 on a roll call vote.

AGENDA ITEMS

1.
Resolution Approving Application for an
Industrial Facilities Tax Exemption Certificate
for Arvin Sango

- ▶ **Motion:** Engstrom moved, Braun supported, that the Resolution Approving Application for an Industrial Facilities Tax Exemption Certificate be approved.
Motion carried 6—0 on a roll call vote.
Resolution adopted.

2.
Tax Abatement Agreement between
Northfield Township and Arvin Sango

- ▶ **Motion:** Engstrom moved, Chick supported, to approve the Letter of Agreement for the Industrial Facilities Exemption Certificate for Arvin Sango.
Motion carried 6—0 on a roll call vote.
Resolution adopted.

3.
Van Curler Financing

The Board briefly discussed Fink's memo regarding financing options.

- ▶ **Motion:** Engstrom moved, Chick supported, to pay cash for purchase of the Van Curler property, with funds coming from general fund, repaying the general fund over 10 years at 2% interest.
Motion carried 6—0 on a voice vote.

4.
Van Curler Soil and Environmental Analysis

- ▶ **Motion:** Engstrom moved, Thomas supported, to authorize Howard Fink to set a closing date for the purchase of the Van Curler property, subject to any remaining contingencies, specifically the survey.
Motion carried 6—0 on a voice vote.

5.
Van Curler Public Participation Proposal
by McKenna Associates
and
6.
Van Curler Brokerage

Phil McKenna and Patrick Sloan of McKenna Associates briefly reviewed their proposal for developing a master plan for use of the Van Curler property, noting that it will probably be at least a few years before any development begins. The Board discussed the role of a broker in this process.

- ▶ **Motion:** Thomas moved, Otto supported, to authorize the Township Manager to execute the contract dated July 6, 2016, with McKenna Associates subject to attorney review, not to exceed the rate quoted in the memorandum. **Motion carried 6—0 on a voice vote.**

7.
Tax Sale Properties

The Board noted it has been the Board's policy in the past to consolidate properties in this area for future park use.

- ▶ **Motion:** Engstrom moved, Otto supported, to authorize the Township Manager to proceed with purchase the four properties as presented in the Board packet, as follows: Parcel 203-004 valued at \$1,124, Parcel 201-006 valued at \$787, Parcel 012 valued at \$820, and Parcel 276-004 valued at \$848.
Motion carried 6—0 on a voice vote.

8.
An Ordinance to Amend the Zoning Ordinance to
Add a New Whitmore Lake/Horseshoe Lake
Overlay District

Engstrom explained the purpose of this proposal is to reduce the number of requests for variances by homeowners wishing to make improvements to their properties. She noted that the Planning Commission's recommendation included a 25 foot setback from the lake, as opposed to the originally proposed 20 feet.

- ▶ **Motion:** Chick moved, Thomas supported, to approve an ordinance of the Board of Trustees of Northfield Township, Michigan, to amend the zoning ordinance to add a new Whitmore Lake/Horseshoe Lake overlay district as written with a 25 foot rear yard setback.
Motion failed 0—6 on a roll call vote.
- ▶ **Motion:** Chick moved, Thomas supported, to approve an ordinance of the Board of Trustees of Northfield Township, Michigan, to amend the zoning ordinance to add a new Whitmore Lake/Horseshoe Lake overlay district with a rear yard setback of not less than 20 feet. **Motion carried 6—0 on a voice vote.**

9.

**An Ordinance to Amend the Zoning Ordinance
Regarding Granting of Appeals by the
Zoning Board of Appeals**

- ▶ **Motion:** Engstrom moved, Otto supported, to approve an ordinance of the Board of Trustees of Northfield Township, Michigan, to amend the zoning ordinance to update the standards used by the Zoning Board of Appeals to grant variances.
Motion carried 6—0 on a voice vote.

10.

Westgate Sewer Hookup

- ▶ **Motion:** Engstrom moved, Chick supported, to allow Westgate Landscaping to hook up to the Whitmore Lake sewer subject to payment of the sewer connection fee. **Motion carried 6—0 on a voice vote.**

SECOND CALL TO THE PUBLIC

Lenore Zelenock said it was inappropriate for the Township's auditor to comment on investment matters.

Submitted by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Township Board on August 9, 2016.

Patrick Tetrenu objected to the length of time the Township took to respond to his Freedom of Information Act (FOIA) request and to the materials provided. Mary Devlin objected to members of the public being negative. Jack Seacrest, Nollar Road, member of the downtown planning group, said the group has great ideas that it will be bringing to the Board. Marlene Chockley provided background for her recommendation of 25 feet for lakeside building setbacks.

BOARD MEMBER COMMENTS

Board members made comments about Horseshoe Lake building setbacks, FOIA requests for Fink's performance review, and auditor's comments about Township investments

ADJOURNMENT

Engstrom adjourned at 9:04 P.M.

Angela Westover, Clerk

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/