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FRENCHTOWN CHARTER TOWNSHIP

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REGULAR BOARD MEETING MINUTES
FEBRUARY 26, 2019

A **Regular Meeting** of the Frenchtown Charter Township Board was held on February 26, 2019 at 7:00 PM at the Township Hall, 2744 Vivian Road, Monroe, Michigan.

PRESENT:	TRUSTEE – Al VanWashenova - EXCUSED
SUPERVISOR – Jim McDevitt	TRUSTEE – Jack Lindquist, Sr.
CLERK – Mark J. Baker	TRUSTEE – Kraig Yoas
TREASURER – Julie Ellison	TRUSTEE – Hedwig Kaufman
TWP. ATTORNEY – Kerry Bondy	

Deputy Clerk, Jessica Burt; Fire Chief, Wendy Stevens; Township Constable, Tom Jenkins; Mayor of City of Monroe, Robert Clark; City of Monroe Manager, Vince Pastue; City of Monroe Assistant to the City Manager, Mark Cochran and 1 other person were in attendance.

Supervisor McDevitt declared there was quorum at 7:00 PM.

CHANGES TO THE AGENDA: Add agenda item 13A, Discussion, Former Nike Base property.

MOTION#19.45 – APPROVAL OF AGENDA: Motion made by Mr. Yoas; seconded by Mr. Lindquist to approve the agenda as amended. A voice vote was taken. Motion carried 6-0.

MOTION #19.46 – APPROVAL OF FEBRUARY 26, 2019 CONSENT AGENDA: Motion made by Mrs. Kaufman; seconded by Mrs. Ellison to approve the February 26, 2019 Consent Agenda as presented. A roll call vote was taken. Mr. Yoas-Yes; Mr. Lindquist-Yes; Mrs. Ellison-Yes; Mr. Baker-Yes; Mr. McDevitt-Yes; Mrs. Kaufman-Yes. Motion carried 6-0.

CONSENT AGENDA:

- a) February 19, 2019 . Board Workshop Meeting Minutes
- b) Invoices Paid between February 20, 2019 to February 22, 2019
- c) Bills to be paid February 26, 2019
- d) Used Car Lot License . Country Auto Sales
- e) Used Car Lot License . Friendly Ford, Inc.
- f) Used Car Lot License . Schall Automotive LLC

- g) Used Car Lot License . Taylor Auto Mart
- h) Used Car Lot License . Ultimate Auto Sales
- i) Used Car Lot License . USA Trailer Sales LLC
- j) Used Car Lot License . Victory Honda

PUBLIC COMMENT: None

MOTION #19.47 – EDUCATIONAL EXPENSE REQUEST – WATER DEPARTMENT – ERIC BONDY & CHRISTIAN STUMPMIER:

Motion made by Mr. Baker; seconded by Mr. Yoas to approve the request for Eric Bondy & Christian Stumpmier to attend Cross Connection Basic Training course at a cost not to exceed \$330.00. A roll call vote was taken. Mr. Yoas-Yes; Mrs. Ellison-Yes; Mr. Baker-Yes; Mr. Lindquist-Yes; Mr. McDevitt-Yes; Mrs. Kaufman-Yes. Motion carried 6-0.

MOTION #19.48 – EDUCATIONAL EXPENSE REQUEST – WATER DEPARTMENT – CHRISTIAN STUMPMIER & RICH WEIRICH:

Motion made by Mr. Baker; seconded by Mr. Yoas to approve the request for Christian Stumpmier & Rich Weirich to attend Spring Regional Training course at a cost not to exceed \$340.00. A roll call vote was taken. Mrs. Kaufman-Yes; Mr. Yoas-Yes; Mr. Baker-Yes; Mr. Lindquist-Yes; Mr. McDevitt-Yes; Mrs. Ellison-Yes. Motion carried 6-0.

MOTION #19.49 – PRESENTATION – CITY OF MONROE MANAGER – VINCENT PASTUE – PA 425 AGREEMENT:

Motion made Mr. McDevitt; seconded Mr. Lindquist to proceed with the proposed PA 425 Agreement and to set the public hearing in the matter for the March 26, 2019 meeting. A roll call vote was taken. Mrs. Kaufman-No; Mrs. Ellison-No; Mr. Yoas-No; Mr. McDevitt-Yes; Mr. Lindquist-Yes; Mr. Baker-No. Motion fails 4-2.

MOTION #19.50 – CITY OF MONROE REQUEST:

Motion made by Mrs. Kaufman; seconded by Mr. Baker that Frenchtown commits to work with the City with regard to the proposed project on the former La-Z-Boy property with the understanding that the City of Monroe agrees to a mutual proposed boundary adjustments as follows: Frenchtown Township's properties located on the former La-Z-Boy site, which is approximately 9 acres to the City of Monroe, and all of the City of Monroe's properties located along the South West side of I-75 to the railroad tracks on N Dixie Hwy, which is approximately 4 acres. A roll call vote was taken. Mr. Yoas-Yes; Mr. Baker-Yes; Mr. Lindquist-No; Mrs. Ellison-Yes; Mr. McDevitt-No; Mrs. Kaufman-Yes. Motion carried 4-2.

MOTION #19.51 – PURCHASE REQUEST – MICROSOFT DATABASE SOFTWARE UPGRADES FOR BS&A SOFTWARE:

Motion made by Mr. Baker; seconded by Mrs. Ellison to approve the purchase request for Microsoft Database Software Upgrades for BS&A Software at a cost not to exceed \$5,283.02. A roll call vote was taken. Mr. Yoas-Yes; Mr. McDevitt-Yes; Mrs. Kaufman-Yes; Mrs. Ellison-Yes; Mr. Lindquist-Yes; Mr. Baker-Yes. Motion carried 6-0.

MOTION #19.52 – PURCHASE REQUEST – 3352 PARKWOOD:

Motion made by Mr. Baker; seconded by Mrs. Ellison to list the property located at 3352 Parkwood for sale with Berkshire Hathaway Real Estate for a period of 60 days and bring the matter back to the Board after that time. A roll call vote was taken. Mr. McDevitt-Yes; Mrs. Kaufman-Yes; Mr. Baker-Yes; Mr. Lindquist-Yes; Mrs. Ellison-Yes; Mr. Yoas-Yes. Motion carried 6-0.

MOTION #19.53 – DISCUSSION – FRENCHTOWN CHARTER TOWNSHIP NEWSLETTER:

Motion made by Mr. Baker; seconded by Mrs. Ellison to contract with Metzgers for printing and Spotted Dog for design of the Township newsletter. A roll call vote was taken. Mrs. Ellison-Yes; Mr. Lindquist-Yes; Mrs. Kaufman-Yes; Mr. Yoas-Yes; Mr. McDevitt-Yes; Mr. Baker-Yes. Motion carried 6-0.

MOTION #19.54: Motion made by Mrs. Kaufman; seconded by Mr. Yoas to deny the request that the Frenchtown Charter Township Board reconsider its denial of the rezoning and grant a rezoning of Parcel ID#s 003-031-00, 004-009-00, 004-012-00, 004-014-00, 004-017-00, 004-018-00 and 004-019-00 from C3, Highway Commercial and A, Agricultural to LM, Light Manufacturing with conditions for the following reasons: 1). The request is inconsistent with the spirit and intent of the Township's Master Plan which contemplates that the area remain rural unless and until such time as the conditions are right and a large scale development that would not negatively impact the surrounding area and would have a positive impact on the Township's employment and tax base is proposed and those conditions have not been met 2). Environmental concerns associated with the proposed use have not been satisfactorily addressed in the conditions proposed 3). Proposed use is too intense for the area and would adversely affect health, safety and welfare of the residents, citizens and the traveling public. The additional noise and traffic issues which would result from the proposed use would negatively impact the surrounding area and result in safety and quality of life issues, particularly as to residential uses in the immediate area 4). There is currently no identifiable public need for the use proposed 5). Conditions offered are inadequate to address the concerns expressed by the Board, specifically: a. they fail to address the noise, traffic and environmental impact concerns b. they exclude uses that should not be excluded and grant variances for the development of the property which are not properly included in a conditional zoning 6). Due to subject property being 269 A more or less, and location of subject property, development of the site should include site specific development standards addressed through a planned unit development 7). Utility demands for certain industrial uses permitted in LM present concerns as to capacity as to Township's water and sewer and infrastructure which a PUD remain a concern 8). Existing zoning classification provides for reasonable uses of the land as set forth in Zoning Ordinance No. 200, Article 7.00 and is compatible with land uses in the area. And further to direct the Township Planning Commission to review the Master Plan with regard to the designation of the former Nike Base Site; to consider that the site might be best served by development pursuant to a planned unit development due to reported significant wetland areas and our advanced vision for the site; to further detail types of large scale developments that would be considered suitable for the Township to, at some point in the future, see fit to revise its future intended use from rural in character and to report back to the Board with its recommendations. A roll call vote was taken. Mr. Yoas-Yes; Mrs. Kaufman-Yes; Mrs. Ellison-No; Mr. Baker-Yes; Mr. McDevitt-No; Mr. Lindquist-No. Motion fails 3-3.

PUBLIC COMMENT: City Manager Mr. Pastue addressed the Board again regarding the former La-Z-Boy property.

MOTION #19.55 – ADJOURNMENT: Motion made by Mr. Lindquist; seconded by Mr. Baker to adjourn the February 26, 2019 Regular Board Meeting at 8:28 PM. A voice vote was called. Motion carried 6-0.