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FRENCHTOWN CHARTER TOWNSHIP

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HEDWIG B. KAUFMAN
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ALAN (AL) VANWASHENOVA
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REGULAR BOARD MEETING MINUTES

MARCH 12, 2019

A **Regular Meeting** of the Frenchtown Charter Township Board was held on March 12, 2019 at 3:00 PM at the Township Hall, 2744 Vivian Road, Monroe, Michigan.

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|-------------------------------------|-------------------------------|
| PRESENT: | TRUSTEE – Al VanWashenova |
| SUPERVISOR – Jim McDevitt - EXCUSED | 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; Mayor of the City of Monroe, Robert Clark; City of Monroe Manager, Vince Pastue; City of Monroe Community Development Director, Jeffrey Green; City of Monroe Attorney, Matthew Budds; City of Monroe Assistant to the City Manager, Mark Cochran; Frenchtown Recreation Grounds Supervisor, Tommy Wehner; Frenchtown Senior Citizens Director, Paul Iacoangeli and 3 other persons were in attendance.

In the absence of the Supervisor, Clerk Baker declared there was a quorum at 3:00 pm.

MOTION #19.56: Motion made by Mr. VanWashenova; seconded by Mr. Yoas to appoint Clerk Mark Baker as Acting Chair for this meeting. A voice vote was taken. Motion carried 5-1.

CHANGES TO THE AGENDA: Add Agenda item 20A, Discussion Former Nike Base property.

MOTION #19.57 – AGENDA APPROVAL: Motion made by Mr. Yoas; seconded by Mr. VanWashenova to approve the March 12, 2019 Agenda as amended. A voice vote was taken. Motion carried 6-0.

MOTION #19.58 – APPROVAL OF MARCH 12, 2019 CONSENT AGENDA: Motion made by Mrs. Kaufman; seconded by Mrs. Ellison to approve the March 12, 2019 Consent Agenda as presented. A roll call vote was taken. Mr. VanWashenova-Yes; Mrs. Ellison-Yes; Mrs. Kaufman-Yes; Mr. Yoas-Yes; Mr. Lindquist-Yes; Mr. Baker-Yes. Motion carried 6-0.

CONSENT AGENDA:

- a) February 26, 2019 . Regular Board Meeting Minutes

- b) Invoices Paid between February 27, 2019 to March 8, 2019
- c) Invoices paid on March 12, 2019
- d) Used Car Lot License . A1 Motors LLC
- e) Arcade License . Amazing Space

PUBLIC COMMENT: Mr. Robert Kull thanked the Board for their support in his quest for an MTA scholarship.

MOTION #19.59 – DISCUSSION – LA-Z-BOY AND QUALITY INN LAND SWAP: Motion made by Mr. VanWashenova; seconded by Mr. Yoas to direct the Township Attorney to work with the City of Monroe attorney to move forward with the proposed boundary adjustment of the Former La-Z-Boy site to include only Parcel 5 located in Frenchtown as depicted on the map submitted and not including Lots 3 & 4 on the Former La-Z-Boy site for property under City jurisdiction located on North Dixie Hwy. A roll call vote was taken. Mr. Yoas-Yes; Mrs. Ellison-Yes; Mrs. Kaufman-Yes; Mr. Baker-Yes; Mr. VanWashenova-Yes; Mr. Lindquist-Yes. Motion carried 6-0.

MOTION #19.60 – PURCHASE REQUEST – SCAG TIGER CAR LAWN MOWER – REC DEPARTMENT: Motion made by Mr. Lindquist; seconded by Mrs. Ellison to purchase a SCAG Tiger Cat II Lawn mower from Sell\$ Equipment at a cost not to exceed \$9125.60 and to put the old mower out for bid. A roll call vote was taken. Mrs. Ellison-Yes; Mr. Baker-No; Mr. Lindquist-Yes; Mr. Yoas-No; Mr. VanWashenova-No; Mrs. Kaufman-Yes. Motion fails 3-3.

MOTION #19.61 – 2016 SCAG CHEETAH MOWER OUT FOR BID: Motion made by Mr. Baker; seconded by Mr. Yoas to put the 2016 Scag Cheetah Mower out for sealed bids with a minimum bid amount at \$5,000.00, with bids to be due by March 25, 2019 at 3:30 pm. A roll call vote was taken. Mr. Lindquist-No; Mrs. Ellison-Yes; Mr. Yoas-Yes; Mr. Baker-Yes; Mr. VanWashenova-Yes; Mrs. Kaufman-Yes. Motion carried 5-1.

MOTION #19.62 – PURCHASE REQUEST – MULCH FOR KIWANIS PARK: Motion made by Mrs. Kaufman; seconded by Mr. Lindquist to approve the purchase of mulch for Kiwanis Park from Masserant\$ Feed & Grain at a cost not to exceed \$1,840.00. A roll call vote was taken. Mr. Lindquist-Yes; Mr. VanWashenova-Yes; Mrs. Ellison-Yes; Mr. Baker-Yes; Mr. Yoas-Yes; Mrs. Kaufman-Yes. Motion carried 6-0.

MOTION #19.61 – DISCUSSION – 2019 OPEB CONTRIBUTION: Motion made by Mr. VanWashenova; seconded by Mr. Yoas to table this discussion for further consideration as to whether to fund partial or entire liability amounts and to gather additional information as to how to properly provide for repayment from the various funds and consultation with the Auditor, Fire Chief and Utility Director and to bring information back to the Township at its next meeting. A voice vote was taken. Motion carried 6-0.

MOTION #19.63 – REQUEST FOR LEASE AGREEMENT – FRENCHTOWN SENIOR CITIZENS, INC.: Motion made by Mrs. Kaufman; seconded by Mr. Baker to approve to the proposed lease agreement with Frenchtown Senior Citizens, Inc. as submitted. A roll call vote was taken. Mrs. Ellison-Yes; Mr. Lindquist-Yes; Mrs. Kaufman-Yes; Mr. Baker-Yes; Mr. Yoas-Yes; Mr. VanWashenova-Yes. Motion carried 6-0.

MOTION #19.64 – 2019 MCRC ROAD IMPROVEMENT CONTRACTS: Motion made by Mr. Yoas; seconded by Mr. Lindquist to enter into the contracts as presented and recommended by the Township Roads Committee. A roll call vote was taken. Mr. Lindquist-Yes; Mrs. Ellison-Yes; Mr. Yoas-Yes; Mr. VanWashenova-Yes; Mrs. Kaufman-Yes; Mr. Baker-Yes. Motion carried 6-0.

MOTION #19.65 – RENEW 2019 MEMBERSHIP - SEMCOG: Motion made by Mrs. Kaufman; seconded by Mr. Yoas to approve renewing the 2019 SEMCOG membership at a cost not to exceed \$2,783. A roll call vote was taken. Mrs. Kaufman-Yes; Mrs. Ellison-Yes; Mr. Baker-Yes; Mr. Yoas-Yes; Mr. VanWashenova-Yes; Mr. Lindquist-Yes. Motion carried 6-0.

MOTION #19.66 – RENEW 2019 MEMBERSHIP – MONROE COUNTY CHAMBER OF COMMERCE: Motion made by Mr. Baker; seconded by Mr. VanWashenova to approve renewing the 2019 Monroe County Chamber of Commerce membership at a cost not to exceed \$ 420.00. roll call vote was taken. Mrs. Kaufman-Yes; Mr. Baker-Yes; Mr. Lindquist-Yes; Mr. Yoas-No; Mrs. Ellison-Yes; Mr. VanWashenova-Yes. Motion carried 5-1.

MOTION #19.67 – 2018 PLANNING COMMISSION ANNUAL REPORT AND ACTION PLAN: Motion made by Mr. VanWashenova; seconded by Mrs. Kaufman to accept and place on file the 2018 Planning Commission Annual Report and Action Plan and to request that the Planning Commission clarify the request as to increased use of technology; and the comment regarding its obligations for Master Plan implementation and also to set a meeting between the Township Board, Planning Commission and public after May 1, 2019 for review/discussion of the current Master Plan. A roll call vote was taken. Mrs. Kaufman-Yes; Mr. Lindquist-Yes; Mr. VanWashenova-Yes; Mr. Baker-Yes; Mrs. Ellison-Yes; Mr. Yoas-Yes. Motion carried 6-0.

MOTION #19.68 – DISCUSSION – TOWNSHIP OFFICE CLOSING ON JULY 5, 2019: Motion made by Mr. VanWashenova; seconded by Mrs. Kaufman to close the Township Hall office on July 5, 2019 as requested with Township Hall employees to take vacation, personal, comp time or a day without pay. A roll call vote was taken. Mr. VanWashenova-Yes; Mrs. Kaufman-Yes; Mr. Lindquist-Yes; Mr. Baker-Yes; Mrs. Ellison-Yes; Mr. Yoas-Yes. Motion carried 6-0.

MOTION #19.69 – FRENCHTOWN FIRE FIGHTERS ASSOC. REQUEST USE OF FIRE STATION#1 FOR FLOWER SALE: Motion made by Mr. VanWashenova; seconded by Mr. Lindquist to table this item until the Township Attorney brings back the necessary changes to the Policy for Fire Station use at the next meeting. A roll call vote was taken. Mrs. Kaufman-Yes; Mrs. Ellison-Yes; Mr. Baker-Yes; Mr. Lindquist-Yes; Mr. Yoas-Yes; Mr. VanWashenova-Yes. Motion carried 6-0.

MOTION #19.70 – EDUCATIONAL EXPENSE REQUEST – FIRE DEPARTMENT – FIRE INSPECTOR MADDOX: Motion made by Mr. Baker, seconded by Mr. VanWashenova to approve the request for Fire Inspector Maddox to attend Reid & Associates Technique of Investigative Interviewing and Advanced Interrogation Course at a cost not to exceed \$1,906.68 with the understanding he would have to pay back that cost if he were to leave his employment with the Township within 5 years of the class. A roll call vote was taken. Mr. Lindquist-Yes; Mr. VanWashenova-Yes; Mrs. Ellison-Yes; Mrs. Kaufman-Yes; Mr. Baker-Yes; Mr. Yoas-Yes. Motion carried 6-0.

MOTION #19.71 – PURCHASE REQUEST – LIGHTING FOR PLATFORM FIRE TRUCK:

Motion made by Mr. Baker; seconded by Mr. Lindquist to purchase LED bulbs and appropriate housing for Platform Aerial Ladder Fire Truck from Priority One Emergency at a cost not to exceed \$2,475.72 plus shipping costs. A roll call vote was taken. Mr. Lindquist-Yes; Mr. VanWashenova-Yes; Mr. Baker-Yes; Mrs. Kaufman-Yes; Mr. Yoas-Yes; Mrs. Ellison-Yes. Motion carried 6-0.

MOTION# 19.72: Motion made by Mrs. Kaufman; seconded by Mr. VanWashenova to deny the request that the Frenchtown Charter Township Board reconsider its denial of the rezoning of Parcel ID# 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 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 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 water and sewer and infrastructure 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. Mrs. Ellison-No; Mr. Baker-Yes; Mr. VanWashenova-Yes; Mr. Yoas-Yes; Mrs. Kaufman-Yes; Mr. Lindquist-Yes. Motion carried 5-1.

MOTION #19.73: Motion made by Mr. Baker; seconded by Mrs. Ellison to extend the meeting over the three hour time limit. A voice vote was taken. Motion carried 6-0.

PUBLIC COMMENT: One person stated he would like the Township to provide facts to the media regarding the Former Nike Base property.

MOTION #19.74 – ADJOURNMENT: Motion made by Mr. Lindquist; seconded by Mr. Yoas to adjourn the March 12, 2019 Regular Board Meeting at 6:11 PM. A voice vote was called. Motion carried 6-0.

James A. McDevitt-Supervisor

Mark J. Baker- Clerk