

DeWITT CHARTER TOWNSHIP
1401 W. Herbison Rd. DeWitt, MI
REGULAR BOARD MEETING
September 25, 2006

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 Steve Musselman, Brian Ross, David Seeger

MEMBERS ABSENT: Trustee Max Calder

Also Present: Interim Manager/Planning Director Jeffrey Gray, County Commissioner Virginia Zeeb, Fire Chief Fred Koos, DARA Director Staci Leyko, SCCMUA Director Larry Fitzgerald, and several citizens.

AGENDA	Seeger moved, Musselman seconded, to approve the Agenda, as presented. Motion voted and carried.
MINUTES	Seeger moved, Musselman seconded, to approve the minutes of the 8/28/06 Regular Meeting and the 9/11/06 Regular Meeting. Motion voted and carried.
PUBLIC COMMENTS	None.
PUBLIC HEARING Rezoning 06-880003 Auto-Owners-First Reading	<p>Supervisor Galardi called to order the Public Hearing on Rezoning Request 06-880003, from Auto-Owners, from A (Agricultural) to POD (Planned Office Development, at 7:02 p.m.</p> <p>Interim Manager/Planning Director Gray reviewed his staff report, dated September 22, 2006, and Planning Commission action on this request. Discussion focused on the Planned Office District requirements as will relate to Auto-Owners should the request be approved.</p> <p>Trustee Musselman stated that although we have been very familiar with this proposal for several years now, he believes that Panther Drive will still be a problem when the development occurs. He noted that we need to be assured that the Road Commission is aware of the issue.</p> <p>John Arnsman, 2729 W. Clark Road, stated that he is the residential property owner most impacted by this project, which is on two sides of his property. He stated that the Township Board adopted this change specifically for Auto-Owners. He questioned who will lose their front yards when the turn lanes are installed. He stated that eventually the tax payers will pay for the road improvements needed in the future resulting from this development. He also questioned whether water service will be public water or private wells.</p>

Planning Director Gray provided information from the Clinton County Road Commission regarding who pays for the road improvements, that being Auto-Owners and possible grant funds. Gray also stated that those road improvements, specifically where the turn lanes will be installed, are determined by the Clinton County Road Commission and that the Board of Water and Light will provide public water.

Loretta Spinrad, 16837 Turner Road, stated that she is a DeWitt Township resident, a local real estate broker, and she is President of the DeWitt Area Community Alliance (DACA). She stated that she believes this development will be a benefit to the Township, its tax payers, and its business owners. She pointed out that surrounding communities have a broader tax base and their schools see the benefits of economic development because of the tax base. She pointed out that residential development costs more in services than commercial development, and our community needs a balance of development, not just residential development, to assure we can maintain our quality of life.

She provided some figures about the current housing market, stating that jobs and local services will provide buyers for homes in our community. She encouraged the Board to support this opportunity for our community.

Supervisor Galardi pointed out that the Auto-Owners property spans two school districts, both Lansing and DeWitt.

Interim Manager/Planning Director Gray provided information regarding the proposed project covering issues relating to primary access points, open space, and phasing of the development. He also explained that this is the rezoning phase and in the future, site plan review will provide more details and input from the Planning Commission.

John Jardine, 2840 W. Stoll Road, requested clarification on the Stoll Road entrance.

Supervisor Galardi stated that a service entrance is planned for Stoll Road, however, not in the first phase of the project. He also noted, for the record, that the applicant is present.

Seeger moved, Mosier seconded, to close the Public Hearing at 7:30 p.m. Motion voted and carried.

Seeger moved, Musselman seconded, to approve as recommended by the Planning Commission, on First Reading, Rezoning Request 06-880003 from Auto-Owners Insurance Company to rezone approximately 311.52 acres from A (Agricultural) to POD (Planned Office Development), together with the Development District Map, Development District Text, and Building Construction Phasing Plan, recommended with a finding that the request is consistent with the Standards for Approval listed in Section 5.12B.5(4) of the Township Zoning Ordinance and is subject to the following conditions: 1)the applicant shall comply with all agency requirements when developing site plans and engineering drawings for the future development of the subject property; 2)an application for site plan approval for the subject property shall be accompanied by an addendum to the Traffic Impact Study that addresses the then-current traffic conditions and the comments of the Clinton County Road Commission as stated in their letter dated July 13, 2006 and the Michigan

Department of Transportation, as stated in their letter dated August 31, 2006; 3)the proposed development of the subject site shall be served with public utilities, including water, sanitary sewer, storm drainage, and electricity, that comply with the requirements of the respective service providers.

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

PUBLIC HEARINGS:
Establish Industrial
Development District-
Resolution 060964

Supervisor Galardi called to order the Public Hearings for the establishment of an Industrial Development District and Industrial Facilities Exemption Certificate for Spartan Printing at 7:32 p.m.

Clerk Mosier noted that the certified letters to taxing agencies were sent and no comment was received in response to the notices. She also noted that the applicant is present.

Interim Manager/Planning Director Gray explained the process. He pointed out that the committee recommendation regarding the request was provided to the Board for their review.

Seeger moved, Musselman seconded, to adjourn the Public Hearing at 7:40 p.m. Motion voted and carried.

Musselman moved, Daggy seconded, to adopt Resolution 060964, establishing the Industrial Development District for Spartan Printing.

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

Application: Industrial
Facilities Exception
Certificate - Spartan
Printing - Resolution
060965

Mosier moved, Daggy seconded, to adopt Resolution 060965, approving and establishing the terms for an Industrial Facilities Exemption Certificate for Spartan Printing.

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

CORRESPONDENCE

Correspondence included the following: Township Committee & Commission List; memo from Interim Manager/Planning Director Gray regarding Clinton County Economic Development Task Force Feasibility Study; letter from Michigan Department of Transportation regarding the upcoming traffic summit; Upper Looking Glass River Watershed Management Plan from the Clinton Conservation District; response from the Clinton County Road Commission regarding the Clark and Wood Road Intersection; memorandum from Assistant Planner Harmony Gmazel regarding the Capital City Airport (LAN) Air Cargo Master Plan; "Touching Base" Consumers Energy Fall Newsletter; August Statistics from the Clinton County Sheriff's Office; notice from the Clinton County Drain Commissioner regarding the Springbrook East Drain; meeting notice from the Clinton County Officers Association; Legislative Update from Congressman Rogers; Programming Update from Comcast; congratulations from Senator Cropsey on the Keep Michigan Beautiful Award; Comprehensive Plan Public Hearing Notice from the City of East Lansing.

Supervisor Galardi stated that he would like to have Assistant Planner Harmony Gmazel speak in regards to the Air Cargo Master Plan later in the meeting.

Trustee Musselman asked the Interim Manager/Planning Director Gray which drain is being worked on as noticed by the Drain Commissioner.

REPORTS &
COMMENTS

County Commissioner Zeeb was present, but made no report.

Supervisor Galardi reported that meetings continue with the City of Lansing to discuss incentive packages that we might jointly bring to the Airport for an 80 acre vacant parcel within DeWitt Township that has been vacant for many years. He explained that we know what the Township has to offer a developer, however, with the City of Lansing's involvement there may be additional incentives that could be offered to make the Airport more attractive to potential development. He also noted that although he is directly involved in this process, Trustee Musselman is taking the lead in the effort.

Clerk Mosier reported that RESA is utilizing a room in the Community Center, at no charge, for less than 20 hours per week through the balance of the school year, to provide speech therapy to preschool children within DeWitt Township. She explained that a previous arrangement to provide the service at a local school did not work out due to a space problem with this year's enrollment.

Treasurer Daggy reported that winter tax bills are being prepared.

Trustee Seeger reported that he attended the September Clinton County Township Officers Association meeting and he briefly reviewed the items discussed. Supervisor Galardi thanked Trustee Seeger for attending these meetings to represent DeWitt Township.

Trustee Musselman reported that the next Sister City visit will be October 3rd.

Trustee Ross commented that the operating budgets being considered, the Township budget, the DARA budget, and the SCCMUA budget, are well done and much appreciated for the amount of work involved.

Interim Manager/Planning Director Gray explained the current effort of the Clinton County Economic Development Task Force and their most recent study and presentation of their study findings. He suggested the Board see the summary of their findings at an upcoming meeting and the Board agreed. He also provided information about the Phase II Storm Water Management program, noting that he and Trustee Ross are working on DEQ reports that are due within the next week.

COMMITTEE &
COMMISSION
Planning Commission

Trustee Seeger reviewed the minutes of the Planning Commission meeting of September 5, 2006.

Seeger moved, Mosier seconded, to receive and place on file the minutes of the Planning Commission meeting of September 5, 2006. Motion voted and carried.

VOUCHERS

Musselman moved, Mosier seconded, to approve Operating Fund Vouchers 50704 – 50779, Tax Fund Vouchers 6553 – 6561, and Electronic Transfer September 25. Motion voted and carried.

UNFINISHED
BUSINESS

None.

NEW BUSINESS
Division of Platted
Lot – Nelsen/Ripley

Interim Manager/Planning Director Gray reviewed his staff report dated September 22, 2006. The applicant was not present.

Seeger moved, Musselman seconded, to approve the proposed division of Lot 36 and the interurban right-of-way in the Valley Farms No. 1 Subdivision, subject to the following conditions: 1)at the time that a deed is recorded transferring ownership of the divided lots, a Memorandum of Lot Restriction shall be recorded with the Clinton County Register of Deeds combining the divided area of the interurban right-of-way and Lot 36 of Valley Farms No. 1 Subdivision with Lot 84 of Valley Farms No. 2 Subdivision; 2)at the time that a deed is recorded transferring ownership of the divided lots, a Memorandum of Lot Restriction shall be recorded with the Clinton County Register of Deeds combining the divided area of the interurban right-of-way with Lot 36 of Valley Farms No. 1 Subdivision; 3)the applicant shall record an affidavit and survey documentation for the division with the Clinton County Register of Deeds; 4)the applicant shall provide copies of all recorded documents to the Township Planning Department and Township Assessing Office. Motion voted and carried.

Final Preliminary Plat -
Kirkside Est. Subdivision

Interim Manager/Planning Director Gray reviewed his staff report dated September 22, 2006. The applicant was present.

Mosier moved, Seeger seconded, to approve, as recommended by the Planning Commission, the Final Preliminary Plat for Kirkside Estates, subject to the following conditions: 1)signage for the development shall be subject to the review and approval of the Planning Department; 2)the applicant shall provide an easement that is suitable to the Township Attorney and a site plan for the location of the secondary emergency access from the Kirkside Drive cul-de-sac to Wood Road; 3)the applicant shall provide a letter from the DeWitt Charter Township Fire Department approving the location and design of the secondary access including emergency barriers; 4)the applicant shall provide a master grading plan that is acceptable to the Township Engineer; 5)the applicant shall comply with all agency requirements; 6)the applicant shall provide a wetland determination letter from the Michigan Department of Environmental Quality (MDEQ). Motion voted and carried.

Proposed 2007 DARA
Operating Budget

DARA Director Staci Leyko was present to answer questions from the Board.

Mosier moved, Ross seconded, to confirm support of the 2007 DARA Operating Budget, as presented. Motion voted and carried.

Proposed 2007 SCCMUA
Operating Budget

SCCMUA Director Larry Fitzgerald was present to answer questions from the Board.

Musselman moved, Mosier seconded, to adopt the 2007 SCCMUA Operating Budget, as presented. Motion voted and carried.

Employment Contract-
Interim Manager

Supervisor Galardi explained the employment agreement between the Township and the Interim Manager, noting that it was prepared by the Township's labor attorney, Peter Cohl. He explained that it amends Gray's contract as Planning Director to add the duties of Interim Manager and

provides the additional compensation for those additional duties.

Seeger moved, Ross seconded, to approve the amendment to the employment agreement between the Township and Jeffrey Gray, Interim Township Manager, and authorize the Township Supervisor to execute said contract. Motion voted and carried.

Air Cargo Master Plan

Assistant Planner Harmony Gmazel reviewed the Airport Air Cargo Master Plan, which was discussed.

PUBLIC COMMENT

None.

BOARD COMMENTS

Fire Chief Koos explained upcoming training events and the department's participation in the DeWitt Homecoming event.

Fire Chief Koos explained that the City of DeWitt Fire Department is planning a training burn on property purchased by Redeemer Church, which is in the Township. He noted that procedures required have not been done, and that the Township Board has not approved this burn, which would be required even if the Township's Fire Department conducted a training burn.

Clerk Mosier stated that she does not see how the Board can allow a training burn by the City of DeWitt Fire Department which does not meet procedures that would be required by our own fire department conducting a training burn.

ADJOURNMENT

Seeger moved, Musselman seconded, to adjourn at 8:45 p.m. Motion voted and carried.

Respectfully submitted,

Diane K. Mosier, Clerk

Rick Galardi, Supervisor