

DeWITT CHARTER TOWNSHIP
1401 W. Herbison Rd. DeWitt, MI
REGULAR BOARD MEETING
January 8, 2007

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: Max Calder, Steve Musselman, Brian Ross, and David Seeger.

MEMBERS ABSENT: None

Also Present: Interim Manager/Planning Director Jeffrey Gray, County Commissioner Eileen Heideman, Police Chief Brian Russell, Fire Chief Frederick Koos, Library Director Rene Prado, John Hanieski with Economics Consulting Services, and several citizens.

Due to a malfunction of the recording equipment, no complete tape recording of the meeting was available to assist in preparation of the official record of this meeting.

AGENDA	Musselman moved, Seeger seconded, to approve the Agenda, as presented. Motion voted and carried.
MINUTES	Calder moved, Daggy seconded, to approve the minutes of the December 11 and December 29, 2006 meetings, as presented. Motion voted and carried.
PUBLIC COMMENT	None.
PRESENTATION DeWitt Public Library	<p>Rene Prado, DeWitt Public Library Director, reviewed continuing plans to open a satellite library in the DeWitt Township Community Center. He provided an overview of costs showing the initial setup costs for the Township and setup costs for the library, as well as an estimate of ongoing operational costs. There was discussion regarding the need for an agreement where both parties will commit to a five year trial operation. Supervisor Galardi pointed out that this plan has been discussed for some years to provide a presence in the southern tier of the Township, since there is a constituency there that is within the library district where we can do a better job of providing library service. Supervisor Galardi asked if we will Wi-Fi (wireless fidelity) the entire Community Center. Prado will investigate the possibility. There was discussion regarding available technology and what will be offered in the satellite library.</p> <p>Clerk Mosier stated that the agreement, when drafted, will be modeled after the DARA Agreement. She also pointed out that the District Library operates on a special voted ½ mill, which covers operations but does not leave any substantial funds for capital projects.</p> <p>Ross moved, Calder seconded, to authorize staff to begin the process of developing an agreement with the DeWitt Public Library to address the</p>

**use of the Community Center and the Library's use of the facility.
Motion voted and carried.**

PRESENTATION
John Hanieski

John Hanieski, the Township's economic development consultant, provided an overview of what is currently being done by various groups involved in economic development and options for what regional efforts may emerge in the near future. He explained the three components that are the basis for successful economic development efforts: 1)retention and expansion of the existing business and non-profit base 2)attraction, being the most difficult and expensive component 3)community economic preparedness. He reviewed a handout explaining the components of successful community economic development preparedness. These topics were discussed.

REPORTS &
COMMENTS

Eileen Heideman, County Commissioner, introduced herself and offered her assistance in representing a portion of DeWitt Township.

Interim Manager Gray briefly explained the Team Professionals Inc. vs the State of Michigan and DeWitt Charter Township lawsuit.

COMMITTEES &
COMMISSIONS
Planning

Trustee Seeger reviewed the minutes of the December 4, 2006 Planning Commission meeting.

**Seeger moved, Musselman seconded, to receive and place on file the minutes of the Planning Commission meeting of December 4, 2006.
Motion voted and carried.**

VOUCHERS

Seeger moved, Calder seconded, to approve General Operating Fund Vouchers 51181 - 51306, Tax Fund Vouchers 6591 – 6613, and Electronic Transfer December 28. Motion voted and carried.

UNFINISHED
BUSINESS

None.

NEW BUSINESS
Manager Search/Special
Meeting

The Board reviewed the Status Report from Sandy Soltysiak, Hiring Solutions, regarding progress on the search for a new Township Manager.

Mosier moved, Ross seconded, to set a Special Meeting for January 17, 2007, at 5:15 p.m. to review credentials of candidates who have applied for the Manager position. Motion voted and carried.

SUP 02-990002
MacKenzie/Major or
Minor Amendment

Calder moved, Seeger seconded, to concur with the staff's finding that the request from E.T. MacKenzie Company to amend Special Use Permit 02-990002 to allow temporary access to Business 27 is a "minor" amendment and grant the amendment subject to the following conditions: 1)use of the alternate access is permitted through April 30, 2007 2)after April 30, 2007, the electronic gate securing the alternate access shall be closed and made inactive 3)the applicant shall maintain appropriate "Truck Crossing" signs along Business 27. Motion voted and carried.

SUP 06-990003
Kesler Construction

Interim Manager/Planning Director Gray reviewed the Planning Commission consideration and action regarding the Kesler Construction application for Special Use Permit to be allowed to excavate sand and minerals from the properties located at 2285, 2273, and 2707 E. Howe Road, east of US-127,

west of Krepps Road, and South of the Looking Glass River. He explained that the overall site area is approximately 191 acres with 170 acres fenced for excavation. He also noted that the applicant is currently requesting approval to excavate 19.95 acres near the southeast corner of the site.

Jeff Kyes was present representing D.L. Kesler Construction.

Seeger moved, Musselman seconded, to approve, as recommended by the Planning Commission, Special Use Permit 06-990003 from D.L. Kesler, based on the plans last revised on November 21, 2006, on the following basis: 1)the use has been designed in accordance with the requirements of Section 7.13.7 of the Zoning Ordinance 2)the conditions included in the permit assure that the use will not be hazardous to the existing or future uses in the vicinity 3)the standards of the Basis for Determination listed in Section 7.6 (1) of the Zoning Ordinance have been met. Motion voted and carried.

SUP 06-990004
Warden Development

Interim Manager/Planning Director Gray explained the Planning Commission consideration and action for Warden Development, LLC, requesting approval of a Special Use Permit to be allowed to continue to excavate sand and minerals from the property located southwest of the intersection of Krepps and Round Lake Roads. He noted that a SUP was originally issued for 24 acres of excavation on this property in October of 2001, for a total of 5 years, which has now expired. This application is for a new permit to complete the excavation on the property, which is revised to a total of 38.8 acres.

Jeff Kyes was present representing Warden Development.

Seeger moved, Musselman seconded, to approve, as recommended by the Planning Commission, Special Use Permit 06-990004 from Warden Development, LLC based on the plans dated October 26, 2006, on the following basis: 1)the use has been designed and operated in accordance with the requirements of Section 7.13.7 of the Zoning Ordinance 2)upon compliance with the conditions listed in the Special Use Permit, the use is designed and operates so that it does not change the essential character of the area 3)the conditions included in the permit assure that the use will not be hazardous to existing or future uses in the general vicinity 4)the permit includes reasonable conditions to assure that the potential impacts of the use, including noise and traffic, are mitigated. Motion voted and carried.

Economic Development
Tools – Capital City
Airport

Trustee Musselman provided a written report updating the Board on meetings held with the Lansing Capital City Airport personnel regarding an 80 acre parcel of industrial park property within DeWitt Township that is in close proximity to the airport and available for development. The report explained that in order to facilitate the most lucrative incentive arrangement for this property, the discussion has identified possible incentives that could be offered both by the City of Lansing and DeWitt Township. Trustee Musselman explained that one incentive identified, the establishment of a Renaissance Zone, would negate all taxes to business locating on the property, which is an incentive available for use by the City of Lansing and its designation would ultimately require a PA 425 agreement with the City of Lansing.

This issue was discussed at length. It was noted that any agreement would involve future Board approval. Musselman noted that establishment of a Renaissance Zone must be approved by the Michigan Economic Development

Corporation and a request for that consideration is being prepared. He explained that since a request for consideration will involve a policy review by the Michigan Strategic Fund Board, he wants to Township Board to be fully aware of the process to date.

Representatives from Capital City Airport, Dan Otto and Dale Feldpausch, participated in the discussion.

Mosier moved, Seeger seconded, to concur with the efforts to work with the City of Lansing and Capital City Airport to explore possible property development incentive packages, including the possible establishment of a Renaissance Zone, for undeveloped property at the Airport, with the understanding that the process may involve a PA 425 Agreement with the City of Lansing.

Regional Fire Services
Study

The Board reviewed a proposal and request for financial contribution to the Capital Area Regional Emergency Medical Services & Fire Protection Cooperation Study from John Elsinga, Delhi Township Manager.

Seeger moved, Musselman seconded, to approve the Township participation in the Capital Area Regional Emergency Medical Services & Fire Protection Cooperation study at a cost of \$500. Motion voted and carried.

Executive Session/
Sale of Real Property

Ross moved, Calder seconded, to adjourn to executive session to discuss the sale of real property.

**AYES: Musselman, Seeger, Galardi, Mosier, Daggy, Calder, Ross
NAYS: None Motion voted and carried.**

Meeting adjourned to Executive Session at 8:55 p.m.

Regular meeting reconvened by Supervisor Galardi at 9:10 p.m.

Sale of Real Property/
Capital Region Airport
Authority

Ross moved, Calder seconded, to approve the sale of vacant real property, 1.4 acres on the east side of DeWitt Road approximately ¼ mile north of Sheridan Road, to the Capital Region Airport Authority for \$50,600, conditioned on the Airport paying legal fees to acquire a clear title to the property.

**AYES: Ross, Calder, Daggy, Mosier, Galardi, Seeger, Musselman
NAYS: None Motion voted and carried.**

ADJOURNMENT

Seeger moved, Musselman seconded, to adjourn at 9:20 p.m. Motion voted and carried.

Respectfully submitted,

Diane K. Mosier, Clerk

Rick Galardi, Supervisor