

**BOARD OF TRUSTEES
AGENDA AND MINUTES
February 12, 2015**

Call to Order

Pledge of Allegiance

Members Present/Members Absent

Call to the Public

- 1.) Approval of Agenda
- 2.) Consent Agenda
 - a.) Approval of January 22, 2015 Regular Meeting Minutes
 - b.) Jan. 21, 2015-HAFA Agenda & Minutes
 - c.) Jan. 21, 2015-MHOG Agenda & Minutes
 - d.) Jan. 20, 2015 HAPRA Minutes
 - e.) DPW Report
 - f.) Zoning Report
- 3.) Roads
- 4.) REU Policy Manual
- 5.) Marion Meadows/ Howell Industrial Purchase
- 6.) HomeTown
- 7.) Sunridge PUD
- 8.) State Wide
- 9.) Final Review of TXT#02-14 Section 6.07 Accessory Uses and Structures and Article III Definitions
- 10.) Treasurers Office
- 11.) Township Repairs- Generator, Painting

Correspondence/Updates

Legislative Analysis Report
ET Rover Pipeline

Call to the Public

Adjournment

MINUTES - February 12, 2015

MEMBERS PRESENT: Bob Hanvey, Scott Lloyd, Les Andersen, Greg Durbin,
Jim Murray, Dan Lowe, and Tammy Beal

MEMBERS ABSENT: None

OTHERS PRESENT: Phil Westmoreland, Spicer Group

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:31 p.m.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

Ted Cole, 1502 Peavy Rd., asked if he could get a copy of the board packet in the future. Bob Hanvey said the packet could be put on the website. Tammy Beal said she will prepare one for him.

APPROVAL OF AGENDA

Bob Hanvey asked to add item #12—Board of Review Alternate and #13—MHOG Peavy Road Water Line. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. **Motion carried.**

CONSENT AGENDA

Greg Durbin motioned to approve the consent agenda. Les Andersen seconded.

Motion carried.

ROADS

A letter from the Livingston County Road Commission regarding the 2015 primary pavement preservation program is included in the packet. The board members discussed D-19, Jewell Road and Brighton Road, with D-19 being the likely project. Les Andersen said discussion on road projects should be done at the next board meeting.

REU POLICY MANUAL

Bob Hanvey said that the township needs to have something in writing so that things are handled consistently. He will draft something and bring to the board for its review and comment.

MHOG PEAVY ROAD WATER LINE

Bob Hanvey said that the township agreed to pay MHOG for the Peavy Road water main extension as residents in the area purchased service. The new Master Operating Agreement calls for MHOG to cover the cost of improvements of this type. He and Dan Lowe will discuss at the next MHOG board meeting.

MARION MEADOWS/HOWELL INDUSTRIAL PURCHASE

An email from the appraiser, John Widmer, is included in the packet. He gave information and prices for the appraisal report fee and a restricted appraisal report fee. Jim Murray motioned to check on the option of keeping the appraisal report confidential and if it can be, then have the complete report done. Les Andersen seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Andersen, Murray—all yes. **Motion carried 7-0.**

Bob Hanvey said he would get a price for a Due Care Plan from ATK Peerless to avoid further contamination.

HOMETOWN

No new information on this item. Tammy Beal asked about farming the property; Bob Hanvey said he will ask S.R. Jacobson about the timing.

SUNRIDGE PUD

After discussion, the board members modified the PUD agreement as follows:

1. ***Development of Phase II.*** *Blue Sunridge shall have the right to develop Phase II, in accordance with the Site Plan approved by the Marion Township Board July 11, 2002 and the PUD Agreement, as amended by this Amendment. Prior to developing Phase II, Blue Sunridge shall submit a final site plan to the Township for its approval, which approval shall not be unreasonably withheld, conditioned or delayed if such final site plan substantially conforms with the July 11, 2002 Site Plan and Blue Sunridge has obtained all approvals and permits from any other governmental agencies whose approval is required.*

(h) *Paragraph 3(k) is amended to provide that, in connection with the development of Phase II Blue Sunridge shall not be required to install or finance the installation of an offsite road from Peavy Road to D-19, because Blue Sunridge does not own or control the land necessary to construct such off-site road. In connection with the development of Phase II, Blue Sunridge has submitted to the Township a Traffic Impact Assessment dated November 14, 2014, performed by Fleis & Vandenbrink. Blue*

Sunridge shall not be required to install or finance the cost of any off-site road improvements in connection with the development of Phase II.

Prior to the development of Phase III, the developer of Phase III shall cause a new Traffic Impact Assessment to be performed and the Traffic Impact Assessment shall be submitted to the Township with the developer's application for final site plan approval. If Phase III is developed, the conditions for approval of the final site plan for Phase III shall address the impacts of Phase III on the road network and intersections in the vicinity of the project based on the findings of the Traffic Impact Assessment with the approval of the Township Board.

(i) Paragraph 3(r) is amended in its entirety to provide that: Construction traffic for Phase II shall use the portion of Peavy Road south of Phase II and shall not use the portion of Peavy Road north of Phase II. During the period street and utility improvements are being constructed in Phase II, Blue Sunridge agrees to provide dust control and grading on the unpaved portion of Peavy Road and Keddle Road that is utilized by Phase II construction traffic as requested by the Livingston County Road Commission.

Jim Murray motioned to accept the Sunridge PUD amendment with the above changes. Tammy Beal seconded. Roll call vote: Durbin—yes; Murray—yes; Hanvey—yes; Lloyd—no; Beal—yes; Andersen—yes; Lowe—no. **Motion carried 5-2.**

STATE WIDE

Bob Hanvey updated the board members on this item. Greg Durbin motioned to authorize the zoning administrator to proceed with enforcement. Jim Murray seconded.

Motion carried 7-0

FINAL REVIEW OF TXT #02-14: SECTION 6.07—ACCESSORY USES AND STRUCTURES, AND ARTICLE III—DEFINITIONS

Jim Murray motioned to approve TXT #02-14 as presented. Tammy Beal seconded. Roll call vote: Beal—yes; Andersen—no; Murray—yes; Durbin—yes; Lowe—no; Hanvey—yes; Lloyd—no. **Motion carried 4-3.**

TREASURER'S OFFICE

A bid review memo from Jim Murray is included in the packet. He would like the board to approve the bids from Mica Crafters and Overhead Door West, and to have Scott Lloyd and Gary Beal do the carpenter work and painting. Les Andersen motioned to approve the bids from Mica Crafters and Overhead Door West, and have Scott Lloyd and Gary Beal do the carpenter work and painting. Greg Durbin seconded. Discussion: Dan Lowe said he feels it's too much money and there are cheaper ways to do the project. Roll call vote: Hanvey—yes; Lowe—no; Durbin—yes; Beal—yes; Lloyd—abstained; Murray—yes; Andersen—yes. **Motion carried 5-1** (Lloyd abstained.)

TOWNSHIP REPAIRS—GENERATOR/PAINTING

Scott Lloyd said that other prices should be obtained, but at this time, the bid from Tri-Star looks the best.

BOARD OF REVIEW ALTERNATE

Bob Hanvey said an alternate needs to be appointed for the Board of Review. Bob Peter is experienced and will be available for the March Board of Review. Tammy Beal motioned to appoint Bob Peter as an alternate for the Board of Review. Les Andersen seconded. **Motion carried**

CORRESPONDENCE/UPDATES

The Legislative Analysis is included in the packet; there are upcoming meetings for anyone who's interested.

A letter was received from ET Rover Pipeline.

Bob Harvey passed out information on the bond debt service; a call was received from Dept. of Treasury regarding this information.

A Heritage Days meeting is scheduled for Monday, February 16 at 7 pm.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Tammy Beal motioned to adjourn at 9:10 pm. Jim Murray seconded. **Motion carried.**