

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

Supervisor Reaume called the meeting to order at 7:37 p.m. and led in the Pledge of Allegiance to the Flag.

**MEMBERS PRESENT:** Richard Reaume, Supervisor  
Nancy Conzelman, Clerk  
Ron Edwards, Treasurer  
Kay Arnold, Trustee  
Charles Curmi, Trustee  
Robert Doroshewitz, Trustee  
Michael Kelly, Trustee

**ABSENT:** None

**OTHERS PRESENT:** Mark Lewis, Chief Building Official  
Jana Radtke, Comm. Development Director/Planner  
Thomas Tiderington, Police Chief  
Mark Wendel, Fire Chief  
Timothy Cronin, Township Attorney  
Amy Hammye, Deputy Treasurer  
Michelle Lozier, Deputy Clerk  
Alice Geletzke, Recording Secretary  
29 Members of the Public

**D. APPROVAL OF AGENDA**

Regular Meeting - Tuesday, June 25, 2013

The agenda was amended by the following changes:

Item E2, Consent Agenda, acceptance of two additional easements for Pinehurst Properties and Arby's Restaurant Group

Item G, Public Hearing, add Item 3, Ridgewood Hills SAD Hearing of Assessment

Item J, New Business, remove Item 4, Miller Park Condos - Ferguson Avenue, at request of applicant.

Item J, New Business, switch order of Items 6 and 7, placing Golf Course Presentation prior to Long Term Financing of Golf Course

Add Closed Session after Item L, Public Comments.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

Moved by Ms. Conzelman, seconded by Ms. Arnold to approve the agenda for the Board of Trustees regular meeting of June 25, 2013 as amended. Ayes all.

**E. APPROVAL OF CONSENT AGENDA**

**E.1 Approval of Minutes:**

Regular Meeting - May 28, 2013

Special Meeting - Thursday, June 6, 2013

**E.2 Acceptance of Utility Easements:**

- DDA Project - Permanent Easement - Arby's Restaurant Group
- DDA Project - Permanent Easement - Atrium Center, LLC
- DDA Project - Permanent Easement - Barnes Real Estate Group, LLC
- DDA Project - Permanent Easement - Fred Smith
- DDA Project - Permanent Easement - Glen Krieg
- DDA Project - Permanent Easement - Jim Kassab
- DDA Project - Permanent Easement - Pamela D. Cook
- DDA Project - Permanent Easement - Riverbank Square
- DDA Project - Permanent Easement - Victory Lane Oil Change

**E.3 Acceptance of Communications, Resolutions, Reports:**

- Fire Department - May 2013
- FOIA Report - May 2013
- Building Department - May 2013

**E.4 Approval of Township Bills:**

		<b>Year 2013</b>
General Fund	(101)	\$941,317.48
Solid Waste Fund	(226)	134,764.21
Improvement Revolving Fund (Capital Projects)	(246)	-0-
Drug Forfeiture Fund	(265)	42,712.38
Golf Course Fund	(510)	26,144.86
Water and Sewer Fund	(592)	907,004.07
Trust and Agency Fund	(701)	-0-
Police Bond Fund	(702)	5,046.00
Tax Fund	(703)	-0-
Special Assessment Fund	(805)	13,066.12
<b>Total:</b>		<b>\$2,070,055.12</b>

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

Moved by Ms. Conzelman, seconded by Mr. Reaume, to approve the consent agenda for the Board of Trustees regular meeting of June 25, 2013 as presented. Ayes all.

**F. PUBLIC COMMENTS**

Mr. Michael Bailey, former Township Engineer, had questions regarding past unpaid bills. He resubmitted them to the Clerk for follow-up, as advised.

Mr. Fred Eaton of Comcast updated Board members on their contributions to the community and expressed hope for suitable resolution to the current disagreement on PEG (Public, Educational, Government) fees.

A resident of McClumpha Road had questions as to the possibility of a charter school at Risen Christ Lutheran Church at the corner of McClumpha and Ann Arbor Roads. He expressed concerns regarding increased traffic in the area. Attorney Cronin reviewed the charter school process which is primarily through the State Superintendent of Schools.

**G. PUBLIC HEARING**

- 1) Request for Board Action - Tax Abatement Resolution - Atra Plastics Inc. – RESOLUTION NO. 2013-06-25-16

A company representative addressed the Board and answered questions regarding the company moving to a leased facility from Dearborn Heights. Injection molded plastic parts are manufactured for the auto industry. The tax abatement would be on personal property.

The public hearing was opened at 8:16 p.m. There being no public comment, the hearing was closed at 8:17 p.m.

Moved by Mr. Kelly, seconded by Ms. Arnold, to approve Resolution No. 201-06-25-16 for Atra Plastics, Inc., for a twelve (12) year Industrial Facility Tax Exemption Certificate for improvements to their facility located at 43938 Plymouth Oaks Blvd., Plymouth Township, Wayne County, Michigan. Ayes all on a roll call vote.

A copy of the resolution is on file in the Clerk's office for public perusal.

- 2) Request for Board Action - Tax Abatement Resolution - FZB Industry Inc. – RESOLUTION NO. 2013-06-26-17

The company representative indicated this is also a company move from Dearborn Heights and will feature research and development for electrical systems for the automotive industry. The abatement is also for personal property in the leased facility.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

The public hearing was opened at 8:22 p.m. There being no public comment, the hearing was closed at 8:23 p.m.

Moved by Ms. Conzelman, seconded by Mr. Edwards, to approve Resolution No. 2013-06-25-17 for FZB Industry, Inc., for a twelve (12) year Industrial Facility Tax Exemption Certificate for improvements to their facility located at 43948 Plymouth Oaks Blvd., Plymouth Township, Wayne County, Michigan. Ayes all on a roll call vote.

A copy of the resolution is on file in the Clerk's office for public perusal.

3) Ridgewood Hills Special Assessment District (SAD) Hearing of Assessment

Mr. Hiltz of the OHM engineering firm indicated the estimate of the project is \$1,192,304.60 with 185.75 units, for a single one-time payment of \$6,418.87. If a resident chooses to finance for a period of ten years at 4% interest, the payment would be \$791.39 per year. There is a 30-day waiting period when residents may file appeals with the tax tribunal. Work will begin in mid-August.

The public hearing was opened at 8:34 p.m. There being no public comment, the hearing was closed at 8:35 p.m.

Moved by Mr. Kelly, seconded by Ms. Arnold, to approve Resolution No. 2013-06-25-19, establishing the Ridgewood Hills Paving District No. 175 and confirm the assessment roll as presented, subject to providing a 30-day period to permit a person having an interest in the real property to file a written appeal of the special assessment with the Michigan Tax Tribunal. Ayes all on a roll call vote.

A copy of the resolution is on file in the Clerk's office for public perusal.

**H. COMMUNITY DEVELOPMENT**

**I. UNFINISHED BUSINESS**

1) Request for Board Action - Second Reading - Amendment to Water and Sewer Ordinance - Revised Use Factor Schedule

Moved by Ms. Conzelman, seconded by Mr. Edwards, to approve the second reading of Amendment 4 to Ordinance 1016, Chapter X Water and Sewer, Article 3 Water and Sewer System, Section I, X-3.055 Use Factor Schedule. Ayes all on as roll call vote.

A copy of the ordinance is on file in the Clerk's office for public perusal.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

**J. NEW BUSINESS**

- 1) Request for Board Action - Andover Forest Tentative Preliminary Plat

Moved by Ms. Arnold, seconded by Mr. Edwards, to table Item J.1. Ayes all.

- 2) Request for Board Action - Andover Forest Cluster Housing Option

Mrs. Radtke reviewed the recommendations of the Planning Commission.

Mr. Dan LeClair, engineering representative for the applicant, addressed the Board and answered questions.

Moved by Ms. Arnold, seconded by Mr. Curmi, to approve Application 2096, Andover Forest, which would allow Parcel R-78-048-99-0013-000 & Parcel R-78-048-99-0006-000 to be developed under a Single Family Cluster Housing Option, as recommended by the Planning Commission. Ayes all on a roll call vote.

Moved by Ms. Arnold, seconded by Mr. Edwards, to remove Item J.1 from the table. Ayes all.

- 1) Request for Board Action - Andover Forest Tentative Preliminary Plat

Mrs. Radtke reviewed the recommendations of the Planning Commission and the three stages of the review process for a subdivision plat.

Ms. Arnold asked that additional comments she made at the Planning Commission meeting be added to the proposed minutes.

Moved by Ms. Conzelman, seconded by Ms. Arnold, to approve the Tentative Preliminary Plat for Andover Forest under Application 2097-A, as recommended by the Planning Commission. Ayes all on a roll call vote.

- 3) Request for Board Action - Beck Road PUD Amendment - Hotel Building

Mrs. Radtke explained a revision in the Board packet because of recommendations by Attorney Ron Witthoff regarding exhibits to be attached to the PUD agreement. There are now three attachments instead of two.

Applicant Brad Emmett addressed the Board and answered questions.

Moved by Ms. Arnold, seconded by Mr. Edwards, to approve Application 2109, which would amend the PUD Contract and Final Development Plan to allow for a modification to the height and footprint of the hotel building that was previously approved as part of the PUD, subject to the following condition as recommended by the Planning Commission:

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

1. The exterior façade of the 4-story hotel must be designed to complement the existing buildings within the PUD, as determined by the Planning Commission during site plan review.

Ayes all on a roll call vote.

- 4) Request for Board Action - Miller Park Condos - Ferguson Ave.

Consideration of this item was removed from the agenda at the request of the applicant.

- 5) Request for Board Action - Monthly Financial Review

Board members discussed various ways to keep them current on Township finances. No action was taken at this time.

The Board took a brief recess at 9:21 p.m. and returned at 9:34 p.m.

- 7) Request for Board Action - Golf Course Presentation

Mr. Edwards presented golf course financial reports for the past several years under various managers. He agreed to forward current reports received from Billy Casper Golf to Board members.

- 6) Request for Board Action - Long Term Financing of Golf Course  
RESOLUTION NO. 2013-06-25-18

Moved by Ms. Arnold, seconded by Ms. Conzelman, to approve Resolution 2013-0-25-18 advancing funds from the General Fund to the Golf Course Fund in the amount of \$390,000 at 4% interest over 7 years.

AYES: Arnold, Conzelman, Doroshewitz, Edwards, Kelly, Reaume  
NAYS: Curmi

Motion carried.

A copy of the resolution is on file in the Clerk's office for public perusal.

**K. SUPERVISOR AND TRUSTEE ANNOUNCEMENTS**

Mr. Reaume asked Fire Chief Wendel to review the protocols for mutual aid to the City of Plymouth and Northville.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 25, 2013**

Mr. Edwards noted that the DPW installed seven new grills in Township Park at a labor cost of \$1,500 vs. a bid of \$5,000 for installation. He indicated tax bills will be mailed next Monday, July 1.

Independence Day fireworks are to be held on July 3, the parade is the morning of July 4, and the Good Old Fashioned Picnic follows in Township Park from 11 a.m. until 3 p.m.

Mr. Curmi had questions regarding the loan of the fire station to the City of Plymouth with regard to payment of utilities or rent.

**L. PUBLIC COMMENTS** – There were none.

**M. CLOSED SESSION**

At 10:34 p.m., Ms. Conzelman moved that a closed session be called for purposes of attorney opinion, contract negotiations, and pending litigation. These are permissible purposes under the Michigan Open Meeting Act, Public Act No. 267, Article 15.268, Section 8, Paragraph (c) (e) and (h).

Seconded by Ms. Arnold.

AYES: Conzelman, Arnold, Curmi, Doroshewitz, Edwards, Reaume  
NAYS: Kelly

Motion carried.

At 11:48 p.m. Mr. Edwards moved to return to open session. Seconded by Mr. Curmi. Ayes all on a roll call vote.

**N. ADJOURNMENT**

Moved by Mr. Edwards, seconded by Mr. Kelly, to adjourn the meeting at 11:49 p.m. Ayes all.

---

Nancy Conzelman  
Township Clerk

**PLEASE TAKE NOTE:** The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800-649-3777 (Michigan Relay Services)