

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 12, 2016**

**PROPOSED MINUTES**

Supervisor Price called the meeting to order at 7:00 p.m. and Clerk Conzelman led in the Pledge of Allegiance to the Flag.

**MEMBERS PRESENT:** Shannon Price, Supervisor  
Nancy Conzelman, Clerk  
Ron Edwards, Treasurer  
Charles Curmi, Trustee  
Robert Doroshewitz, Trustee  
Michael Kelly, Trustee  
Steve Mann, Trustee

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Patrick Fellrath, Dir. of Public Utilities  
Mark Lewis, Chief Building Official  
Dan Phillips, Fire Chief  
Jana Radtke, Comm. Dev. Dir./Planner  
Thomas Tiderington, Police Chief  
Kevin Bennett, Township Attorney  
David Richmond, Spalding DeDecker Assoc.  
Alice Geletzke, Recording Secretary  
83 Members of the Public

**D. APPROVAL OF AGENDA**

Regular Meeting - Tuesday, April 12, 2016

Moved by Ms. Conzelman and seconded by Mr. Edwards to approve the agenda of the Board of Trustees regular meeting of April 12, 2016. Ayes all.

**E. APPROVAL OF CONSENT AGENDA**

**E.1 Approval of Minutes:**  
BOT Minutes 03-15-16 Proposed

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

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

Building Department Monthly Report - March 2016  
Fire Department Monthly Report - March 2016  
FOIA Monthly Report - March 2016

**CHARTER TOWNSHIP OF PLYMOUTH  
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TUESDAY, APRIL 12, 2016**

**PROPOSED MINUTES**

**E.4 Approval of Township Bills**

		<b>Year 2016</b>
General Fund	(101)	\$1,012,286.24
Solid Waste Fund	(226)	147,541.36
Improvement Revolving Fund (Capital Projects)	(246)	5,016.20
Drug Forfeiture Fund	(265)	1,340.86
Golf Course Fund	(510)	2,953.12
Water and Sewer Fund	(592)	739,465.20
Trust and Agency Fund	(701)	-0-
Police Bond Fund	(702)	10,576.00
Tax Fund	(703)	16,711.91
Special Assessment Fund	(805)	947.34
<b>Total:</b>		<b>\$1,944,036.54</b>

Moved by Mr. Edwards and seconded by Mr. Mann to approve the consent agenda for the Board of Trustees regular meeting of April 12, 2016.

Ayes: Conzelman, Curmi, Edwards, Kelly, Mann, Price

Nays: Doroshewitz

**F. PUBLIC COMMENT AND QUESTIONS**

Brian Bentley had comments about the treatment of retired police officers; Ed Haggerty commented on the negative publicity received, the fireworks program and the newsletter content; Duane Zantop had comments about his park visit, Darlene Sharp commented on public officials representing the community, Shawn Woolford had concerns about possible road work being planned by North Ridge Church, Christine Brown had questions about why additional legal counsel was hired, Susan Bondie agreed regarding the police officer treatment and voiced concerns about bullying and cronyism, and Ken Garner commented on collection of funds at the picnic and fireworks.

**G. PUBLIC HEARING**

- 1) Request for Board Action - Deer Creek SAD Determination of Necessity - Resolution 2016-04-12-05

Dan Brooks, P.E. of Wade Trim and Associates, addressed the Board and answered questions regarding the proposed Special Assessment District for Deer Creek Subdivision.

Mr. Price opened the public hearing of necessity at 7:29 p.m.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 12, 2016**

**PROPOSED MINUTES**

Benjamin Henry, attorney representing members of the Woodland Homeowners Association who are also part of the Deer Creek Homeowners Association, and Tom Standish, president of the Woodland Court Homeowners Association, asked for a 12.82% reduction per free-standing condominium unit because Woodland Court was resurfaced at a cost \$30,000 and the rest of the neighborhood did not contribute to resurfacing their portion of the road. The members object to an equal assessment because they feel they are not receiving full benefit. It was their understanding initially that they would be responsible for 25% of the assessment.

Len Uller, president of the Deer Creek Homeowners Association, and Clyde Phillips and Bonnie Reyes, residents of Deer Creek, spoke in support of the project. They would, however, like to see the portions of the road that are proposed to be repaired.

There being no further public discussion, Mr. Price closed the public hearing at 7:49 p.m.

Board members discussed further the issues involved and the need for informing the residents of the portions of the road to be repaired. It was noted that these items could be resolved prior to the next public hearing so that a final determination could be made to proceed or not to proceed with the improvements.

Moved by Mr. Edwards and seconded by Mr. Mann to approve Resolution No. 2016-04-12-05, authorizing the Engineer to complete final engineering drawings, to take bids, and have the Supervisor prepare the final Special Assessment Roll for the Board's approval upon completion of the thirty (30) day waiting period, provided no objections have been filed. 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 - Hunters Creek SAD Determination of Necessity – Resolution 2016-04-12-06

Mr. Brooks reviewed the procedure for the creation of this Special Assessment District at an estimated cost of \$314,425.00 with 27 homes in the subdivision.

Mr. Price opened the Public Hearing of Necessity at 8:20 p.m.

Joe Cleveland had questions about the figures and percentage of replacement and asked for a three-year warranty, rather than two, with proper legal review of the contract

With no further public comment, the hearing was closed at 8:25 p.m.

Moved by Mr. Curmi and seconded by Mr. Edwards to approve Resolution No. 2016-04-12-06, authorizing the Engineer to complete final engineering drawings to take bids, and have the Supervisor prepare the final Special Assessment Roll for the Board's approval upon completion of

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 12, 2016**

**PROPOSED MINUTES**

the thirty (30) day waiting period, provided no objections have been filed. 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**

1) Request for Board Action - Application 2178 - The Enclave Cluster Housing Option

Jana Radtke, Community Dev. Dir./Planner, reviewed the background and Planning Commission approval on February 17, 2016, subject to conditions, which they felt would provide a transitional area.

Uldis Vitins, Vitins Engineering, and Walt Menard, Menard Premiere Homes, addressed the Board and answered questions regarding the proposed cluster housing.

Board members discussed pros and cons of the proposal for 8 units vs. a traditional subdivision plan with 6 units, and whether any of the intentions of the Single-Family Cluster Housing Ordinance are being met which include preserving open space and natural features of a piece of property, rather than just increasing the density.

Though not a public hearing, Mr. Price asked for comments from any nearby property owners in attendance.

Marian Ferrara, a resident of the condos, commented on the drainage problems and Rita Furdak registered her objections to the cluster housing proposal.

Moved by Mr. Curmi and seconded by Mr. Mann to approve Application 2178, The Enclave, which would allow Parcel R-78-036-99-0024-000 to be developed under a Single Family Cluster Housing Option as recommended by the Planning Commission, subject to the following conditions:

1. A landscape buffer must be provided along the east and west property lines, as determined by the Planning Commission during site plan review.
2. That the total number of units be seven (7).

Ayes all.

2) Request for Board Action - Application 2188 - Hines Park Lincoln Rezoning

Mrs. Radtke noted the approval of the request by the Planning Commission.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 12, 2016**

**PROPOSED MINUTES**

Moved by Mr. Edwards and seconded by Mr. Curmi, to approve Application 2188 for the rezoning of Parcel R-78-065-99-0002-000 and Parcel R-78-065-99-0001-701 from R-1 (Single Family Residential to VP (Vehicular Parking), as described in the Amended Zoning Map. Ayes all.

The Board recessed briefly from 9:47 to 10 p.m.

Moved by Mr. Mann and seconded by Mr. Kelly to postpone the following items until the next regular meeting:

- H.3) Request for Board Action - Application 2187 - Proposed Text Amendment 013 to Zoning Ordinance No. 99 – Façade Ordinance
- J.1) Request for Board Action - First Reading of Amendment 18 to Ordinance 1016, the Parks and Playground Areas Ordinance
- J.2) Request for Board Action - Review and Approve Revised Park Rules for 2016

Ayes all.

**I. UNFINISHED BUSINESS**

**J. NEW BUSINESS**

Mr. Edwards asked that the following items be discussed together, and he also proceeded to answer the questions raised by Mr. Doroshewitz regarding the picnic and fireworks.

- 3) Request for Board Action - Approve Plymouth Community July 3rd, 2016 Fireworks Permit

Moved by Mr. Edwards and seconded by Mr. Mann to approve the Fireworks Display Permit for Zambelli Fireworks for the Plymouth Community July 3 2016 Fireworks. Ayes all.

- 4) Request for Board Action - Approve contract for Plymouth Community July 3rd, 2016 Fireworks Display

Moved by Mr. Edwards and seconded by Mr. Mann to approve a contract with Zambelli Fireworks in the amount of \$34,500. This approval is contingent upon the related funds being raised from outside sources. If more funds are raised, the Board will be asked for approval.

AYES: Edwards, Mann, Conzelman, Doroshewitz, Kelly, Price

NAYS: Curmi

Motion carried.

- 5) Request for Board Action - Approve charitable organization to coordinate parking for the Plymouth Community Fireworks on July 3rd, 2016

**CHARTER TOWNSHIP OF PLYMOUTH  
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Moved by Mr. Edwards and seconded by Mr. Mann to approve the Plymouth-Canton Stars, local area group of the Special Olympics Michigan, as the designated charity to handle parking related to the 2016 Fireworks Display and split all related proceeds 50/50 with the Stars and Plymouth Community Fireworks.

ROLL CALL: AYES: Edwards, Mann, Conzelman, Price

NAYS: Curmi, Doroshewitz, Kelly

Motion carried.

**K. SUPERVISOR AND TRUSTEE COMMENTS**

Mr. Doroshewitz asked when access to the accounting software would be available.

Mr. Curmi asked to see an SAD flowchart and recommended compilation of material on mosquito control.

Mr. Kelly asked to see an update on financials with City of Plymouth.

Mr. Mann thanked the 911 dispatchers and police officers and firefighters who work 24-hours per day.

Ms. Conzelman asked that the SAD process be reviewed by legal counsel to make sure it's up to date with current statutes.

Mr. Price echoed Mr. Mann's comments and noted his requests to North Ridge Church for meetings with homeowners associations, etc., prior to any proposed plans they might have. Also, there was a meeting with the contractor and OHM regarding the SAD in Country Club Village with a scheduled walk-around. During Library Month, there is a poster book that can be read in Township Park along the new path.

**L. PUBLIC COMMENTS**

Brian Bentley had comments about the fireworks, Mr. Edwards and Mr. Price. Duane Zantop commented on the VIP party and park employment, Ed Haggerty asked questions about the parks and recreation survey, Sybil Hunter commented on the marginalization of people who make comments, Tim Boyd commented on any plans by North Ridge Church, Roman Kuzma commented on Board behavior, and Don Schnettler commented on not being able to obtain information from the Deputy Treasurer or Deputy Clerk. Bill Carter commented on further action on the DEHOCO property.

**CHARTER TOWNSHIP OF PLYMOUTH  
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REGULAR MEETING  
TUESDAY, APRIL 12, 2016**

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**M. ADJOURNMENT**

Moved by Mr. Edwards and seconded by Mr. Mann to adjourn the meeting at 11:05 p.m. Ayes all.

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Nancy C. Conzelman, Township Clerk

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Shannon G. Price, Township Supervisor