

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES MEETING**

Tuesday, June 22, 2021

7:00 PM

APPROVED MINUTES



CALL TO ORDER AT 7:00 P.M.

A. ROLL CALL: PRESENT:

Kurt Heise, Supervisor
Mark Clinton, Treasurer
Jerry Vorva, Clerk
Chuck Curmi, Trustee
Bob Doroshewitz, Trustee
Audrey Monaghan, Trustee
John Stewart, Trustee

ALSO PRESENT:

Dan Phillips, Fire Chief
Thomas Tiderington, Police Chief
Ginger Moriarty, Finance Director
Kevin Bennett, Township Attorney
Denisa Terrell, Recording Secretary

30 Members of the Public

B. PLEDGE OF ALLEGIANCE Tim Boyd, Zoning Board of Appeals

C. APPROVAL OF AGENDA

Tuesday, June 22, 2021

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the agenda for the Board of Trustees meeting of June 22, 2021. Ayes all.

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

Regular Meeting - Tuesday, June 8, 2021

D.2 Approval of Township Bills:

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FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	392,115.53	99,220.23	491,335.76
Solid Waste Fund	226	2,837.71	114,762.13	117,599.84
Improvement Revolving (Capital)	246	.00	.00	.00
Drug Forfeiture Fund	265	.00	.00	.00
Drug Forfeiture State	266	00	.00	00
Drug Forfeiture IRS	267	.00	.00	.00
Golf Course Fund	510	.00	.00	.00
Senior Transportation	588	3,370.61	1,373.83	4,744.44
Water/Sewer Fund	592	237,025.25	394,523.41	631,548.66
Trust and Agency	701	.00	.00	.00
Police Bond Fund	702	00	.00	.00
Tax Pool	703	00	.00	00
Special Assessment Capital	805	.00	129,746.46	129,746.46
TOTALS:		635,349.10	739,626.06	1,374,975.16

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Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the consent agenda for the Board of Trustees meeting of June 22, 2021. Ayes all.

E. PUBLIC COMMENT (*Limited to 3 Minutes*)

F. NEW BUSINESS

1. Extension of Purchase Agreement for Surplus DPW Properties, **Resolution #2021-06-22-40**, *Supervisor Kurt Helse*

Supervisor Helse shared the original purchase agreement was approved on December 17, 2018. It has been extended in the past because of due diligence items and Covid 19 related slowdowns at the county level. If the extension is approved the Township will sell two parcels surrounding DPW for \$425,000. The developer will provide a \$10,000 non-refundable good faith advance to the Township.

It was moved by Trustee Stewart and seconded by Trustee Monaghan to approve Resolution #2021-06-22-40 authorizing the Township Supervisor and Clerk to sign the third addendum Real Estate Purchase Agreement Amendment with Phoenix Management Holdings, LLC, IV, for surplus Township parcels located at 46555 Port Street, extending this agreement to December 31, 2021. All Ayes. Motion Passed.

2. Acknowledgement of SMART Grant Funding for Senior Transportation, **Resolution #2021-06-22-41**, *Finance Director Ginger Moriarty*

Mrs. Moriarty presented details of the SMART Grant funding for senior transportation that includes COVID-related expenditures from the CARES Act. The grant funds in the amount of \$21,360 must be spent by June 30, 2023.

It was moved by Clerk Vorva and seconded by Trustee Monaghan to approve Resolution #2021-06-22-41 to recognize the CARES Act Grant by authorizing the Plymouth Township Transportation System Fund to purchase COVID-19 related capital outlay, personal protective equipment, taxi services, in addition to technology services and equipment in an amount not to exceed \$21,360 of the grant awarded and to authorize the Finance Director to both to recognize and appropriate \$21,360 to amend the Transportation Systems Fund fiscal year 2021 budget. All Ayes. Motion Passed.

3. Purchase of Speed Trailers for Police Department, **Resolution #2021-06-22-42**, *Police Chief Tom Tiderington and Lieutenant Dan Kudra*

Police Chief Tiderington advised the speed trailers allow the police to adequately address complaints of speeding from the community. The purchase will come from the Federal Drug Forfeiture Fund's Capital Outlay account.

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It was moved by Trustee Stewart and seconded by Clerk Vorva to approve Resolution #2021-06-22-42 authorizing the Plymouth Township Police Department to purchase two Stalker SAM radar trailers for an amount not to exceed \$15,800 from the Federal DTWG Forfeiture Fund's Capital Outlay account and to authorize the Finance Director to appropriate budget in the amount of \$15,800 to the Federal Drug Forfeiture Fund for the purchase. All Ayes. Motion Passed.

4. *Public Hearing* concerning two amendments to the MITC Brownfield Plan,
Supervisor Kurt Heise

The Public Hearing opened at 7:29 p.m. was moved by Clerk Vorva and was seconded by Trustee Curmi. All ayes on a roll call vote.

Supervisor Heise presented that on September 11, 2018, the Board of Trustees approved the Brownfield plan for site three. The amendment transferred the site to the MITC. It was renamed MITC Parcel 13. The Brownfield Plan Amendments provide for tax increment financing of the costs of eligible nonenvironmental activities incurred by the developers of the parcels and the costs of public infrastructure incurred by MITC to support the development of land in the MITC redevelopment area. The necessary changes and amendments have been made by the MITC Board. Both Plymouth Township and Northfield Township have to approve the amendments along with the MITC Authority. There were no public comments.

The Public Hearing closed at 7:32 p.m. was moved by Clerk Vorva and was seconded by Trustee Monaghan. All ayes on a roll call vote.

5. MITC Brownfield Amendments (2), **Resolution #2021-06-22-43, and Resolution #2021-06-22-44, Supervisor Kurt Heise**

It was moved by Trustee Stewart and seconded by Clerk Vorva that the Plymouth Township Board of Trustees adopt Resolution #2021-06-22-43, approving the Brownfield Plan Amendment for MITC Parcel 13, at the southeast corner of Five Mile Road and Ridge Road, and adjoining/adjacent Parcels 11/12 (southwest corner of Five Mile Road and Ridge Road), 14 (Ridge Road south of Parcel 13), and 15 (Five Mile Road east of Parcel 13), as depicted in Figure 1 in the Brownfield Plan Amendment.

It was moved by Trustee Stewart and seconded by Clerk Vorva that the Plymouth Township Board of Trustees adopt Resolution #2021-06-22-44 approving the MITC Base Brownfield Plan Amendment #2 - for all approximately 800 acres of property in the MITC Redevelopment Area along the Five Mile Road Corridor between. All ayes on a roll call vote.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES MEETING**

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Base Brownfield Plan Amendment #2 - for all approximately 800 acres of property in the MITC Redevelopment Area along the Five Mile Road Corridor between. All ayes on a roll call vote.

6. Request to Consider a Conditional Rezoning for the Plymouth Ridge Subdivision (Northridge) – A Map Amendment to the Zoning Map, **Resolution #2021-06-22-45**, *Township Planner Laura Haw*

Ms. Haw provided a visual presentation with details on the Northridge rezoning. She also outlined the items that will remain the same, proposed changes, and the parallel plans to consider. The applicant has proposed 42 single-family homes under the cluster housing option. Ms. Haw also indicated the Board of Trustees may approve a conditional rezoning or deny.

The applicant's representative, John Pastor presented that he has met with homeowners to address concerns. He answered questions.

Clerk Vorva placed on the record a letter from Northridge Church indicating because they were not allowed to put in a parking lot they are now selling the property. He also entered on record a letter from Cheryl Rotele objecting to the project, as well as a letter from Jill Curtis opposing the rezoning. Clerk Vorva entered on the record two notices of intent to file petitions objecting to the resolution.

Supervisor Heise presented background on the Northridge Church including: Northridge purchased the property in 2015. They developed plans for a parking lot with two entrances on Ridge Road. The neighbors to the east objected to the parking lot. Supervisor Heise denied the church's request for the parking lot in 2017 because he believed it would violate a Federal Consent Decree between Northridge and Plymouth Township which limits access to the road. In 2019 a developer proposed 72 units which were opposed by the community as well. Supervisor Heise expressed concern of a legality nature in which Northridge Church is deprived of the highest and best use of their land by denying three opportunities within the last five years. He also reiterated the multiple site developments including the recent Fargate Development that was granted approval, which set precedence.

Clerk Vorva also expressed to consider the legal nature of alienating the transfer of property in this case.

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- Mr. Wayne Schloop opposes the rezoning.
- Albert Monroe, Fox Point Sub Division-Opposes and asked questions concerning the Federal Consent Decree.
- Gregory Gerber-Opposed to the development. Questioned the permit for the charter school expiring in March. He reviewed plans for a charter school and also question placement to the chapel.
- Lee Miera, Fox Point-Prefers not to have a charter school, but would prefer to see money come in. Traffic would increase if there were a charter school.
- Tim Boyd- Would prefer to see the land developed. He strongly opposes a charter school.
- Christy Mozey-Cluster housing belongs in the city, not the township.
- Catherine Metter-Read a letter opposing the rezoning.

It was moved by Trustee Monaghan and seconded by Trustee Stewart to postpone for a legal opinion from counsel.

Roll Call Vote:

Ayes: Clerk Vorva, Trustee Monaghan

Nays: Supervisor Heise, Treasurer Clinton, Trustee Stewart, Trustee Curmi, Trustee Doroshewitz

Motion Failed.

It was moved by Trustee Curmi and seconded by Trustee Monaghan to adopt Resolution #2021-06-22-45 authorizing denial of the Plymouth Ridge Conditional Rezoning map amendment from the R-1-E, Single Family Residential District to the R-1-H, Single-Family Residential District.

Ayes: Treasurer Clinton, Trustee Stewart, Trustee Curmi, Trustee Doroshewitz, and Trustee Monaghan

Nays: Supervisor Heise, Clerk Vorva

Motion Carried.

H. BOARD COMMENTS

- Trustee Stewart- Northridge Rezoning property is ripe for remediation, compromise, and consensus.
- Trustee Curmi-Agrees there should be negotiation on rezoning. He inquired when the trees will be on the agenda. Supervisor Heise indicated July 13th.

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- Supervisor Heise-Covid funds have been increased to \$2.83 million. The funds can be spent on sidewalk gaps and other options. Trash collection is late due to no workers. The Township is reviewing legal options for GFL with respect to service provisions. The Township received an FOIA in respect to who received a free tree. The list was redacted to only include names. He requested if anyone is harassed to contact the Supervisor's office. He also indicated the same individual has requested a list of requested trees for this year as well. The Township will work with counsel to see if the entire list can be redacted. Please stick with the program and do not be intimidated or bullied.

I. ADJOURNMENT

It was moved by Trustee Stewart and seconded by Trustee Monaghan to adjourn.

All Ayes.

Adjourned at 9:13 p.m.



Jerry Vorva, Township Clerk