

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

Tuesday, October 10, 2023

APPROVED MINUTES

7:00 PM



CALL TO ORDER AT 7:00 P.M.

A. ROLL CALL: Kurt Heise ✓, Bob Doroshewitz ✓, Jerry Vorva ✓
Jen Buckley ✓, Chuck Curmi ✓, John Stewart ✓
Audrey Monaghan ✓

ALSO PRESENT: J. Knittel, Police Chief
P. Conely, Fire Chief
K. Bennett, Atty
L. Haw, Planner
D. Terrell, Recording Secretary
L. Simpson, Recording Secretary
J. Schrot, Engineer
E. Kutey, Finance Director
C. Rochon, Deputy Finance Director

B. PLEDGE OF ALLEGIANCE: State Senator Rosemary Bayer

C. LEGISLATIVE UPDATE - State Senator Rosemary Bayer

State Senator Bayer greeted everyone. This is her second term of office, but Plymouth is new to her district. She gave her office phone number: (517) 373-2417.

Her updates included the completion of the State budget with the new budget just beginning October 1.

- The last round of federal funds from COVID provided an extra \$7 Billion to that budget. She shared that the extra funding has helped fund one-time projects such as the area of Five Mile Road between Beck and Napier.
- Beginning next year, the retirement tax in Michigan will be repealed as well as the Earned Income Credit will be back.
- The Revenue Sharing to all communities will be increased.

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- State Senator also shared that a trust fund was created with various grants for small businesses, small business property tax credits, water grants, and more legislation is in the works.

Supervisor Heise thanked her for the monies for the Five Mile Road project, especially now that the Nel Hydrogen Battery plant is coming to the area.

Supervisor Heise called upon Fire Chief P. Conely to receive a special proclamation recognizing Fire Prevention Week which kicks off the Fire Station Safety Open House at Fire Station #1, Saturday, October 14, 2023.

D. APPROVAL OF AGENDA

- Tuesday, October 10, 2023

Moved by Clerk Vorva and supported by Trustee Monaghan to approve the Agenda for the Board of Trustees meeting of October 10, 2023.
All Ayes

E. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes

Regular Meeting, September 26, 2023

D.2 Consent Agenda – New Business

- a. Authorization of Board of Review to schedule alternate July and December Board of Review Meetings, **Resolution# 2023-10-10-82**, *Supervisor Kurt Heise*
- b. Election Commission Appointments, **Resolution# 2023-10-10-83**, *Clerk Jerry Vorva*
- d. 2023 Sewer CIPP Project, **Resolution # 2023-10-10-85**, *Public Services Director Patrick Fellrath*

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D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	733,830.71	98,052.39	831,883.10
Drug Forfeiture Federal	262	.00	.00	.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	00	00
ARPA	285	14,017.22	.00	14,017.22
Improv. Rev.	446	.00	.00	.00
Senior Transportation	588	4,891.59	.00	4,891.59
Water/Sewer Fund	592	61,839.23	23,487.52	84,876.75
Solid Waste Fund	596	4,593.33	2,930.00	7,523.33
Tax Pool	703	90,063.02	.00	90,063.02
Police Bond Fund	710	00	.00	00
Special				

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Assessment Capital	805	.00	00	00
TOTALS:		908,785.10	124,469.91	1,033,255.01

Moved by Clerk Vorva and supported by Treasurer Doroshewitz to approve the Consent Agenda removing Item D.2 c. for discussion per the request of Trustee Curmi for an individual vote for the Board of Trustees meeting on October 10, 2023.

Roll Call Vote

All Ayes

Motion Passed.

D.2. c. Salary Adjustment for the Deputy Finance Director, **Resolution # 2023-10-10-84**, *Clerk Jerry Vorva*

Clerk Vorva shared that when the former Finance Director left in March, Deputy Director Carol Rochon covered the responsibilities of that position, including preparations for the audit and the budget presentation until the position was filled. Elizabeth Kutey was hired as Finance Director, on September 12, 2023, and Ms. Rochon has continued the transition of Ms. Kutey into her new role. Due to her unexpected added duties, a recommendation was made to provide her with additional compensation.

Trustee Curmi indicated it is bad practice to provide extra compensation due to the absence of other employees.

Clerk Vorva cited where other employees have received one-time salary adjustments. He also shared that no budget amendments were necessary as the previous finance director's position was not filled therefore there was a cost savings.

Moved by Supervisor Heise and supported by Clerk Vorva to adopt Resolution # **2023-10-10-84** authorizing a one-time salary adjustment of \$10,000 to Deputy Finance Director Carol Rochon along with \$765 in Social Security and Medicare and \$1,500 in deferred compensation.

Roll Call Vote

AYES: Trustee Stewart, Supervisor Heise, Clerk Vorva, Treasurer Doroshewitz,
Trustee Buckley, Trustee Monaghan

NAYS: Trustee Curmi

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Motion Passed.

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

- Dale Bernhardt, Duane Zantop, David Mashna, Diane Bielowos, and Ann Kosal were all opposed to the racetrack citing issues like crime, horses being sick and dying from the cold, horse racing being a dying industry, a new traffic study needed, and gambling.
- Ron Hogue cited a study done in Oregon on gambling.
- Ann Kosal felt the concerns of citizens were not being addressed regarding the racetrack issues.

G. NEW BUSINESS

1. Sparr's Greenhouse Presentation (Discussion Only), *Laura Haw, Township Planner*

Planner Haw discussed the process of what is being requested by the township for the five parcels located west of Lilley Road and north of Joy Road, referred to as Sparr's Greenhouse. Currently, it contains Sparr's Flowers and Greenhouse and three single-family homes. She indicated that the applicant plans to demolish a portion of Sparr's, to improve the greenhouse, demolish the 3 single-family homes, and then build several mixed-use buildings. The mixed-use buildings would include retail, office, apartments, and the remaining flower shop.

She explained that the greenhouse is currently a non-conforming use. All the parcels are zoned R-1 Single-Family Residential, which does not allow for commercial. The greenhouse being used as such constitutes a non-conformity. She stated the applicant is proposing a conditional rezoning to C-2 (Commercial district) with a PUD (Planned Unit Development) to the middle section of the site.

Planner Haw noted that the Planning Commission previously recommended a denial of the application of conditional rezoning to the Board of Trustees, and the developer has returned with updated plans. Planner Haw added that the discussion is not about the site specifics, but whether a "mixed-use" development (residential options that are not in

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the local community and preservation and expansion of a historic greenhouse), is good for this location.

Planner Haw indicated that the development satisfied the criteria of compatibility with the future land use map and presented justifications that satisfy the goals and objectives of the Master Plan.

Scott Wright, the architect working with the developer, and the two owners discussed their current plan for Sparr's site, which will be used in part for their landscape business, (KB Landscaping) and maintain the historical greenhouse. They hoped to also improve the site. He described the current plan as containing a mixed-used building such as a professional office or small commercial space with apartments above to buffer the corner. Sparr's would remain, but the greenhouses would be reduced in size to the north and the south. The new plan will not have a drive-through business. The plan contains an apartment to the north and two on the east, for a combined 68 units, one driveway to Lilley Road and one driveway to Joy Road with a greenbelt surrounding the property, a walking path, sidewalks, and parking at the north end of the site. Mr. Wright added that this is just one idea but intends to work with the Planning Department to develop the corner into something beneficial and within the confines of ordinances and master planning of the Township. He described plans to add another traffic lane on Lilley Road if required by Wayne County and added that they must maintain and control their stormwater.

Supervisor Heise asked if there is a timeframe for the conditional rezoning request.

Attorney Bennett said the Plymouth Township board may establish a period.

Trustee Buckley asked why the Planning Commission recommended the denial.

Treasurer Doroshewitz responded that the Planning Commission denied the request, because the original plans, which included a fast-food drive-through restaurant, were too abrupt of a transition from residential.

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

- Nancy Ramlawi, Cynthia Morin, Mike Sucharski, Lisa Beeker, John Sidor, and Sandra Dodge, who live in the areas to the north of the property

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explained they are against the proposed development of Sparr's Greenhouse property. Exiting the neighborhood to Lilley Road is already difficult in both directions, and current pavement conditions are in poor condition. The apartments would look right down onto residents' backyards and car lights from the cars in the parking lot would shine into neighboring homes.

- Kristy Piecuch, Wendy Harless, Sharon Filips, and Kim Zuhlke prepared a statement read in opposition to the proposed development of Sparr's. It said that the rezoning does not match the current Master Plan, land use has not yet been approved, and a PUD does not benefit the public. They have also cited traffic flow on both Lilley and Joy Roads as a major concern, as it is already a very congested area. The signed petitions were delivered opposing the proposed rezoning.

2. Authorization of Early Voting Site, **Resolution# 2023-10-10-86**, Clerk Jerry Vorva

Clerk Vorva explained that State law requires the Township to authorize a resolution stating the site for the nine days of early voting for the elections. Risen Christ Lutheran Church was selected to rent, as it met the specifics needed to accommodate these extra days of voting for each election. The hours of operation will be 9:00 a.m. until 5:00 p.m. beginning the second weekend prior to the election and running through the Sunday before the election. This resolution recognizes the designated site.

Moved by Clerk Vorva and supported by Trustee Monaghan to adopt **Resolution # 2023-10-10-86** authorizing the designated portion of 46250 Ann Arbor Road as the official early voting site for all three elections of 2024 and setting early voting hours to take place between 9:00 a.m. and 5:00 p.m. each of those nine days.

Roll Call Vote

AYES: Trustee Stewart, Supervisor Heise, Clerk Vorva, Treasurer Doroshewitz, Trustee Buckley, Trustee Monaghan

NAYS: Trustee Curmi

Motion Passed.

3. FY2023 Budget Adjustments, **Resolution# 2023-10-10-87**, Supervisor Kurt Heise and Finance Director Elizabeth Kutey

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Supervisor Heise asked for the Item entitled, Contractual Sewage Disposal Current Year Budget Adjustment by Western Township Utilities Authority (WTUA) to be removed from the list. He indicated that there was a billing error by the Ypsilanti Community Utilities Authority (YCUA), which is the wastewater treatment facility. It appears that Plymouth Township underpaid them for five years. The amount of \$838,200 is a high estimate of the repayment to YCUA and Supervisor Heise recommended it be put into the regular 2024 water budget.

Moved by Clerk Vorva and supported by Trustee Buckley to adopt **Resolution# 2023-10-10-87** as amended, taking out the water and sewer fund appropriation, authorizing various fiscal year 2023, budget amendments as outlined in the attached.

Roll Call Vote

All Ayes

Motion Passed.

4. FY 2024 Enterprise Budget Requests (Water, Senior Transportation, and Trash) and FY 2024 Proposed Component Unit Fund Budgets (DDA and BRA),
Supervisor Kurt Heise, Finance Director Elizabeth Kutey, and Patrick Fellrath, Department of Public Works

Mr. Fellrath shared that the larger capital projects for next year are the water main replacement project, annual sanitary sewer rehabilitation project, and replacement vehicles, per schedule, replacing the oldest, highest mileage first. The water tower at Lake Pointe is being inspected and updates to both water towers will be recommended based on the inspection reports. The department is short one DPW Field staff member and one service technician.

Supervisor Heise recommended that the Item entitled, Contractual Sewage Disposal Current Year Budget Adjustment by WTUA for YCUA be added back into this 2024 budget. He added that there is a potential for carryover due to distribution system inventory, where residents' service lines must be dug up for state-mandated lead inspections.

Supervisor Heise added the Senior Bus budget will include the sale of the two old buses and the use of the two new Senior vans. The Senior Bus service is subsidized as a

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service to the Senior Citizens. The Township does get credits from SMART Transportation and Community Development Block Grant (CDBG) money. Ms. Rochon explained that the new trash budget was down slightly due to three budget amendments this year covering storms and unexpected tree brush pickup.

Supervisor Heise noted that these would be voted on in November.

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

Mr. Zantop indicated he helped get board members elected.

J. BOARD COMMENTS

Trustee Stewart thanked everyone for attending, waiting, and for the well-prepared comments and asked for prayers for Israel during this critical time.

Trustee Buckley echoed the sentiment and requested the board and citizens get back to civility to affect any type of change. She added the first Veterans Meeting was held and a schedule was established for the third Monday of each month until the Commission is more established, however, the next meeting will be in November. The VA SAVE (Signs, Ask, Validate, and Encourage) training is the first order of business. This training can help an individual act with compassion and care when encountering a Veteran in crisis, by understanding the signs and warnings of soldier suicide. Also planned for Veteran's Day is a RUCK march (2.2-mile walk while carrying a heavy pack on your back, as a soldier would do) from the Veterans Memorial in downtown Plymouth to raise awareness of the 22 soldiers committing suicide each day. Prayers are requested for those serving in the military, including her son, who serves in the Marine Corps at Camp Pendleton.

Treasurer Doroshewitz thanked people for coming out and said that he tries to listen fairly to both sides.

Treasurer Curmi asked when the racetrack may come before the Board for a vote. Supervisor Heise added that he hoped before the end of the calendar year as the PUD expires in February.

Trustee Monaghan thanked those fighting or have fought for our freedom and asked for prayer.

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Clerk Vorva asked for prayer to find resolutions and to be supportive of our allies. He thanked those who came out to speak and supplied their petition to the Board about their opposition to the Sparr's Greenhouse Property. He shared a document that residents are receiving which encourages voter registration. Most of these individuals are already registered. He added that this is a mass mailing not connected to the Township. He noted that the Presidential Primary date is set for February 27, 2024, but early voting begins on Saturday, February 17. The applications for Absentee Ballots are to be mailed out in December. As this is a Presidential Primary, he noted, one must select which ballot style is desired, whether it is Democrat or Republican, and mark the box if desired to be added to the permanent list. That application is in effect until the next Presidential Primary in four years. He reminded citizens to return the completed, signed application as soon as possible, so the Clerk's office wouldn't need to call each citizen due to unreturned applications.

Supervisor Heise thanked everyone who came for the Sparr's issue for their thoughtful presentation done in a very professional manner.

He added that while both Democrats and Republicans are voting in the Primary election, there is also a Republican Caucus district-wide on March 2, 2024, though the Township does not have a role in that.

October 24, 2024, will be the next Board of Trustees Meeting, with the mandatory Budget Public Hearing, but without a vote. A closed session will follow the conclusion of the meeting.

K. ADJOURNMENT

Moved by Clerk Vorva and Supported by Trustee Monaghan to adjourn the regular meeting of the Board of Trustees on October 10, 2023, at 10:08 p.m.

All Ayes

Jerry Vorva, Clerk

The public is invited and encouraged to attend all meetings of the Board of Trustees of the Charter Township of Plymouth