

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

Approved Minutes
Tuesday, February 28, 2023



CALL TO ORDER AT 7:00 P.M.

A. ROLL CALL: Supervisor Heise ✓, Treasurer Doroshewitz ✓, Clerk Vorva ✓,
Trustee Buckley ✓, Trustee Curmi ✓, Trustee Monaghan ✓,
Trustee Stewart ✓

ALSO PRESENT: Police Chief J. Knittel
Fire Chief P. Conely
Kevin Bennett, Attorney
Laura Haw, Planner
Jeremy Schrot, Engineer
Denisa Terrell, Recording Secretary
73 Members of the public

B. PLEDGE OF ALLEGIANCE Audrey Monaghan

C. APPROVAL OF AGENDA

Tuesday, February 28, 2023

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the Agenda for the Board of Trustees meeting of February 28, 2023.

All Ayes

D. APPROVAL OF CONSENT AGENDA

D.1 Consent Agenda – New Business

- a. Contract Award for Powell Road and Township Park Drive Paving,
Resolution # 2023-02-28-12, Jeremy Schrot, Township Engineer

Trustee Curmi requested the removal of D1.a from the Consent Agenda for further discussion.

- b. Annual MDOT Right-of-Way Permit, **Resolution #2023-02-28-13,**
Patrick Fellrath, Director of Public Services and Kevin Bennett,
Township Attorney

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Capital	805	.00	90.05	90.05
TOTALS:		995,725.99	117,587.41	1,113,313.40

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the Consent Agenda as amended.

Roll Call Vote.

All Ayes

a. Contract Award for Powell Road and Township Park Drive Paving,

Resolution # 2023-02-28-12, Jeremy Schrot, Township Engineer

Moved by Trustee Curmi to split Powell Road Paving off the contract award.

There was no support.

The motion failed.

Moved by Clerk Vorva and seconded by Treasure Doroshewitz to adopt Resolution #2012-02-28-12 authorizing the Board of Trustees to approve the award of the Powell Road and Park Drive paving project to Al's Asphalt in the amount of \$556,073.15.

Roll Call Vote.

Ayes: Clerk Vorva, Trustee Stewart, Trustee Monaghan, Trustee Buckley, Supervisor Heise, Trustee Doroshewitz

Nays: Trustee Curmi

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

(Howard, Salem Twp) agrees with Trustee Curmi concerning Powell Road.

(Randy, Salem Twp) opposes the warehouse project.

(Sandy, Salem Twp) expressed environmental concerns including runoff.

(Ron, Salem Twp) opposes the Napier Road Project.

(Christine, Salem Twp) opposes the project on Napier Road.

(Michelle, Salem Twp) opposes warehouse project.

F. NEW BUSINESS

1. Request for Approval: Northville Downs of Plymouth, Planned Unit Development (PUD) Option, **Resolution #2023-02-28-14, Laura Haw, Ms. Township Planner, Jeremy Schrot, Township Engineer**

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Ms. Haw provided the history of the site. She also cited the project scope to include the natural assets of the development as well as the benefits of the PUD. She emphasized the site plan process will not be approved in the current Board of Trustees vote.

Treasurer Doroshewitz described themes that have been communicated from the public in person, by email, and by calls as to why an action item should be approved or denied. He shared personal beliefs and opinions on gambling are not relevant in the decision-making process. He indicated decisions are not made based on a business's potential of success or the possibility of a business failure. He also advised that it is not legal to take a vote from the public on whether to approve a development or a business. He shared that the Board of Trustees are heavily invested and cares deeply about the community as they live in the community. The Board of Trustees have raised their families in the community. The decision on the Northville Downs Project will be evaluated on eight criteria and measured on facts and how those facts apply under the law. He highlighted that he is willing to discuss green land conservancies that could possibly purchase land to preserve green space.

PUBLIC COMMENT (*Limited to 3 Minutes*)

Richard opposes Northville Downs and cited traffic.

Mary Pine opposes Northville Downs.

Bill request additional planning.

Kathleen opposes the congestion and the environmental impact.

Kristy opposes the warehouse.

Joyce from St. Clair Shores wants consideration of the animals involved.

Craig does not oppose or approve of the race track. He requested the Board consider Ridge Road and the impact on both the race track and the warehouse.

Marilyn owns horses and indicates the horses love racing and anyone who owns horses take care of them. She is for the race track.

Rena of Farmington Hills loves the area. She thinks the race track is unethical.

Stacey sent an email and does not support or oppose. She requests that the traffic is reviewed.

Michael opposes Northville Downs.

Lynn opposes the project and believes it is a dying sport.

Anthony opposes race track.

Micki is extremely excited that there will be soccer fields for the kids.

Anna inquired if the Board will uphold the PUD requirements.

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Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the Planned Unit Development Option for the Northville Downs of Plymouth project, as unanimously recommended by the Planning Commission, subject to further refinement of the plans (as identified in the Planning Commission's February 15, 2023, motion).

Roll Call Vote.

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

Nays: Trustee Curmi

Motion Passed

2. Discussion and Consideration of Community Benefit Agreement with Northville Downs, LLC; d/b/a 'Northville Downs of Plymouth', *Supervisor Kurt Heise*

Moved by Clerk Vorva and seconded by Trustee Monaghan that the Board of Trustees authorize the Township Attorney and Supervisor to develop and draft a Community Benefit Agreement between the Charter Township of Plymouth and Northville Downs LLC; said agreement to be formally approved by both parties at a later meeting of the Township Board.

All Ayes

PUBLIC COMMENT (*Limited to 3 Minutes*)

There were no comments

G. BOARD COMMENTS

- Treasurer Doroshewitz advised February 28th was the last day for tax collection. Tax collection went well.
- Trustee Buckley indicated she completes research and represents people in the community. She talks to community members. She shared not everyone comes in and speaks at the podium. She is excited about taking her family to Northville Downs.
- Trustee Monaghan received emails from people that are for and against the project. There are more details to be considered. She indicated her personal opinions does not determine how she votes. She considers how projects benefit the community. She also stated she cares about the community. She lives off Ridge Road.
- Clerk Vorva thanked everyone for coming out to voice their opinion. He shared that all the Wayne County clerks met to brainstorm the changes being implemented for early voting.

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- Supervisor Heise advised the next Board of Trustees meeting will be March 14th. The Board will review the Dempsey fund for use consideration. He advised Sidewalk Public Hearing will be on April 11th as well as the Sidewalk Bid Award. Supervisor Heise indicated there will be two meetings on March 1st to include Friends of the Rouge and a Town Hall at Phoenix Mill as well as Coffee with a Cop at Red Olive on Ann Arbor Road.

H. ADJOURNMENT

Moved by Clerk Vorva and supported by Trustee Monaghan to adjourn the Board of Trustees meeting of February 28, 2023, at 9:35 p.m.

All Ayes.

Jerry Vorva, 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: 1-800649-3777 (Michigan Relay Services)

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