

MINUTES OF TITTABAWASSEE TOWNSHIP

SPECIAL BOARD MEETING

April 17, 2018 - 5:30 P.M.

**TOWNSHIP OFFICE 145 S. SECOND STREET
FREELAND, MICHIGAN**

1. Regular meeting called to order at 5:30 p.m. by Rick Hayes, Supervisor.
2. Opening - Pledge of Allegiance.
3. Members Present: Tracy Reimus, Tom Metiva, Wayne King, Carl Neuenfeldt, Rick Hayes **Roll Call**

Members Absent: Paul Vasold, Robert DuCharme

Staff: Marc McGill, Brandy Federspiel, Kim Reiss **Staff**

Guests: Tracy Schlicker, Darrell Schlicker, Mary Vasold, Steven Jensen, Tom and Katie McDonald, Don Deford, Dan Karbowski, Edward Flores **Guests**
4. **ITEM B COMMENTS-** **Public Comment**

Tom McDonald, 6790 Midland – Mr. McDonald commented on the rezoning request on the agenda. He reiterated that there would be no curb cuts or buildings on the property and that a berm would immediately be erected.

Edward Flores, 6640 Midland – Mr. Flores questioned the board as to why the McDonald Ford Rezoning request keeps coming to the agenda and he believes if it is approved the property values in the area will go down.

Darrell Schlicker, 6620 Midland- Mr. Schlicker addressed the Board in regards to the McDonald Ford Rezoning Request. He stated that he doesn't believe approval of the rezoning is good for the township and he provided sample conditional rezoning ordinances from a charter township.

John Neuenfeldt, 6777 Muirhead – Mr. Neuenfeldt addressed the Board in regards to his support of the McDonald Ford Rezoning Request. He believes the proposed changes would provide better lighting for the rail trail as well as improve the visibility on the corner of Muirhead and Midland Road. Mr. Neuenfeldt lives directly across the street from the property in question and stated it will affect him the most and he believes it will be a positive asset to the community.

Ryan Fournier, 6708 Muirhead- Ryan Fournier is the current owner of the property requesting the conditional rezoning. Mr. Fournier states that the potential buyer McDonald will fix up the property and the residence and that will in turn raise the value of the properties in the area. Mr. Fournier states

that even if he tries and splits the lots there will never be an option for a residence on the lot McDonald is proposing the changes to. He stated that Mr. McDonald has been nothing but accommodating to the requests of the neighbors and will continue to as this project moves forward.

**COMMENTS IN REGARDS TO THE SPECIAL BOARD MEETING
APRIL 20, 2018-**

Steven Jensen, 25 Hunters Ridge, Saginaw- Mr. Jensen wished to address the Board in regards to the April 20, 2018 Special Meeting scheduled in regards to approval of Rescinding Z-18-02 proposed amendment to the Zoning Ordinance Chapters 2, 3, and 9 in regards to Banquet Facility operations (Z-18-05). Mr. Jensen wishes to erect a barn on property he owns on River Road for the purpose of running a Commercial Banquet Facility. He expressed to the Board that he felt this has become a very emotional topic to the residence and as the property owner his concern is that he has to build some sort of business on the property. He stated he has 3 options: the wedding barn commercial banquet facility, a subdivision, or a feed lot. He doesn't feel a subdivision is doable so he explained to the Board that if the Commercial Banquet Facility is denied he is given no other choice then to open cattle feed lots on the property. He stated that a Commercial Banquet Facility on the property would only create extra traffic on Friday and Saturday; a less than 3% increase to the area. He believes music would only be played for 2 hours at the facility for events and berms would be installed; and regardless part of "living in society" is noise. He also stated that the barn will aesthetically be an asset to the property and that residence that neighbor the mass parcel he owns should have purchased more land in the area if they wanted to control development on other parcels. Mr. Jensen stated that this 2 million dollar investment will raise land values and help the community as a whole. He expressed that if the Commercial Banquet Facility ordinance was denied he would be left with no other choice then installation of Feed lots.

5. Moved by Reimus, seconded by Neuenfeldt to approve the agenda as presented.

Approval of Agenda

Motion Carried

6. Moved by Neuenfeldt, seconded by Reimus to approve the minutes of the March 13, 2018 and April 10, 2018 Regular Board Meetings.

Approval of Regular Meeting Minutes

7. Moved by Metiva, seconded by King to pay bills with checks #49245 through #49334.

Approval of Checks

8. **Reports**

A. Committee Reports

1. Minutes in Packet. Rezoning request on agenda.

Planning Commission

2. No Report.

DDA

3. Minutes in Packet.

Park Committee

B. Officers of the Township

1. No Report.

Supervisor

2. No Report.

Clerk

3. Reimus stated that they are still trying to get settled with the county for the taxes.

Treasurer

4. No Report.

Trustees

C. Department Reports

1. Manager McGill gave an overview of park clean up jobs underway.

Manager

2. Report in Packet.

Police Department

3. Report in Packet.

Fire Department

4. Report in Packet.

DPW

9. **Unfinished Business** – None.

10. **New Business**

A. Moved by Metiva seconded by Neuenfeldt to approve Resolution R-18-15 approving the Public Safety Millage renewal proposed to be placed on the August 7, 2018 ballot.

Approved Resolution R-18-15 approving the Public Safety Millage renewal

Roll Call Vote:

Yeas – King, Metiva, Reimus, Neuenfeldt, Hayes
Nays - None
Absent – Vasold, DuCharme

Motion Carried

B. Moved by Neuenfeldt, seconded by Metiva to approve Planning Commission recommendation to approve Z-18-04 a request by McDonald Realty Development, LLC c/o Ryan Fournier for a conditional rezoning of a portion of parcel# 29-13-3-28-1103-001 located at 6708 Muirhead from R-1 (Low Density Residential) to C-2 (General Business).

Approved Planning Commission Recommendation To Approve Z-18-04

Roll Call Vote:

Yeas – Metiva, Reimus, Neuenfeldt, King
Nays - Hayes
Absent – Vasold, Ducharme

Motion Carried

C. Moved by King, seconded by Metiva to AR-02-18 amendment to AR-01-13 board policy - Board of Trustees meeting attendance.

**Approved AR-02-18
Amendment To AR-
01-13 Board Policy -
Board Of Trustees
Meeting Attendance**

Roll Call Vote:

Yeas – Reimus, Neunefeldt, King, Metiva, Hayes

Nays - None

Absent – Vasold, DuCharme

Motion Carried

D. Moved by King, seconded by Reimus to approve Resolution R-18-16 Planning Commission Salary.

**Approved Resolution
R-18-16 Planning
Commission Salary**

Roll Call Vote:

Yeas – Neunefeldt, King, Metiva, Reimus, Hayes

Nays - None

Absent – Vasold, DuCharme

Motion Carried

11. None.

Other Business

12. None.

**Extended Public
Comment**

13. Meeting adjourned at 6:10 p.m.

Adjournment

Robert DuCharme, Clerk