

**CHARTER TOWNSHIP OF VAN BUREN
WORK STUDY MEETING MINUTES
NOVEMBER 20, 2017**

Supervisor McNamara called the meeting to order at 4:00 p.m. in the Sheldon Room. Present: Supervisor McNamara, Clerk Wright, Treasurer Budd, Trustee White, Trustee Frazier and Trustee Martin. Absent/Excused: Trustee Miller. Others in attendance: Secretary Montgomery, Developmental Services Director Akers and Deputy Director Best, DDA Director Ireland and Deputy Director Lothringer, Executive Assistant Selman, Public Services Director Taylor, Public Safety Deputy Director (Police) Wright, Attorney Mannarino and an audience of five (5).

UNFINISHED BUSINESS: None

NEW BUSINESS:

Discussion on the amended and restated inter-local agreement for the Detroit Region Aerotropolis Development Corporation. Regional Director of Aerotropolis, Bob Luce provided a PowerPoint presentation overview of Aerotropolis and highlighted nine revisions to the inter-local agreement which mainly focused on administrative changes.

Discussion on the conveyance of parcels 83-039-99-0006-702, 83-039-99-0009-720 and 83-039-99-0009-722 from the Charter Township of Van Buren to the Van Buren Township Downtown Development Authority by quit claim deed. Right of way purchases for the installation of a sidewalks along Belleville Road were purchased beginning in 2011. The purchases were erroneously placed in the Townships name. Several Board members discussed displeasure on the sale of a right of way to the property owner on the NE corner of Tyler and Belleville Road. The property owner intends to develop the property into a Speedway gas station and the easement would allow for access from Belleville Rd. Supervisor McNamara requested the item be removed for consideration at the Board Meeting of November 21, 2017 for further review and an attorney opinion regarding the Speedway development.

Discussion on the resignation of Robert Bechtel and consider approval of the appointment of Joyce Rochowiak to the DDA with a term to expire March 9, 2018. Mr. Bechtel was unable to continue to serve due to conflicting meeting schedules as an adjunct business instructor at Mott Community College. Joyce Rochowiak, business owner and active community member, has expressed her desire to serve.

Discussion on the commercial fireworks display permit application by Great Lakes Fireworks LLC to set off fireworks on Saturday, December 2, 2017 from the (closed) Denton Road bridge. The Area Chamber of Commerce is seeking donations to cover the remaining balance of \$2,500.00 to cover the cost of the fireworks. Supervisor McNamara and Chamber representative Henning are confident the necessary funds will be secured.

Discussion on Resolution 2017-29 refinancing of 2006 CIP bonds by issuance of 2017 General Obligation Limited Tax Refunding Bonds. Bonds were sold to cover the cost of Fire Station One and Township Property for the water tower. The bonds will be paid off in 2022. By refinancing the bonds at a lower interest rate the Township will realize a savings of approximately \$ 80,000.00

Discussion on the 2017 amended and 2018 proposed Water & Sewer budgets. The Water and Sewer budgets were discussed during the Budget Preparation Meetings and are approved separate from the General Fund budget.

Discussion on the reappointment of Kess Emekpe to the Environmental Commission with a term to expire October 1, 2020. Mr. Emekpe has been a valuable member of the Commission and has expressed his desire to continue to serve.

Discussion on the appointment of Benjamin Ross to the Environmental Commission with a term to expire October 1, 2018. Mr. Ross has been an active member in the community and has expressed his desire to serve.

Discussion on the reappointments of Medina Atchinson and Bryon Kelley to the Planning Commission with terms to expire October 1, 2020. Ms. Atchinson and Mr. Kelley have both been active members of the Commission and have expressed their desire to continue to serve.

Discussion on the appointment of Jeff Jahr Jr. to the Planning Commission with a term to expire October 1, 2018. Mr. Jahr has previously served on the Environmental Commission and has expressed his desire to serve of the Planning Commission.

Discussion on the available options to spend the anticipated 2018 Local Roads Initiative Funds from Wayne County. The board was presented with the option to utilize available funding for prior subdivision submittals or to re-open the solicitation process. Supervisor McNamara expressed utilizing current funds for prior submittals would get projects started. Additional funding may become available as other entitled communities are unable to utilize allocated funding which would then be placed back into the funding pool for re-distribution. Board members felt moving forward with prior submittals made sense.

Discussion on Ordinance 11-21-17 (1) an amendment to the General Code of Ordinances, Chapter 42 (Environmental) Article II (Nuisances), Division 3 (Blight Prevention) Section 42-79. The amendment provides for civil infraction penalties.

Discussion on Ordinance 11-21-17 (2) an amendment to the General Code of Ordinances, Chapter 42 (Environmental) Article II (Nuisances), Division 2 (Trailers & Vehicles) Section 42-55. The amendment provides for civil infraction penalties.

Discussion on Ordinance 11-21-17 (3) an amendment to the General Code of Ordinances, Chapter 46 (Fire Prevention and Protection), Article II (Fire Prevention Code) Section 46-32. The amendment provides for civil infraction penalties.

Discussion on Ordinance 11-21-17 (4) an amendment to the General Code of Ordinances, Chapter 58 (Offenses and Miscellaneous Provisions), Article IV (Offenses against Property), Division 2 (Trespass) Section 58-106. The amendment would allow a police officer, acting at the request of and on behalf of a property owner, to post and enforce no trespassing on behalf of the property owner.

Discussion on Ordinance 11-21-17 (5) an amendment to Zoning Ordinance 05-02-17 (2) as amended, by repealing the Zoning Ordinance text governing medical marihuana Cultivation Facilities. As part of the opt-Out process, sections of the zoning ordinance regarding medical marihuana must be amended.

Discussion on Ordinance 11-21-17 (6) an amendment to the General Code of Ordinances Chapter 58, Article VI, Division 5, Section 58-299 to provide for repeal regulations governing Medical Marijuana Cultivation Facilities. Van Buren Township is opting-out of PA 281 of 2016. This resolution states the Township's intention of declining the adoption of an ordinance authorizing any of the five types of medical marihuana facilities authorized by PA 281 of 2016.

Discussion on Ordinance 11-21-17 (7) an amendment to the Zoning Ordinance 05-02-17 (2) as amended, to amend the regulations regarding detention Pond Location and Setbacks for Off-Street parking and loading areas, access drives and paved surfaces accessory to a distribution center. The amendment reflects a change of 80 to 60 feet from a residential district and permits a stormwater basin and related landscaping to be located in any zoning district and are not require to be in the same zoning district as the site from which it receives water.

Discussion on Resolution 2017-27 extension of the moratorium to defer the review of applications pertaining to medical marijuana cultivation facilities from December 20, 2017 to December 31, 2017. The extension is necessary to complete the opt-out process.

Discussion on Resolution 2017-28 opt-out of the five types of medical marihuana facilities authorized by PA 281 of 2016. This resolution states the Township’s intention of declining the adoption of an ordinance authorizing any of the five types of medical marihuana facilities authorized by PA 281 of 2016.

Discussion on the distribution of the future land use map amendment for the Harold Smith Farm at 50015 Michigan Ave to our adjacent communities for the required 42-day review and comment period. Amendment is to re-zone the parcel to light industrial.

PUBLIC COMMENT: None.

ADJOURNMENT: Motion by Frazier, seconded by White to adjourn the Work Study Session for the purpose of closed session at 5:54 p.m. Roll Call Vote. Yeas: McNamara, Budd, Wright, Frazier, Martin, and White. Absent/Excused: Miller. Motion Carried.

CLOSED SESSION: The Township Board will go into closed session, pursuant to MCL 15.268(h) to discuss attorney client written opinion dated November 10, 2017.

Martin moved, Frazier seconded to reconvened the Work Study Session at 6:27 p.m. Motion Carried.

ADJOURNMENT: There being no further discussion Martin moved, Frazier seconded to adjourn the Work Study Session at 6:28 p.m. Motion Carried.

Leon Wright, Township Clerk

Date: _____.

Kevin McNamara, Supervisor

Date: _____.