

SUMMIT TOWNSHIP BOARD MEETING
October 12, 2004 – 7:00 P.M.

PRESENT: Russ Youngdahl, Supervisor; Robert DuBois, Clerk; Douglas Hoyt, Treasurer; and Trustees Gordon Heins, Scott Elliott, Sean Kennedy and Rick Wilson.

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CALL TO ORDER:

The regular meeting was called to order by the Supervisor on Tuesday, October 12, 2004, at 7:00 p.m. at the meeting room of the Township Hall.

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APPROVAL OF MINUTES:

Motion by DuBois, supported by Heins and on roll call vote unanimously carried to approve minutes of the September 14, 2004 Regular Board Meeting.

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APPROVAL OF ACCOUNTS PAYABLE:

Motion by Hoyt, supported by Elliott and on roll call vote unanimously carried that the accounts payable, totaling \$166,892.94 (General Office \$6,808.80; Fire Department \$5,495.77; Water Operation & Maintenance \$19,387.75; Sanitary Sewer Operation & Maintenance \$15,533.12; Street Lights \$10,763.95; and bills paid from September 15, 2004 through October 11, 2004 in the amount of \$108,903.55) all as itemized and attached to these minutes be approved.

Trustee Kennedy noted, in reviewing current budget year to date, expenses over budget by \$300,000.00 and fund balance for year down \$640,000.00.

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APPROVAL OF MONTHLY DEPARTMENTAL REPORTS:

Motion by DuBois, supported by Elliott and on roll call vote unanimously carried that the monthly reports (Building, Electrical, Fire, Police and Water and Sewer) and Quarterly Ordinance Report be approved for filing.

Supervisor Youngdahl highlighted the Fire Department and Quarterly Ordinance Reports.

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PUBLIC COMMENTS:

Jane Myers - 119 Reiniche Road, Horton
Joe Filip, candidate for District Judge – 755 W. Michigan Avenue, Jackson

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OLD BUSINESS:

Trustee Heins extended compliments on Summit Township Open House on October 3, 2004, noting special thank you to Fire Department and Police (Sheriff) Department staff.

NEW BUSINESS:
APPROVAL – INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
DAWLEN CORPORATION

Public Hearing was held on the Industrial Facilities Exemption request from Dawlen Corporation. Dawlen Corporation was represented by Faith Small, President. The legislative bodies which levy ad valorem property taxes within the Township were notified of the public hearing. No one appeared in opposition. The request was for an exemption of \$876,245.00 for machinery and equipment for twelve (12) years. The Assessing Department recommended the application be granted for eight (8) years.

Motion by Elliott, supported by Hoyt and on roll call vote unanimously carried to approve the exemption for the eight year period. (Copy attached hereto.)

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APPROVAL – SITE PLAN – RETAIL STORE/BEAUTY SHOP – 1718 WEST MORRELL STREET
CASE#04-08-0025

Public Hearing was held by the Planning Commission on September 21, 2004 on the request of Craig Playford, M & C Properties of 633 Cypress Ct., Jonesville, Michigan, 49250. George Svinicki, Svinicki Associates, addressed the Planning Commission describing the development as a two story development that will house a beauty shop, music store and stock area for the music store. The Planning Commission unanimously recommended to the Township Board approval of the Site Plan contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Fire Department, and a letter from the applicant on the developments' phasing.

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve the Site Plan for a multi-phase, two story development housing a beauty shop, and retail music store and stock area for the music store, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Fire Department, and a letter from the applicant on the developments' phasing. (Copy attached hereto.)

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APPROVAL – SITE PLAN – SINGLE FAMILY, DUPLEX AND STACKED CONDOMINIUMS
NORTH OF MCCAIN ROAD AND WEST OF M-60
CASE#04-09-0030

Public Hearing was held by the Planning Commission on September 21, 2004 on the request of Sean Lefere of Norfolk Development, 6360 Jackson Road, Ann Arbor, Michigan 48103, for Site Plan review for a condominium project to include single family, duplex and stacked units located on 185 acres North of McCain Road and West of M-60. The Planning Commission unanimously recommended to the Township Board approval of the Site Plan contingent upon the requests of the Jackson County Road Commission, Airport Zoning Board, the Summit Township Fire Department, the Summit Township Zoning Administrator and receipt of and compliance to recommendations of the Jackson County Drain Commissioner.

Motion by Heins, supported by Elliott and on roll call vote unanimously carried to approve the Site Plan for a condominium project to include single family, duplex and stacked units located on 185 acres North of McCain Road and West of M-60 contingent upon the requests of the Jackson County Road Commission, Airport Zoning Board, the Summit Township Fire Department, the Summit Township Zoning Administrator, and receipt of and compliance to recommendations of the Jackson County Drain Commissioner. (Copy attached hereto.)

Supervisor Youngdahl noted the Township will enter into a Development Agreement with Norfolk Development on this site.

Trustee Wilson inquired on and reviewed the proposed recreation areas in the development.

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APPROVAL – SUMMIT TOWNSHIP POLICY – NEW/CONVERSION CONDOMINIUM PROJECTS

Motion by DuBois, supported by Heins and on roll call vote unanimously carried to approve Summit Township Policy in the matter of new or conversion condominium projects. (Copy attached hereto.)

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APPROVAL – PURCHASE OF VEHICLE – DEPARTMENT OF PUBLIC WORKS

Motion by Heins, supported by Elliot and on roll call vote carried to approve purchase of Ford F250 4X4 pick-up for the Department of Public Works and award bid to Ken Stillwell Ford at a cost of \$23,330.65. Ayes: DuBois, Hoyt, Elliott, Heins, Youngdahl and Wilson. Nays: Kennedy. (Copy attached hereto.)

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APPROVAL – RESOLUTION – MERS BENEFIT D-2

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve a Resolution to add MERS Benefit D-2 for Summit Township Employees. (Copy attached hereto.)

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Supervisor Youngdahl asked for a motion at 7:30 p.m. to enter into Executive Session for discussion on Real Estate Negotiations. Motion by DuBois, supported by Hoyt, and on roll call vote unanimously carried to enter into Executive Session.

Motion by Elliott, supported by Heins, and on roll call vote unanimously carried to close Executive Session and return to Regular Meeting at 8:10 p.m.

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OTHER BUSINESS:

Motion by DuBois, supported by Elliott and on roll call vote unanimously carried to authorize Supervisor to sign a revised Letter of Intent to enter into negotiations for a land lease.

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ADJOURNMENT: There being no further business to come before the Board, the Supervisor adjourned the meeting at 8:15 p.m.

All of Which I Certify,

Robert D. DuBois, Clerk

SUMMIT TOWNSHIP

EXECUTIVE SESSION

PRESENT: Russ Youngdahl, Supervisor; Robert DuBois, Clerk; Douglas Hoyt; Treasurer; and Trustees Gordon Heins, Scott Elliott, Sean Kennedy and Rick Wilson.

Motion to move into Executive Session at 7:30 p.m. by DuBois, supported by Hoyt and on roll call vote unanimously carried.

TOPICS OF AGENDA:

- 1) Land Lease

Returned to Open Session at 8:10 p.m.

All of Which I Certify,

Robert D. DuBois, Clerk