

SUMMIT TOWNSHIP BOARD MEETING
September 14, 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, September 14, 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 Hoyt and on roll call vote unanimously carried to approve minutes of the July 13, 2004 Regular Board Meeting and Executive Session.

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APPROVAL OF ACCOUNTS PAYABLE:

Motion by Hoyt, supported by Heins and on roll call vote unanimously carried that the accounts payable, totaling \$448,422.46 (General Office \$4,450.57; Fire Department \$8,031.19; Water Operation & Maintenance \$31,133.54; Sanitary Sewer Operation & Maintenance \$93,414.77; Street Lights \$21,309.71; and bills paid from July 14, 2004 through September 13, 2004 in the amount of \$290,082.68) all as itemized and attached to these minutes be approved.

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APPROVAL OF MONTHLY DEPARTMENTAL REPORTS:

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

Supervisor Youngdahl reviewed year to date building permits as being down from 2003, but revenues are holding up as of this date. In addition, Building Inspector, Joe Smith has been requested to review current building department permit costs from across Jackson County to maintain as much uniformity throughout the County as possible.

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PUBLIC COMMENTS: None

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OLD BUSINESS: None

NEW BUSINESS:

**APPROVAL – INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
APPLEGATE HEATING AND AIR CONDITIONING**

Public Hearing was held on the Industrial Facilities Exemption request from Applegate Heating and Air Conditioning. Applegate Heating and Air Conditioning was represented by Garry Applegate, 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 \$85,000.00 for building and \$24,500.00 for equipment for ten (10) years. The Assessing Department recommended the application be granted for ten (10) years.

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

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**APPROVAL – PRELIMINARY PLAT – PLATTED SUBDIVISION – 1600 BLOCK PARK DRIVE
CASE#04-08-0024**

Public Hearing was held by the Planning Commission on August 17, 2004 on the request of Jack Hurula of 1931 Horton Road, Suite 11, for approval of the preliminary plat for Park Wood Farms, a 20 lot subdivision. The Planning Commission unanimously recommended to the Township Board approval of the preliminary plat for Park Wood Farms contingent upon meeting requirements of the Department of Public Works Superintendent for the looping of the water main for the project; and the Fire Chief's requirement of no burning of brush, trees or stumps from clearing operations.

Motion by Elliott, supported by Hoyt and on roll call vote unanimously carried to approve the preliminary plat for Park Wood Farms, a 20 lot subdivision, contingent upon meeting requirements of the Department of Public Works Superintendent for the looping of the water main for the project; and the Fire Chief's requirement of no burning of brush, trees or stumps from clearing operations. (Copy attached hereto.)

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**APPROVAL – SITE PLAN – STORAGE FACILITY – 485 EAST SOUTH STREET
CASE#04-08-0026**

Public Hearing was held by the Planning Commission on August 17, 2004 on the request of Garry Applegate of Applegate Heating and Air Conditioning, Inc., located at 485 East South Street, for a Site Plan review to allow construction of a storage building. The Planning Commission unanimously recommended to the Township Board approval of the Site Plan contingent upon the compliance with the letters from the Jackson County Road Commission and the Summit Township Fire Department, and the receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner.

Motion by Heins, supported by Elliott and on roll call vote unanimously carried to approve the Site Plan of Applegate Heating and Air Conditioning, Inc., contingent upon compliance with the letters from the Jackson County Road Commission and the Summit Township Fire Department, and the receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner. (Copy attached hereto.)

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**APPROVAL – SITE PLAN – PROFESSIONAL OFFICES – MCKARR COURT
CASE#04-08-0027**

Public Hearing was held by the Planning Commission on August 17, 2004 on the request of O'Harrow Construction, represented by Patrick Burroughs, for a Site Plan review to allow construction of a 10,660 square foot professional office building to be located on the east side of McKarr Court and south side of Spring Arbor Road. Additional screening on the east side in the area of the parking lot would be added and a portion of lot three will be utilized as parking in order to comply with the parking ordinance. (Summit Township Assessor, George Clark, is researching the best way to proceed with the Land Division of lots two and three.) The Planning Commission unanimously recommended to the Township Board approval of the Site Plan contingent upon compliance with the letters from the Jackson County Road Commission, the Summit Township Fire Department in regard to KNOX Box and no burning of brush, trees and stumps; and receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner.

Motion by DuBois, supported by Heins and on roll call vote unanimously carried to approve the Site Plan for Professional Offices on McKarr Court contingent upon compliance with the letters from the Jackson County Road Commission, the Summit Township Fire Department in regard to KNOX Box and no burning of brush, trees and stumps; and receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner. (Copy attached hereto.)

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APPROVAL – REGION 2 PLANNING COMMISSION MEMBERSHIP FEE

Motion by Wilson, supported by Elliott and on roll call vote unanimously carried to approve The Summit Township Membership Fee contribution through September 30, 2005 in the amount of \$5,814.18. (Copy attached hereto.)

Trustee Wilson reported that Summit Township currently has approximately \$9,200.00 available for services from Region 2 Planning Commission.

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APPROVAL – JACKSON COMMUNITY GEOGRAPHIC INFORMATION SYSTEM – MEMBERSHIP FEE

Motion by Heins, supported by Elliott and on roll call vote carried to approve 12 month membership fee in the amount of \$3,000.00 for the Jackson Community Geographic Information System (G.I.S.). Ayes: Heins, Youngdahl, Wilson, DuBois, Hoyt and Elliott. Nays: Kennedy. (Copy attached hereto.)

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APPROVAL – CHARGES/TOWNSHIP MILLAGE – 2004 WINTER TAX BILL

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve charges as presented to be spread on the 2004 Winter Tax Bill and the proposed Township Millage of 0.8272. (Copy attached hereto.)

Supervisor Youngdahl expressed appreciation to Assessor Clark for his efforts in bringing the Street Light Assessments current to within \$700.00 by year 2004.

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APPROVAL – RESOLUTION – INDEMNIFICATION AND DEEFNSE OF SUMMIT TOWNSHIP OFFICERS AND EMPLOYEES

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve and adopt Resolution of Indemnification and Defense of Summit Township Officers and Employees. (Copy attached hereto.)

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APPROVAL – FIREWORKS DISPLAY – VANDERCOOK LAKE PUBLIC SCHOOLS

Motion by Heins, supported by Kennedy and on roll call vote unanimously carried to approve Permit for Fireworks Display to Vandercook Lake Public Schools on October 1, 2004, at the football stadium. (Copy attached hereto.)

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APPROVAL – LIQUOR LICENSE PERMIT – CASCADES PARK FOUNDATION JACKSON COUNTY PARKS AND RECREATION COMMISSION

Motion by DuBois, supported by Youngdahl and on roll call vote unanimously carried to approve Liquor License Permit to Cascades Park Foundation, Jackson County Parks and Recreation Commission in the form of additional bar permit. (Copy attached hereto.)

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APPROVAL – CONTRACT - SUMMIT PROFESSIONAL FIREFIGHTERS LOCAL 1639

Motion by DuBois, supported by Elliott and on roll call vote unanimously carried to ratify a three (3) year contract, April 1, 2004 through March 31, 2007, with Summit Professional Firefighters Local 1639. (Copy attached hereto.)

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APPROVAL – IMPLEMENTATION OF HEALTH CARE PROGRAM

Motion by Youngdahl, supported by Kennedy and on roll call vote unanimously carried to approve and authorize the officers of the Township Board to implement a Health Care Program with all Township employees.

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OTHER BUSINESS:

Trustee Elliott confirmed that Non-union employees compensation will be addressed annually in March.

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ADJOURNMENT: There being no further business to come before the Board, the Supervisor adjourned the meeting at 7:40 p.m.

All of Which I Certify,

Robert D. DuBois, Clerk

