

CHARTER TOWNSHIP OF CLINTON
REGULAR MEETING OF THE BOARD OF TRUSTEES
MONDAY, JULY 11TH, 2016

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| PRESENT: ROBERT J. CANNON | SUPERVISOR |
| KIM MELTZER | CLERK |
| WILLIAM SOWERBY | TREASURER |
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| PAUL GIELEGHEM | TRUSTEE |
| KENNETH PEARL | TRUSTEE |
| DEAN REYNOLDS | TRUSTEE |
| JENIFER WEST | TRUSTEE (Arrived at 6:41 p.m.) |

The Regular Meeting of the Board of Trustees was called to order at 6:30 p.m. in the Township Board Chambers, Clinton Township Civic Center.

Also in attendance was Mr. Jack Dolan, Township Attorney. The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Ms. Meltzer requested the deletion of the following items:

- Item #4 - Amended Site Development Plan/Conditional Zoning Agreement: Hillcrest Senior Housing Development @ Hillcrest/Moravian Hills – 10.04 Acres of Vacant Land Generally Located W/Groesbeck, S/Hillcrest (Section 15/Private Claim 136)
- Item #10 - Request Approval to Host Concert at 43843 Romeo Plank

Motion by Mr. Pearl, supported by Mr. Reynolds, to approve tonight's agenda with the deletion of Items #4 and #10. Roll Call: Ayes – Pearl, Reynolds, Gieleghem, Cannon, Sowerby, Meltzer. Absent – West. Motion carried.

1. REQUEST PERMISSION TO CONDUCT THE ANNUAL CLINTONDALE HIGH SCHOOL HOMECOMING PARADE

Motion by Mr. Gieleghem, supported by Mr. Reynolds, to receive and file the letter dated June 28, 2016 from Mr. Alexander Taylor, Clintondale Class of 2017 Advisor, and approve the request to conduct their annual Homecoming Parade on Friday, October 14th, 2016 from 4:00 p.m. to 5:30 p.m., starting in front of the High School in the parking lot and continue along the parade route as submitted. Roll Call: Ayes – Gieleghem, Reynolds, Pearl, Cannon, Sowerby, Meltzer. Absent – West. Motion carried.

2. REQUEST PERMISSION TO HOST A CHURCH REVIVAL WITH TENT AT 42448 COLCHESTER

Motion by Mr. Pearl, supported by Mr. Gielegem, to receive and file the letter dated June 28, 2016 from Ms. Alice Vann and approve the request to host a church revival with tent at 42448 Colchester. Ayes – Pearl, Gielegem, Reynolds, Cannon, Sowerby, Meltzer. Absent – West. Motion carried.

3. REQUEST TO BE RECOGNIZED AS A NON-PROFIT ORGANIZATION – FAMILIES EXPLORING DOWN SYNDROME

Mrs. Meltzer stated that they have submitted proper documentation and are in compliance with our requirements.

Kadi Coe, 4063 Harbor Court, Washington Township, spoke about their event and said there will be a 50/50 raffle and auction.

Motion by Mr. Pearl, supported by Mr. Gielegem, to receive and file the letter dated June 28, 2016 from Ms. Kadi Coe, Families Exploring Down Syndrome, and approve the request to be recognized as a non-profit organization. Roll Call: Ayes – Pearl, Gielegem, Reynolds, Cannon, Sowerby, Meltzer. Absent – West. Motion carried.

4. AMENDED SITE DEVELOPMENT PLAN/CONDITIONAL ZONING AGREEMENT: HILLCREST SENIOR HOUSING DEVELOPMENT @ HILLCREST/MORAVIAN HILLS: 10.04 ACRES OF VACANT LAND GENERALLY LOCATED W/GROESBECK HIGHWAY, S/HILLCREST STREET (SECTION 15/PRIVATE CLAIM #136)

This item was deleted from tonight's agenda.

5. PROPOSED REZONING FROM RML MULTIPLE-FAMILY RESIDENTIAL (LOW-DENSITY) TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH-DENSITY): 14.65 ACRES OF LAND LOCATED S/15 MILE, BETWEEN GRATIOT & HARPER AVENUES (SECTION 35) (CURRENTLY DEVELOPED AS VILLAGE HOUSING)

Motion by Mr. Sowerby, supported by Mr. Cannon, to table this item until the Housing Commission representative arrives. Roll Call: Ayes – Sowerby, Cannon, Reynolds, Gielegem, Pearl, Meltzer. Absent – West. Motion carried.

(Removed from table at 6:43 p.m.)

Mrs. West stated this request is to change the zoning from low-density to high-density. This is anticipation of expanding the current complex. They will have

the ability to build 70 senior units on the back of the property and the other portion will have 75 units. All 145 units will be on the property. Some of the amenities will be a gathering room, service area and it will be gated.

Mr. Cannon mentioned that all of the existing units will eventually be torn down and the new units will be built, with 70 of them being dedicated to seniors. This item is not approving site plans, just the rezoning at this time.

Mr. Gielegem recalled a meeting where HUD came and spoke. They said that it is not a good idea to concentrate poverty in one section of the Township. He questioned if this development would cause that scenario.

Mrs. West said they are looking at other properties as well but she is not at liberty to discuss that. If they get the property, they will bring the 75 number down. At this time, they want to get the current property zoned correctly so that if they need to use this property, they can.

Mr. Roger Holtslander, 23140 Wellington Crescent, said that his delivers pizza and feels this neighborhood is too dangerous. He asked if there will be staff at the gate in a “guard shack” to allow entry. He also asked if the dedicated senior parking will get them to their front door while in a protected area.

Mrs. West said a guard has been discussed but they have not zeroed in on it as it is still in discussion. Also, the seniors will be in a protected area.

Mr. Eric Gold, Developing Manager of RAD Conversion Specialist, LLC, said there will be a key card system installed in the senior part of the complex.

Ms. Eboni Nugin, Housing Commission Director said that a guard shack is still a possibility but their current focus is on the seniors. She will be looking into it.

Mr. Russell Holtslander, 23140 Wellington Crescent asked if the zoning was changing because there will be a different building on the site. Also, if it is “tie-barred” and if they don’t rezone, will they leave it the way it is now? Finally, he questioned where the people living there now will go.

Mr. Cannon said they can change the zoning with the potent that something could happen. It doesn’t mean that something has to happen.

Mr. Silbernagel said the current rezoning request allows them to put at least 7 units per acre. For low-density, the maximum is 7 units with one bedroom per acre. They have 100 units now. If rezoned, it could be 145 units or more.

Ms. Nugin said the plans have changed a few times. A certain number of current residents would be relocated to private housing. Current residents will also get the first right to come back with their rent remaining the same as it is now.

Mrs. West said she will be working with Ms. Nugin and Clintondale School to keep these kids in their school district.

Mr. Pearl reminded that developers will want to see the financial plans and tax credits if this proceeds.

Mr. Cannon thanked the Housing Commission and volunteers that work to make the program a success.

Motion by Mr. Sowerby, supported by Mr. Reynolds, to receive, file and concur with the letter dated June 28, 2016 from the Secretary of the Clinton Township Planning Commission, concerning the Proposed Rezoning from RML Multiple-Family Residential (Low-Density) to RMH Multiple-Family Residential (High-Density): 14.65 Acres of Land Located S/15 Mile, Between Gratiot & Harper Avenues (Section 35) (Currently Developed as Village Housing), and approve the rezoning from RML Multiple-Family Residential to RMH Multiple-Family Residential as submitted. Roll Call: Ayes – Sowerby, Reynolds, Gielegem, Pearl, Cannon, West, Meltzer. Motion carried.

6. PROPOSED REZONING FROM OS-1 OFFICE/SERVICE (LOW-RISE) TO RMH MULTIPLE-FAMILY RESIDENTIAL (HIGH DENSITY) (FOR STATED PURPOSE OF DEVELOPMENT WITH SENIOR APARTMENTS): 5.0 +/- ACRES OF LAND E/HAYES, N/19 MILE ROAD, ADDRESSED AS 43400 HAYES ROAD (SECTION 6)

Motion by Mr. Sowerby, supported by Mr. Reynolds, to receive, file and concur with the letter dated June 28, 2016 from the Secretary of the Clinton Township Planning Commission, with reference to the Proposed Rezoning from OS-1 Office/Service (Low-Rise) to RMH Multiple-Family Residential (High Density) (for Stated Purpose of Development with Senior Apartments): 5.0 +/- Acres of Land E/Hayes, N/19 Mile Road, Addressed as 43400 Hayes Road (Section 6), and approve the rezoning from OS-1 Office/Service to RMH Multiple-Family Residential as submitted. Roll Call: Ayes – Sowerby, Reynolds, Gielegem, Pearl, Cannon, Meltzer. Absent – West. Motion carried.

7. SMART MUNICIPAL AND COMMUNITY CREDIT ALLOCATIONS FOR 2016-2017

Mr. Sowerby said that SMART puts this service out to communities for people with disabilities, senior citizens and other folks to assist them in getting to appointments or errands. This year the Board took action to subsidize with some

general fund dollars as we are committed to program. His hope is that this will continue.

Motion by Mr. Sowerby, supported by Mr. Pearl, to receive and file the letter dated June 21, 2016 from the Finance Director, and approve the 2016-2017 Municipal and Community Credit Contract with SMART, with \$95,190 Municipal Credits and \$100,405 Community Credits for Community Busses, and \$26,500 Community Credits for Charter Buses. Roll Call: Ayes – Sowerby, Pearl, Reynolds, Gielegem, Cannon, Meltzer. Absent – West. Motion carried.

8. APPROVAL OF APPOINTMENT TO APPRAISER II POSITION – ASSESSING DEPARTMENT

Motion by Mr. Sowerby, supported by Mr. Reynolds, to receive and file the letter dated June 20, 2016 from the Human Resources Director, and appoint Ms. Michele Cantalupo to the position of Appraiser II in the Assessing Department, constituting a promotion to a higher classification, with a starting annual salary of \$54,054, as specified in the AFSCME Local 1103.13 collective bargaining agreement, with appointment date effective July 21, 2016. Roll Call: Ayes – Sowerby, Reynolds, Gielegem, Pearl, Cannon, Meltzer. Absent – West. Motion carried.

9. DISCUSSION REGARDING CABLE DIRECTOR POSITION

Mr. Cannon spoke highly of Mr. Perpich and his accomplishments since he started with the Township.

Mrs. Meltzer agreed with Mr. Cannon and noted that Mr. Perpich works very well with everyone in the Township.

Motion by Mrs. West, supported by Mr. Pearl, to receive, file and concur with the letter dated July 7, 2016 from the Township Supervisor, and appoint Mr. Jim Perpich to the Cable Director position. Roll Call: Ayes – West, Pearl, Reynolds, Gielegem, Cannon, Sowerby, Meltzer. Motion carried.

Motion to by Mr. Sowerby, supported by Mr. Cannon to remove item #5 from the table. Roll Call: Ayes: - Sowerby, Cannon, Reynolds, Gielegem, Pearl, West, Meltzer. Motion carried.

10. REQUEST APPROVAL TO HOST CONCERT AT 43843 ROMEO PLANK

This item was deleted from tonight's agenda.

APPROVAL OF MINUTES OF JUNE 27TH, 2016 REGULAR TOWNSHIP BOARD MEETING

Mr. Reynolds explained there were a few minor changes to the minutes, as follows:

Page 15, Item 12, 1st Paragraph, 2nd line:

Change from “Mr. Reynolds indicated he talked with Mr. Cannon...”
to “Mr. Santia told Mr. Reynolds that Mr. Cannon is recommending
this reappointment.”

Motion by Mr. Sowerby, supported by Mrs. West, to approve the minutes of the June 27, 2016 Regular Township Board Meeting as amended. Roll Call: Ayes – Sowerby, West, Reynolds, Gielegem, Pearl, Cannon, Meltzer. Motion carried.

APPROVAL OF BILLS

Motion by Mr. Reynolds, supported by Mrs. West, to approve the bills as presented. Roll Call: Ayes – Reynolds, West, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Motion carried.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion by Mr. Reynolds, supported by Mrs. West, to adjourn the meeting. Roll Call: Ayes – Reynolds, West, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Motion carried. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

KIM MELTZER, CLERK
CHARTER TOWNSHIP OF CLINTON