

CHARTER TOWNSHIP OF CLINTON
REGULAR MEETING OF THE BOARD OF TRUSTEES
MONDAY, SEPTEMBER 19TH, 2016

PRESENT:	ROBERT J. CANNON	SUPERVISOR
	KIM MELTZER	CLERK
	WILLIAM SOWERBY	TREASURER
	PAUL GIELEGHEM	TRUSTEE
	KENNETH PEARL	TRUSTEE
	DEAN REYNOLDS	TRUSTEE
	JENIFER WEST	TRUSTEE

ABSENT: NONE

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 following addition to tonight's agenda:
Item #22 – Request to Auction Four Out-of-Service Firetrucks

Mr. Cannon inquired as to whether Ms. Meltzer received a telephone call today from Ms. Stephanie LaRosa, the petitioner for Item #7, requesting that her item be deleted from tonight's agenda.

Ms. Meltzer replied she did not receive a telephone call, but based on Mr. Cannon's information, she requested the deletion of the following:
Item #7 – Special Land Use for a Massage Therapy Facility in the B-1 Neighborhood Business District (La Bella Rosa spa @ Harb Plaza)

Motion by Mr. Pearl, supported by Mr. Cannon, to approve tonight's agenda with the addition of Item #22 and the deletion of Item #7. Roll Call: Ayes – Pearl, Cannon, Reynolds, Gieleghem, Sowerby, Meltzer, West. Nays – None. Absent - None. Motion carried.

1. PUBLIC HEARING – ANNUAL RESOLUTION ADJUSTING SPECIAL ASSESSMENT LIGHTING DISTRICTS

Mr. Dolan advised that this is a public hearing so they need to go to the public for comments and then close the public hearing.

Mr. Cannon invited the public to speak on this issue.

There were no comments from the audience.

Motion by Mr. Pearl, supported by Gielegem, to receive and file the letter dated September 7th, 2016 from the Assessor, and adopt the Annual Resolution Adjusting Special Assessment Lighting Districts, as presented. Roll Call: Ayes – Pearl, Gielegem, Reynolds, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

2. PUBLIC HEARING – RE-DISTRIBUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Mr. Cannon invited the public to speak on this issue.

There were no comments from the audience.

Motion by Ms. West, supported by Mr. Pearl, to receive and file the letter dated September 16th, 2016 from the Assistant Director of the Department of Planning and Community Development, close the Public Hearing on the Redistribution of Community Development Block Grant (CDBG) Funds, close the public hearing, and approve the redistribution of \$36,517 from the proposed 2016 Senior Pathway Repaving Project to the 2016 Senior Pickleball Courts Construction Project, as outlined in the correspondence. Roll Call: Ayes – West, Pearl, Reynolds, Gielegem, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

3. PRESENTATION OF AUDITED FINANCIAL STATEMENTS

Mr. Dave Herrington, of Plante Moran, introduced Mr. Ali Hijazi and Mr. Steve Bonder, who will present the audited financial statements for the Township. He explained that the Township once again received an “unmodified opinion”, which is the highest level, and he commended the Finance Department and the Treasurer, as well as the entire Township staff, for this high opinion. He added that there were no adjustments, and for a community of this size, he stressed that is impressive. He explained they look at everything, and their presentation will show the numbers for the year ending March 31st, 2016.

Mr. Bonder provided a PowerPoint presentation showing the General Fund Revenue, Expenditures and Fund Balance, and the Police Fund Revenue, Expenditures and Fund Balance

Mr. Hijazi reviewed the Fire Fund Revenue, Expenditures and Fund Balance. He also reviewed the Water & Sewer Fund Revenue, Expenditures and Debt Service Schedule, as well as Pension and Retiree Health Care Fund levels.

Mr. Herrington stated the General Fund is in excellent financial shape, and the Police and Fire millages have kept those funds in excellent shape as well. This Board and the previous Boards made tough decisions that have kept the Township in a solid position, although he cautioned that they still need to watch their spending. He noted that the condition of the General Fund allowed for the recent parking lot repaving, which was long overdue. The Water and Sewer Fund is in a solid position, although there is a lot of debt. He referred to the expenditures and cited \$15 million that was cash spent in 2016 on debt service and on capital expenditures. There were \$35 million in expenses but there were a lot of other things that caused expenditures to the Water and Sewer Fund. He noted the greatest cost is getting the resources from Detroit, with minimal to no control over how much they charge.

Mr. Sowerby complimented Plante Moran on their presentation and stated it is nice to have the unmodified opinion. He stated they have great residents who have voted in these millages, and he attributed it to the fact that they have watched the Board be very conservative with their funding and they only ask for millages when it is necessary. The last year they will collect on the Police millage is 2019, so in 2020, they will have to go out and ask for that to be renewed. The Fire millage expires in 2021. He stressed the Township has had to take some hard steps over the years and some very important things have had to be “put on the back burner”, but they need to be done, and he added the parking lot was one of them. He was confident that the Board will remain conservative in their spending because they have to make sure there is a “rainy day fund”, and when the millages expire, they will have to go out to the residents and show what they have done with the money.

Mr. Herrington agreed that the Police and Fire millages both fall off quickly.

Mr. Sowerby stated the Township has cut its workforce by about one-third within the last 10 to 15 years and have learned to do things efficiently with less staff and without cutting services. He added they are taking the necessary steps to fund the health care and retiree benefits that Ms. Lauretti put forward.

Mr. Herrington stated Clinton Township is one of the few communities that are taking it seriously by putting the extra away when they can, and that will be important in a couple of years when everyone will be required to record that

liability on their balance sheets. There is a liability that they have committed to, and they have to make sure it can be paid.

Mr. Pearl commended Plante Moran on the audit. He felt the Board has listened to them over the years and they have been responsive. The Township is down about 100 employees from a few years ago. He commented that people have asked why the Township opted to pave their parking lot when the roads in the entire Township are so bad, but he explained that the parking lot was in bad shape, resulting in a risk for people falling, and they cannot take that chance for lawsuits. He also clarified that the County owns the roads, so that will be a problem the State will have to work on to set aside more money for roads. He felt the parking lot was a nice investment.

Ms. Meltzer agreed that significant cuts have been made. She wanted to acknowledge the entire Township staff who has generated the same or more work with less people. She felt they are doing an exceptional job serving the public within the budget.

Mr. Herrington agreed, noting the reduced staff has accomplished the same or better quality.

Mr. Gieleghem inquired as to whether the fund balance is going down.

Mr. Herrington replied that projections have to be conservative. The revenue has gone down, and any projected revenue at a rate higher than inflation is foolish. If they have a year better than expected, that provides “wiggle room”. He noted that they have to fund their legacy costs at the level they are currently funding them. He felt the Township will be good the next four to five years based on this prediction. Mr. Herrington stated that the Township is mostly developed, so revenue does not always go up. Taxes can only go up at the rate of inflation or 5%, whichever is less.

Mr. Roger Holtslander, 23140 Wellington Crescent, Clinton Township, Michigan 48036, stated it is unsettling to see a figure of \$138 million in unfunded liability, and he inquired as to how that compares to other communities.

Mr. Herrington replied that for many years, especially for retiree health care, no one used to track it or put any money aside for it. A lot of communities have still not taken any steps to fund it, but Clinton Township is paying into this at a rate of \$1 million per year. He stated it is still a liability, but it will be paid over the next 30 years.

Mr. Holtslander noted it is 57% or 58% funded, and he inquired as to whether that percentage is going up or down. He pointed out that the return is less than the actuarial, and that all pension plans have had to adopt new mortality tables

because people are living longer and will collect pensions for a longer period of time.

Motion by Mr. Pearl, supported by Mr. Gielegghem, to receive and file the presentation of the audited financial statements. Discussion ensued.

Mr. Cannon commended Ms. Lauretti and Ms. Hein for all of their hard work, and stated the Township has confidence in them and what they do for this Township on a daily basis.

Roll Call: Ayes – Pearl, Gielegghem, Reynolds, Cannon, West, Sowerby, Meltzer.
Nays – None. Absent – None. Motion carried.

4. FIRE PREVENTION AND SAFETY WEEK PROCLAMATION

Motion by Mr. Sowerby, supported by Mr. Pearl, to proclaim the week of October 9th through 15th, 2016 as Fire Prevention and Safety Week. Discussion ensued.

Mr. Cannon informed that there will be a Fire Department Open House held on October 16th, 2016 at the Fire Station on Romeo Plank Road. He stressed it is very educational and entertaining, and children love it, so he encouraged everyone to attend.

Roll Call: Ayes – Sowerby, Pearl, Reynolds, Gielegghem, Cannon, West, Meltzer.
Nays – None. Absent – None. Motion carried.

5. SPECIAL LAND USE: A RETAIL FACILITY SELLING NEW AND USED TIRES IN THE I-2 GENERAL INDUSTRIAL DISTRICT (DANIEL TIRE): LOT 60 AND S/90' OF LOT 61, GROESBECK-NUNNELEY SUBDIVISION, LOCATED W/GROESBECK, N/CARLIER, ADDRESSED AS 36333 GROESBECK HIGHWAY (SECTIONS 21/28)

Motion by Ms. West, supported by Mr. Reynolds, to receive, file and concur with the letter dated September 13th, 2016 from the Secretary of the Clinton Township Planning Commission, and approve the Special Land Use request for a retail facility selling new and used tires in the I-2 General Industrial District (Daniel Tire), to be located on Lot 60 and the south 90' of Lot 61, Groesbeck-Nunneley Subdivision, located fronting the west line of Groesbeck, north of Carlier, addressed as 36333 Groesbeck Highway, as petitioned by Mr. Laith Oraha, 31563 Linden Street, Fraser, Michigan 48026. Roll Call: Ayes - West, Reynolds, Gielegghem, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

6. SPECIAL LAND USE & SITE DEVELOPMENT PLAN: METRO AUTO WHOLESALE (FORMER PIZZA HUT LOCATION): P/LOT 33, MEADOWS SUBDIVISION (0.519 ACRE), LOCATED N/HARRINGTON, W/GRATIOT, ADDRESSED AS 1180 S. GRATIOT (SECTION 23)

Mr. Roger Holtslander, 23140 Wellington Crescent, Clinton Township, Michigan 48036, felt the Board needs to start to look closely at the kind of neighborhood that is developing on Gratiot. He pointed out they have seven resale shops, three payday/liquor stores, two furniture rental facilities, seven existing used car dealerships and another three empty, and he claimed that 70% of the business conducted at these locations is from outside the corridor. He felt this is not a case of the local businesses supporting the needs of the immediate surrounding area, but their location is based on low rent. Mr. Holtslander stated what concerns him is that these businesses try to remove more of the money from the poor and middle-class, with used car lots becoming the newest problem. They offer subprime loans, and he claimed 75% of these loans go into default. He is aware the Township and the property owners are desperate to fill these vacancies, but he pointed out there are currently three vacant locations where used cars can be sold. He suggested the Board deny the Special Land Use request and direct the petitioner to go to one of the empty lots that would already allow this use.

Mr. Reynolds inquired as to the location of the three empty lots referred to by Mr. Holtslander.

Mr. Carlo Santia, Director, Department of Planning and Community Development, stated he is not sure. He is aware of an empty lot on the east side of Gratiot, north of 14 Mile Road, but it is being repaved and will be open soon. He noted the former DiFalco Motors has been closed but is adjacent to Earl's lot to the north, and the owner of Earl's is looking into buying the former DiFalco Motors and expand his business. He added that Joe Ricci is working on a site development plan to expand his lot. He acknowledged there is an old car lot at Thomson and Gratiot that has been closed for a long time.

Mr. Holtslander replied to inquiry that he does not know the location of the three vacant car lots, but he gathered his information through an inventory.

Mr. Pearl noted there was some reference at the Planning Commission meeting to this not being a typical used car dealership because there will not be retail car sales from this location, only wholesale transactions. He inquired as to whether the petitioner can change his mind and convert it to retail once he has received his approval from the Board.

Mr. Santia replied he cannot change the use unless he receives permission from the Township Board.

Mr. Pearl agreed with Mr. Holtslander's concerns, but pointed out this is a different type of license, so the applicant will be selling wholesale rather than retail.

Mr. Russell Holtslander, 23140 Wellington Crescent, Clinton Township, Michigan 48036, inquired as to whether the Board members would want these 30 businesses in this 3-mile stretch to be located in close proximity to their homes. He classified the majority of these businesses as "junk" businesses, and he felt the south end of the Township is full of these business, where "everything in the north end is a gem". He added that he did not even count the "nice" dealerships as part of this. He claimed this used car dealership will make eleven used car facilities if this is approved. He urged the Board to limit this type of use and deny this request.

Mr. Carl Dallo, representative to the petitioner, stated the building has been purchased. He understood the concern about used car sales, but he explained this is a different type of lot because they sell wholesale. He stated there are no residents in this area. The building was formerly operated as a "Pizza Hut" and he felt the proposed use will be a quiet use for this building.

Mr. Reynolds inquired as to what attracted the petitioner to this site.

Mr. Dallo replied the owner wants to have his business close to where he lives. He stated the owner lives in Clinton Township, and his business was previously located in Fraser. Mr. Dallo stressed that the owner runs a good clean business. He added that he will take care of it rather than it being vacant.

Mr. Reynolds stated the resident brought up a good point about Gratiot attracting a certain type of business, but he also understood this is a different type of dealership because they sell wholesale only.

Mr. Gielegem stated there is a market for used cars, and he felt this is a good use because it will be wholesale. He did not anticipate that this will contribute to blight or predatory activity.

Mr. Dolan advised that if the Board is going to deny the request, they will have to find specific standards that have not been met.

Motion by Mr. Gielegem, supported by Ms. West, to receive, file and concur with the letter dated September 13th, 2016 from the Secretary of the Clinton Township Planning Commission, and approve the Special Land Use request to permit development of a used car dealership in the B-3 General Business District, and

to approve the Site Development Plan for Metro Auto Wholesale, to be located on part of Lot 33, Meadows Subdivision (0.519 acre) fronting the north line of Harrington and the west line of Gratiot, addressed as 1180 South Gratiot, as petitioned by Mr. Thomas Hattey, of Metro Auto Wholesale, 28363 Gratiot, Roseville, Michigan 48066, as represented by Mr. Carl Dallo, 49136 Van Dyke, Shelby Township, Michigan 48317. Roll Call: Ayes – Gielegem, West, Reynolds, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

7. SPECIAL LAND USE: A MASSAGE THERAPY FACILITY IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT (LA BELLA ROSA SPA @ HARB PLAZA): PART OF LOTS 276-277, JEFFERSON HEIGHTS SUBDIVISION, LOCATED E/HARPER, S/MANILA, ADDRESSED AS 34376 HARPER (SECTION 35)

This item was deleted from tonight's agenda.

8. SITE DEVELOPMENT PLAN: GENISYS CREDIT UNION @ LA FITNESS: 1.0 ACRE (PART OF 8.583 ACRES) S/HALL, W/ROMEO PLANK, ADDRESSED AS 17500 HALL ROAD (SECTION 5)

Motion by Mr. Pearl, supported by Mr. Cannon, to receive, file and concur with the letter dated September 13th, 2016 from the Secretary of the Clinton Township Planning Commission, and approve the Site Development Plan for Genisys Credit Union @ LA Fitness, to be located on 1.0 acre (part of 8.583 acres) fronting the south line of Hall Road, west of Romeo Plank Road, addressed as 17500 Hall Road, and as petitioned by Mr. Thomas Alter, Vice-President of Genisys Credit Union, 2100 Executive Hills Boulevard, Auburn Hills, Michigan 48326, as represented by Mr. Scott Sieg, PEA, Inc., 2430 Rochester Court, Suite 100, Troy, Michigan 48083. Discussion ensued.

Mr. Reynolds inquired as to whether Ms. West voted against this at the Planning Commission level.

Ms. West replied affirmatively, noting her opposition was because of the horrible traffic in the area. She felt there are too many accidents in that area already, and felt adding another business will make it worse. She commented that Genisys Credit Union may be a very good business, and she felt they have done a great job as a credit union, but her objection was based on the traffic in the area.

Roll Call: Ayes – Pearl, Cannon, Gielegem, Sowerby, Meltzer. Nays – Reynolds, West. Absent – None. Motion carried.

**9. SITE DEVELOPMENT PLAN: CLINTON VILLAGE SENIOR HOUSING:
14.65 ACRES EAST & WEST OF VILLAGE ROAD, S/15 MILE ROAD
(SECTION 35)**

Motion by Mr. Reynolds, supported by Ms. West, to receive, file and concur with the letter dated September 13th, 2016 from the Secretary of the Clinton Township Planning Commission, and approve the Site Development Plan for Clinton Village Senior Housing, to be located on 14.65 acres of land fronting the east and west sides of Village Road, south of 15 Mile Road, as petitioned by Mr. James Pappas, of Fusco, Shaffer & Pappas, Inc., 550 East Nine Mile Road, Ferndale, Michigan 48220. Discussion ensued.

Ms. Nancy Goodchild, 20584 Glen Allen, Clinton Township, Michigan 48035, inquired as to the referral as to the “life” of an apartment community.

Mr. Cannon replied that the quality is not to the standard to which the Township would like.

Ms. Goodchild inquired as to whether it was kept up over the last few years.

Mr. Cannon replied that they work hard to keep it up but it is an old structure.

Ms. West stated that there has not been a renovation and when someone moves out, it is painted and cleaned. She noted it is an old cinder block building. She explained Ms. Eboni Nugin, Executive Director of the Housing Commission, has done a good job with keeping it up and keeping the bad things out, such as bed bugs, etc.

Ms. Goodchild inquired as to the average dollar amount charged back to the residents with regard to damages when they move out.

Mr. Dolan replied that they can only charge the security deposit. He replied to further inquiry that the building is HUD-regulated and has its own budget, which is in the hands of the Housing Commission. He explained they have a Capital Fund that takes care of repairs. He stated the Housing Commission has grimaced when they have had to cough up money to fix up a place that had damage from a previous tenant, but he reiterated the laws do not permit the residents to be charged more than their security deposit.

Ms. Goodchild inquired as to whether crime has been curbed. She understood that grant money was used for that purpose.

Ms. West clarified there was not a grant, but since 2006, they have not had a police officer sit there. She acknowledged that there is still crime, but it has greatly decreased.

Ms. Goodchild inquired as to how this redevelopment will bring up the property values. She stated she would rather see low-income for seniors. She inquired as to whether the proposed development will be limited to seniors or whether it will be for all ages.

Ms. West explained that the first part of this plan is to build a two-story senior building in the back of the existing buildings. They originally planned on three stories, but the cost would have been too high. Once the building is completed, the seniors will be moved out of their current housing, and that old housing will then be torn down. They intend to develop the remainder of the site with low-income housing. She stressed that the current condition of the property is not raising property values in the area, and she was confident that once the redevelopment is completed, the surrounding property values will not decrease.

Ms. Goodchild inquired as to whether there is a plan with the Downtown Development Authority (DDA) to build up the area.

Ms. West replied that this is the actual site development plan for the Village Road site, but the next item on tonight's agenda addresses a "revitalization plan" for the expanded area.

Ms. Goodchild inquired as to whether there is grant money available to help the property owners located north of 15 Mile Road fix up their homes.

Mr. Santia replied that if a low/moderate income person or family owns a home, they may be eligible for loans through the Community Development Block Grant (CDBG) program and are welcome to apply through the Planning Department.

Mr. Roger Holtslander stated he has heard a lot about the plan, and understands they need the plan to get the \$14 million it will cost to renovate Clinton Village. He inquired as to whether the \$14 million is for Phase I only.

Mr. Eric Gold, development partner with the Housing Commission, explained the \$14 million figure was referenced in The Macomb Daily; however, it is actually \$10.5 million. The tax credits they are applying for would provide \$8.5 million and the remainder would come out of Housing Commission funds and a conventional loan. He emphasized there will be no Township dollars used for this project.

Mr. Roger Holtslander stated that the Clintondale School District was brought up at the Planning Commission meeting. He inquired as to whether there will be places to relocate the displaced families within the Clintondale School District.

Ms. West replied that she and Mr. Reynolds met with Mr. Greg Green and are aware they have “homework” to do to look for rentals where families can move, hopefully within the Clintondale School District. She explained the problem they have is that they will not be looking to place these families in temporary housing until the 2018-19 school year, so it is a little early to line up their housing.

Mr. Roger Holtslander felt that is a large amount of revenue for Clintondale to lose if these students end up out of their district.

Ms. West stressed they are only building on the current footprint of Clinton Village, and it will all be low-income housing.

Mr. Roger Holtslander stated that, as a manager of a pizza facility, he had to make the decision to stop delivery to that area because he had four robberies and one of his delivery personnel was pistol-whipped. He felt they need to take a serious look at limiting outside influences in that community, and he maintained that crime is a huge issue in that area. He noted they have armed delivery personnel who refuse to go to that area.

Mr. Sowerby explained this is a project of the Clinton Township Housing Commission, which is a body federally required to run the Housing Commission on Village Road. It is funded with federal dollars through special tax credits. He emphasized that Clinton Township is not funding this, and having been the Township Treasurer for years, he has been close to this community. He felt what is being proposed is going to be something of a renaissance, and the people who will live in the subsidized housing want to live in a nice facility in a nice neighborhood and feel safe. He explained the original structures go back fifty years and they were designed with inexpensive products. It has been a challenge to update the development, and this will be a transition for the Village Road area. He explained that Clinton Township is an older community always in transition, and they need to recognize where people need help. He cited the credit union that just received approval this evening, and commented that they offer funding that banks often cannot offer. He felt the people living in the Village Road area need to have financial institutions similar to this, so as they are developing Village Road, the Township is saying to the rest of the community that they are willing to improve the life in that area. A lot hinges on management and any facility that rents is subject to the ownership and management that runs it. He pointed out other apartment complexes and subdivisions that have had their “ebbs and flows” in that area, and he cited Newport Arms, which was infested with drug problems. He added that, thanks to the effort of this community, prosecutors, police department and others who came in and cleaned it up, which improved the life there. He stated some of that took place on Lipke Road with Oxford Square, which was updated a few years ago and a new pilot was created. He assured the Township is committed that where there is affordable housing, they want to make sure the standards are good. He

commended Ms. West, Ms. Nugin and the Housing Commission for their commitment to clean the area up to have it safe.

Mr. Sowerby stated the Revitalization Plan is separate from the site development plan for the Village Road housing. He reminded that Village Road housing is a federally-funded project so Township dollars will not be used for it. He stated that the area across 15 Mile Road is developed with single-family homes and is in a different neighborhood. He acknowledged that the roads are bad, but they are bad throughout the Township but they are under the jurisdiction of the Macomb County's Department of Roads. He stated the Township, through a federal program, assists low/moderate income families with repairs to their homes, such as roofs, siding, furnaces and more, and they advertise this as much as possible. He assured the Township is committed to keeping this community solid.

Ms. Michele Braswell, 34348 Marino, Clinton Township, Michigan 48035, applauded the Village Road housing renovation. She stated the housing was necessary at the time because there were a lot of displaced homeowners due to urban renewal. She felt the renovation will help the neighborhood in that one area, and added that the neighbors deserve and will have better housing as a result. She stressed that things are happening in a good way in their neighborhoods, and she cautioned anyone talking about the crime in the area to take a closer look, because crime has been down. She hoped the Board approves the Site Development Plan for the Clinton Village Senior Housing.

Ms. Kerry Drobek, 34364 Means, Clinton Township, Michigan 48035, applauded any improvements in the area. She stated she has never had a problem and has lived there for 15 years. She questioned where seniors will go for groceries and other services, pointing out that other senior housing facilities in the Township are more centrally located to grocery stores and other services. She questioned how they will market this senior housing to people when the area is lacking amenities.

Ms. West stated that is an excellent question, and explained they currently have 25 units with seniors living in them. These 25 seniors will be moved to the new building which will allow them to access their units from a hallway rather than having to go outside, so that will be much safer for them. She also explained that the Senior Center schedules transportation and a group can call from the proposed senior housing if they want to go shopping.

Ms. Drobek stated a lot of the seniors like to walk.

Ms. West agreed walking is important but repairing the sidewalks and fixing up the area will take some time.

Mr. Pearl recalled when this plan was first discussed, there was talk about mixed marketing of housing. He inquired as to whether that is now off of the table.

Ms. Eboni Nugin, Executive Director of the Housing Commission, replied that the marketing units were taken off of the table, so they are not looking to expand. She stated they are not increasing their public housing inventory, but are building 44 units, 25 of which will house current residents and the remainder will be rented through tax credits. She clarified they own the building but it will be through the Department of Housing and Urban Development (HUD).

Mr. Pearl felt that an inventory of existing rentals in the Clintondale School District should be done right away, and that should not take more than a week.

Ms. West stressed they do not want to contact the owners of these places and tell them that the renters will not be relocated until 2018.

Mr. Pearl felt they need to find out who is willing to rent, and they need to find out the procedures. He stressed he does not want Clintondale Community Schools to lose the revenue if students are relocated to other school districts.

Ms. Nugin noted that the construction of the senior housing building will not need any relocation of residents. Once that is complete and the seniors are moved into their new homes, they will start to look at Phase II, and that is when the relocation will occur. She assured they will be trying their hardest to keep students in the Clintondale District.

Mr. Pearl stated there has been a surge in apartment rentals over the last year. He noted he has worked in these types of buildings that were constructed 50 years ago, and many of them are in horrible shape, but it is a waste of money to try to modernize them. He felt they need to move forward with this site development plan.

Mr. Gielegem stated this is a mostly-developed community, and they are looking at an area where they need to repair and expand the infrastructure for an aging population. He felt the proposed plan is a way to piece together some multiple sources for the funding they need to make the improvement to Village Road. He commented that he is a Clintondale graduate and they have become very competitive. He applauded the Housing Commission for bringing this plan forward and making an investment in an area of the Township that needs the improvements. He stressed the Township has made a considerable investment in donating land a number of years ago for single-family homes, and he felt the proposed site plan will help the area.

Mr. Reynolds confirmed that the Clintondale School District is very concerned about losing students, and he and Ms. West have met with representatives from

the school district two or three times. Mr. Reynolds stated he is president of their Foundation, and he assured they will make sure the community is taken care of. He added the Housing Commission has taken a good long study to make sure the Clintondale students are not displaced. He was confident that the relocation will be temporary because these people will be anxious to move back into their nice new homes.

Mr. Sowerby stated they financed the project through the Housing Commission, who will assume all costs and funding for the project. He reiterated that the Charter Township of Clinton has no liability in the outcome or finances of this endeavor.

Ms. Nugin replied to inquiry that Mr. Sowerby's statements are correct.

Roll Call: Ayes – Reynolds, West, Gielegem, Pearl, Cannon, Sowerby, Meltzer.
Nays – None. Absent – None. Motion carried.

10. NEIGHBORHOOD REVITALIZATION PLAN

Ms. Eboni Nugin stated they have already discussed the need for redevelopment of the Village Road site, but she wanted to point out the importance of getting the plan approved. She explained that working through the Rental Assistance Demonstration (RAD) program, there were a lot of milestones set by HUD, and one of those deadlines was the first round of tax credit applications due on April 1st. She explained they submitted at that time but it was early in the process, so their score was 75. They have been working diligently since that time to improve their scores, noting that this is a very competitive process. The next deadline is October 1st, so they are requesting the Board approve this tonight even if there are changes they would like to see to the plan. She emphasized that the proposed Neighborhood Revitalization Plan is a recommendation, so nothing is "etched in stone" that will hold the Township to that plan. She compared this to more of a guide that can be used as the community continues to grow.

Ms. Sarah Traxler, of McKenna Associates, stated they have been working on this plan for the last three months. They have held meetings, received input, and incorporated that into the plan. She stated that McKenna is a planning and design firm, and they have brought their experience with this type of plan.

Mr. Chris Khorey, Project Planner for McKenna Associates, explained that land use is how they demonstrated their plan for the future, and this plan proposes solutions to problems facing housing, economics, services/amenities, transportation, and sense of place. He explained the Housing Commission asked them to put this together for two reasons: 1) They can get points that will aid them in being considered for the awarding of tax credits for the reconstruction of Clinton Village; and 2) They are a good neighbor and want to improve quality

of life for people in the area that surrounds Clinton Village. He assured this is only a guide and does not tell the Township how to allocated their money; however, it is a wish list for the community so that when developers come in and want to build, this plan can be used as a tool. They want to keep the area and the values up. He reviewed the “Laurel Heights” area, which they refer to as the underdeveloped neighborhood north of Laurel, south of 15 Mile, east of Gratiot and west of the proposed Clinton Village. In the neighborhood meetings, they heard that people are feeling safer in the neighborhood now, but they still feel it is difficult to get around without a car, even though there are busses along 15 Mile Road and Gratiot. They also stressed it is an area of pride, and they want that to be able to continue for the next 40 or 50 years, which means supporting the homeowners who are there and helping them to invest in their properties.

Mr. Khorey reviewed their goals, which include the following: 1) Renovation and improvement of Clinton Village; 2) Protect the value of single-family homes; 3) Invest in the infrastructure; 4) Support local businesses; 5) Preserve Prince Drewry Park; and 6) Keep families in the area, and keep the enrollment in Clintondale Community Schools high. He stressed some of the things that are not in their plan, and those include: 1) Additional low-income development outside the Clinton Village area; 2) No displacement of residents; 3) No relocation of school children; 4) No eminent domain; 5) No incompatible uses, such as heavy industrial; and 6) No harm to the environment.

Mr. Khorey reviewed the plan map, which highlighted the general area of study. He explained the churches need to stay strong. Laurel Street connects the whole neighborhood because it extends the length of the neighborhood. He indicated that 15 Mile Road, Gratiot and Quinn need to be pleasant places to walk and new pedestrian or auto connections could be added, and that was shown on the map. He stressed this plan is a vision and can be used for economic development, zoning decisions, infrastructure planning, and also community connection. He added that a lot of good dialog came out of this planning process. He noted they have heard from some of the Board members and have already included those suggestions into the plan. He welcomed other input and assured they will make the changes needed, although he stressed they have a tight timeline and the adoption motion has to occur this evening. He reiterated that their deadline to submit for the tax credits is in early October, and they hope that it will be successful.

Mr. Khorey replied to inquiry that with regard to the changes in the plan, it was stressed this is a guide and the Township is not committing anything with date and dollar figures. He stressed this is to preserve the single-family neighborhoods in the area, and it was made clear that these are guidelines and the words “should” were changed to “could”. It includes flexibility.

Mr. Cannon stated he has been in favor of the modernization of the Village Housing but there were some things he was not in favor of. He felt they have done a good job of listening to the community and they are now bringing a plan for which he will be voting in favor of this evening.

Ms. Meltzer stated she wanted to express what was mentioned in a conversation she had with Ms. Nugin and Mr. Gold, and that is what occurs after this plan is approved. She felt this will encourage other businesses to want to invest in the area, but they do not want to lose the momentum. She inquired as to what the Township can do to tap into grants that exist within foundations, such as DTE, Consumer's Energy, etc. She felt it should be part of the plan that they exercise due diligence in making connections with them to investigate the possibility of grants. She felt they should be putting a plaque at Prince Drewry Park to state who he was and the importance he had in this community. She stressed they need to seize the momentum on this, and they need to establish a relationship with the industrial businesses on the north side of 15 Mile Road as well to show they are needed. She explained she and her husband help the Romeo community through their business because they were asked, and she felt that is something the businesses in that area could be asked to do.

Motion by Mr. Cannon, supported by Ms. West, to receive and file the letter dated September 7th, 2016 from Ms. Sarah Traxler, AICP, Vice-President, McKenna Associates, and accept the report as presented. Discussion ensued.

Mr. Sowerby recalled this was introduced to the Township Board in January of this year, and the plan has transitioned since that time. The Board had stressed they wanted to have the public fully engaged, and that first engagement took place on July 21st, followed up by a larger meeting on August 24th at Robbie Parker Elementary School. He noted that the Planning Commission and the Zoning Board of Appeals were engaged with the Village Road project. He explained that the plan was just handed to him a week ago. He took the time to study it, and he sat down with Ms. Nugin and Mr. Gold with a lot of questions and criticisms. He was ready to discuss it this evening, but he is hearing that there are revisions that they have not seen. He does not know whether the criticisms he provided are now in the sole copy being held by McKenna Associates, but he stressed it is difficult to vote on something that has been changed numerous times and they do not have the revised copy in front of them.

Ms. Nugin stated they put the emphasis on "owner-occupied" homes, which is what Mr. Sowerby had requested, but they did not put that the Township has limited control of the roads.

Mr. Sowerby requested to hear all of the changes made.

Mr. Pearl inquired as to why the final changes were not emailed to everyone.

Mr. Khorey explained the final meeting was on Thursday, and they did not want to forward a new draft one day prior to the meeting. They felt it would be better to explain the changes in their presentation.

Ms. West inquired as to whether they can review change-by-change through the plan.

Mr. Khorey stated he would be willing to go through the plan and outline the changes.

Ms. Bednar offered that if Ms. Traxler or Mr. Khorey can email her the most recent copy which includes all of the changes, she would be glad to print out some copies for the Board.

Mr. Cannon stated they have answered all of his questions, and he is in favor of approving this tonight. He suggested that if they want to go through this change-by-change, they can table the matter until Ms. Bednar receives their latest version via email and makes copies for everyone.

Mr. Sowerby felt they need to look at the latest copy and they need to go through those changes.

Motion by Mr. Cannon, supported by Ms. West, to table further consideration of this item until copies of the updated plan are made, at which time it will be brought back for discussion. Roll Call: Ayes – Cannon, West, Reynolds, Gielegem, Pearl, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

11. REQUEST APPROVAL TO ATTEND 75TH ANNUAL SOCIETY OF MICHIGAN EMS INSTRUCTOR COORDINATORS PROFESSIONAL DEVELOPMENT CONFERENCE

Motion by Mr. Pearl, supported by Mr. Sowerby, to receive and file the letter dated August 29th, 2016 from the Fire Department Training Chief, and approve the request for he and the EMS Officer to attend the 75th Fall 2016 Society of Michigan EMS Instructor Coordinators Professional Development Conference on October 7th and 8th, 2016 in Lansing, Michigan, at an estimated cost of \$593, as outlined in the correspondence. Roll Call: Ayes – Pearl, Sowerby, Reynolds, Gielegem, Cannon, West, Meltzer. Nays – None. Absent – None. Motion carried.

12. AWARD OF SENIOR CENTER LOOP TRAIL AND PICKLE BALL COURTS

Motion by Ms. West, supported by Mr. Reynolds, to receive and file the letter dated September 15th, 2016 from Mr. Scott J. Chabot, PE, Senior Project Manager, Giffels Webster, and award the Clinton Township 2016 Community Development Block Grant (CDBG) Senior Center Loop Trail Improvements to Pavex Corporation in the amount of \$83,775.20, as outlined in the correspondence. Roll Call: Ayes – West, Reynolds, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

Motion by Mr. Pearl, supported by Ms. West, to award the Clinton Township 2016 Community Development Block Grant (CDBG) Senior Pickleball Court Improvements to Pavex Corporation in the amount of \$112,616.45, as outlined in the correspondence. Roll Call: Ayes – Pearl, West, Reynolds, Gielegem, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

13. BID AWARD: DEMOLITION OF TAX-FORECLOSED TOWNSHIP-OWNED PROPERTIES

Mr. Gielegem inquired as to whether the Township has done business with Universal Consolidated Enterprises prior to this.

Mr. Cannon replied they have not, but they have control of the money so they will have to be in compliance before they get paid.

Mr. Barry Miller, Superintendent of the Building Department, replied that they are licensed with the State of Michigan, and he confirmed they have had no problems in the past.

Motion by Mr. Gielegem, supported by Mr. Reynolds, to receive and file the letter dated September 13th, 2016 from the Building Department Superintendent, and award the demolition of two residential structures on tax-foreclosed Township-owned properties (21189 Abrahm and 21600/21606 Elmway) to Universal Consolidated Enterprises, the lowest qualified bidder, with a bid of \$20,015.00 plus ten percent (\$2,002) for unforeseen conditions, totaling \$22,017.00, with all costs for demolition and asbestos abatement to be charged to the R&M Tax-Forfeited Property account. Roll Call: Ayes – Gielegem, Reynolds, Pearl, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

14. RECOMMENDATION OF PERSONNEL VACANCY REVIEW COMMITTEE

Motion by Ms. West, supported by Mr. Reynolds, to receive and file the letter dated September 15th, 2016 from the Human Resources Director, and concur with the Personnel Vacancy Review Committee to authorize the creation and filling of one (1) Appraiser Tech position, with salary range to be determined but not to exceed \$42,604 for the current fiscal year. Roll Call: Ayes – West, Reynolds, Gielegghem, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

15. REQUEST APPROVAL TO PURCHASE A 3-YARD DUMP TRUCK

Motion by Mr. Pearl, supported by Mr. Gielegghem, to receive and file the letter dated September 7th, 2016 from the Director of Public Services, and approve the purchase of one (1) 3-yard dump truck, as approved in the 2016/2017 Capital Outlay budget, with the truck chassis purchased from Signature Ford through the Macomb County bid process, and the truck equipment from Truck and Trailer Specialties, Inc., through the State of Michigan contract. Roll Call: Ayes – Pearl, Gielegghem, Reynolds, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

16. RECOMMENDATION OF CHARTER OAKS WATER MAIN REPLACEMENT TREES

Mr. Gielegghem stated it does not mention the type of trees, but he felt the residents will be happy to see that the Locust Trees are gone because they tended to be a nuisance with their tiny leaves.

Ms. Bednar replied to inquiry that there are 24 trees being proposed, including Sugar Maples, Red Oaks, Honey Locusts, Sweet Gum and Linden trees. She also advised that, as part of this approval, the Township will need to waive the bid policy for this purchase because they did not go out for bid.

Mr. Gielegghem inquired as to whether the various species of trees will be planted in a mixed fashion rather than all of the like trees being planted together. He pointed out that when a certain species of trees is affected by a disease, it would be good if their removal does not leave a large area without trees.

Motion by Mr. Sowerby, supported by Mr. Pearl, to waive the Township's bid policy for this item. Roll Call: Ayes – Sowerby, Pearl, Reynolds, Gielegghem, Cannon, West, Meltzer. Nays – None. Absent – None. Motion carried.

Motion by Mr. Sowerby, supported by Mr. Pearl, to receive and file the letter dated September 14th, 2016 from Mr. Scott J. Chabot, PE, Senior Project Manager, Giffels Webster, and award the Charter Oaks Tree Replacement to the lowest bidder, St. Clair Landscaping, in the amount of \$15,128.00, as outlined in the correspondence. Roll Call: Ayes – Sowerby, Pearl, Reynolds, Gielegghem, Cannon, West, Meltzer. Nays – None. Absent – None. Motion carried.

Mr. Pearl commented that he visited the area recently and talked with some of the residents in the area who are thrilled with the workmanship and quality of the contractor's work and the great improvement this has been in their neighborhood.

17. EMERGENCY CIPP LINING PROJECT – ZONE 6

Motion by Mr. Reynolds, supported by Mr. Gielegghem, to receive and file the letter dated September 19th, 2016 from Mr. Scott J. Chabot, PE, Senior Project Manager, Giffels Webster, and approve the additional work scope for the Clinton Township Zone 6 Sanitary Sewer CIPP in the amount of \$16,799.00, as outlined in the correspondence. Roll Call: Ayes – Reynolds, Gielegghem, Pearl, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

18. UPDATE FROM SEWER COMMITTEE

Motion by Mr. Sowerby, supported by Ms. West, to receive and file the letter dated September 15th, 2016 from the Clinton Township Sewer Committee, and further, to accept the Sewer Committee's recommendation to participate in the cost of implementing the wet weather monitoring plan, limited to the cost to purchase and install the downstream level sensor, with the total cost for this installation of \$14,855.00. Roll Call: Ayes – Sowerby, West, Reynolds, Gielegghem, Pearl, Cannon, Meltzer. Nays – None. Absent – None. Motion carried.

19. REQUEST TO PURCHASE SEWER FLOW METERS FOR ACO PROJECTS

Motion by Mr. Pearl, supported by Mr. Gielegghem, to receive and file the letter dated September 15th, 2016 from the Clinton Township Sewer Committee and approve the purchase of nine (9) Teledyne Isco 2150 area-velocity flow meters and the related mounting equipment from the local sole-source distributor in the amount of \$38,832.00, which covers the cost of the meters, mounting equipment, and end-of-year maintenance. Roll Call: Ayes – Pearl, Gielegghem, Reynolds, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

20. HOME FUNDS FOR SCHOOL BUILD – HABITAT FOR HUMANITY

Ms. Claire Brisson, Director of the Chippewa Valley Schools Career Technical Education Program, explained that this will be their tenth home through partnering with Habitat for Humanity and HOME. She stressed this is a win-win for everyone, and the experience of building a real house for a real family is the best kind of experience for their students. She also pointed out it helps the students understand what it is to give back to the community. She thanked the Board for their support in the past and looks forward to this partnership once again.

Mr. Joe Churches, Dakota Construction Trades Instructor, thanked the Board for their support over the years, and he added that he looks forward to working with the Board and Habitat for Humanity once again. He offered to answer questions.

Mr. Pearl inquired as to whether Mr. Churches found more property.

Mr. Churches replied he does not have all of the information.

Mr. Pearl noted that Mr. Santia has indicated there are more properties available.

Mr. Churches replied to inquiry that their Open House will probably be scheduled for the third Thursday in May, and he advised the Board that they are all invited to attend.

Ms. West stated she has been working with one of Mr. Churches' former students, who has been doing a lot of work at their house. She spoke very highly of the high-quality workmanship done by Mr. Churches' former student, and claimed "Dreamworks" is the way to go. She commended Mr. Churches for training his students well.

Mr. Santia noted that the motion should specify an allocation of "up to \$114,000" rather than an allocation "of \$114,000".

Motion by Mr. Pearl, supported by Mr. Reynolds, to receive, file and concur with the letter dated September 13th, 2016 from the Chairperson of the Budget/Ways & Means Committee, and approve the allocation of up to \$114,000 in HOME Funds for the Building Trades Program at Dakota High School to construct a single-family home for a low-income family that will be located in Clinton Township. Roll Call: Ayes – Pearl, Reynolds, Gielegem, Cannon, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

21. REQUEST TO PARTICIPATE IN LAWSUIT AGAINST THE STATE OF MICHIGAN

Mr. Cannon stated the Board members should have received more information on this today. He advised that if the lawsuit is favorable to the Board, it would move from this point forward.

Ms. Meltzer noted the other cities in the area that are also contributing include Eastpointe, Centerline, Mount Clemens, Richmond, Warren, Utica, Roseville, New Baltimore and Sterling Heights. She added that Clinton Township would be the only Township at this point.

Mr. Gielegghem read an article in the Free Press on September 9th stating that the Township is already part of this lawsuit.

Mr. Cannon clarified that the Township has not acted on it, and that is what is being considered this evening.

Mr. Gielegghem stated that he agrees with the concept and the goal, but is concerned that legal fees can add up. He questioned whether they will pay \$1,500 now but will end up having to pay much more as this progresses. He questioned as to their threshold of spending on this.

Mr. Cannon replied that if “there were more zeros” on this total, he would be more concerned, but stated they are being told this is a one-time request from communities to pay for some of the minor costs, and much of what is being done is pro-bono. He understood this amount is also a sign of their support for the lawsuit.

Mr. Dolan confirmed Mr. Cannon’s comments are correct, but as presented, the approval is only a \$1,500 contribution. He assured that approval tonight does not mean the Township is joining as a party or expanding their commitment at this point. He clarified that, as presented, it is solely a \$1,500 commitment.

Motion by Mr. Gielegghem, supported by Mr. Pearl, to receive and file the letter dated September 14th, 2016 from the Township Supervisor, and join with other communities in Macomb County to participate in the lawsuit filed by Taxpayers for Michigan Constitutional Government (TMCG) against the State of Michigan, and authorize a one-time donation of \$1,500 to financially support this lawsuit. Discussion ensued.

Mr. Sowerby felt the key statement in this is “The Michigan Department of Technology Management and Budget (DTMB) is tasked with calculating the constitutional payments made to local governments. Their miscalculation has

hurt municipalities and allowed Constitutional Payments to be kept by the State and redirected for other purposes”. He outlined the four types of prohibited payments the DTMB has listed as prohibited payments. Mr. Sowerby felt there are a number of abuses and the lawsuit is to make them whole going forward.

Roll Call: Ayes – Gielegem, Pearl, Reynolds, Cannon, West, Sowerby, Meltzer.
Nays – None. Absent – None. Motion carried.

22. REQUEST TO AUCTION FOUR (4) OUT-OF-SERVICE FIRE TRUCKS

Motion by Ms. West, supported by Mr. Reynolds, to receive, file and concur with the letter dated September 14th, 2016 from the Chairperson of the Budget/Ways & Means Committee, and approve the auction of four (4) out-of-service fire engines through Rangerbid.com. Roll Call: Ayes – West, Reynolds, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

10. NEIGHBORHOOD REVITALIZATION PLAN (Continued from earlier in the meeting)

Motion by Mr. Cannon, supported by Mr. Pearl, to take Item #10 – Neighborhood Revitalization Plan from the table. Roll Call: Ayes – Cannon, Pearl, Reynolds, Gielegem, West, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

Mr. Sowerby requested an explanation and review of the proposed changes.

Ms. Traxler assured they do not take this planning exercise lightly. Because of deadlines that the Housing Commission is trying to meet, they had to make a decision as to whether to change the plans and give the Board members only one day to review them, or whether to prepare the presentation which includes the changes. Because the Board has the ability to adopt the Plan with certain conditions, they opted to explain the changes and the Board could approve it with revisions discussed. She reviewed some of the changes requested by the Township Board members: 1) Comments/revisions received by Mr. Sowerby and Mr. Gielegem; 2) Removal of any ambiguous mention of expansion of multiple-family or subsidized housing, strong unambiguous support of single-family character and future development for existing multi-family development; 3) Clear communication that the Neighborhood Revitalization Plan (NRP) is a guide and framework, not the Township pumping up the plan or amendment to same; 4) The suggestion by Ms. Meltzer in exercising due diligence in making connections with potential fundraising; and 5) All other comments received this evening. She encouraged the Board to remember they can adopt a plan tonight with any revisions that were discussed.

Mr. Khorey went through the plan page-by-page:

- Page 1, Paragraph 1:
“Public and private investment” was changed to “investment”
- Page 1, Paragraph 2:
“Pockets of the community have seen very little investment in the last 30 or more years” was deleted because it was not entirely accurate.
- Sentence about “provision of quality of affordable housing for all” was changed to “quality housing for all income levels”.
- Bottom of Page 1, there was a bolded paragraph specifying the independence of this plan from the Clinton Village Site Plan, and the bolded typeface was removed because the determination was made that the paragraph was not that important.

Mr. Santia stated that the plan indicates the Clinton Village area was called out in the Township’s Master Plan, and he clarified that was never called out in the Master Plan, only the southeast corner of Gratiot and 15 Mile.

Mr. Khorey stated they will remove the sentence referred to by Mr. Santia.

Mr. Khorey continued with the changes:

- Page 10, where it refers to “new subdivisions being developed with the assistance of the Township”. Per Mr. Sowerby’s clarification that the land was Township-owned and it went out for bid to various developers, with Maplewood Construction Company being awarded the bid, Mr. Khorey stated he could change that. Mr. Sowerby indicated it can be left the way it is.
- Page 15, where it refers to the number of dwelling units and percentage of total for “For Sale” and “For Rent” properties, that needs to be corrected.

Mr. Pearl inquired as to whether the 15,352 renter-occupied dwelling units is low, and Mr. Santia replied that number is about right.

Mr. Khorey explained that the majority of this data is from the 2010 U.S. Census data. They conduct an American Community Survey every year, they count an average and extrapolate. He advised that they also used some data from ESRI.

Discussion took place regarding the data referring to the number of renter-occupied, and Mr. Barry Miller, Superintendent of the Building Department, replied to inquiry that the information provides seems to be accurate.

Mr. Khorey continued with the changes:

- Page 32, a paragraph was added that the Township provides its own senior transportation service within its boundaries and that runs independently from SMART.

- Page 33, although it is actually a general comment and not specifically limited to this page, that this is not a specific prescription for capital improvements.
- Page 34, where Laurel is referred to as the “neighborhood spine”, the reference to a “10-foot pathway” was removed.

Mr. Santia stated there is a narrow road right-of-way for that street so a 10-foot path would not work.

Mr. Khorey continued with the changes:

- Page 37 (page 38 of the new version), specifies that “SMART’s Gratiot route is the most heavily used in the entire SMART system”.
- Page 39 (page 40 of the new version), removed the reference that this is unique to the Quinn Road area.
- Page 40 (page 41 of the new version), more specifics as to the improvements to Prince Drewry Park were referenced.
- Page 42 (page 43 of the new version), refers to the MDOT pedestrian improvements on Gratiot.
- Page 49 (page 50 of the new version), indicates there was more talk about multi-family housing, and the focus groups were opposed.
- Page 56, addition of provision for “all income levels”

Mr. Santia referred to a point where they talk about initiating “scattered site” investments, but he stressed the Township already does that.

Mr. Khorey stated he will change “initiate” to “continue”.

Mr. Santia also clarified the Township is an entitlement community so they receive a limited amount of funding. They are in a consortium and at this time, most of the HOME funds are used for the Home Build and the rest is used for the scattered site investments.

Mr. Khorey continued with the changes:

- Page 58, changes made to reflect the Township does not own their roads and has little power on the maintenance activities that do or do not take place.

Discussion took place regarding the mention of ADA requirements being met, and mention of the condition of sewer pipes.

Mr. Khorey assured that is reflected as an ongoing project.

Mr. Santia clarified that they also have ongoing sidewalk projects in the area.

Mr. Khorey assured he will make the change to reflect the Township “continues to ensure they are in good shape”.

Mr. Khorey continued with the review of the changes:

- Page 60, Paragraph 3, changed from “are recommended” to “should be considered”.
- Page 61, the word “haphazard” has been removed with regard to the street grid.
- Page 62, a bullet point was removed with regard to Laurel Heights area because it is no longer part of the plan.

Mr. Sowerby did not know whether the second bullet point on that page should be included.

Mr. Khorey understood Mr. Sowerby’s point. He indicated they revised it to emphasize owner-occupied, but he stated they will remove “high density”. He replied to inquiry that they removed the fourth bullet point in its entirety. He stated that concludes the changes that have been made to this point. He added that he will include the suggestion by Ms. Meltzer at the end.

Mr. Sowerby felt it is a critical point to make with regard to the north/south walking ability, and he agreed some type of pathway is needed. As far as working with SMART and the bus stops, he felt that is relatively easy. With regard to supporting development in that area, he pointed out that the Township has a history of supporting development there. He stressed the Township worked hard to bring down the incinerator, and after that occurred, they created Quinn Park. There was development on Aurora Street and other vacant areas. He added the Township owns more lots on Aurora and he felt it important to see that developed. He stated attracting more retail such as grocery stores is the desire of this entire Board, although he admitted that is more difficult. Sidewalks and street improvements have had money from CDBG funds. He stated the zoning change of the incinerator site to R-5 One-Family Residential took place, but the property is jointly owned, with shared responsibility owed to all seven communities. He added it is a difficult site because of the contamination. They would like to get something done on the east side of the lake but need to find the right developer who can work with that type of site. He added creating a park there could be considered, and as far as stability in any area, having green space is important, and mixes well with wildlife and neighborhoods. Mr. Sowerby commented that the Laurel Heights area is difficult to develop. The Township owns some of that land, and he would like to see emphasis placed on development of owner-occupied detached single-family housing and not emphasize any rental development. He added it is already 50% rentals, with Oxford Square, Cordova Courts and the Village Road housing. He was confident that they will be able to attract owner-occupied detached single-family housing, and suggested that should be emphasized for further development in the area.

Ms. Traxler noted that the motion on the floor is worded for the Board “to accept the plan”. She hoped the Board would motion “to adopt the plan”.

Mr. Cannon **amended his motion**, and Ms. West **amended her support**, to adopt the Neighborhood Revitalization Plan as presented, including the changes as outlined in tonight’s discussion.

Mr. Russell Holtslander felt the hopes and dreams are fine, but he felt the problem comes down to implementation. He reminded that they need to turn in their paperwork for the tax credits in two weeks, and he claimed “a group of people met and decided on a plan”. He acknowledged that there may be more revisions, but he felt that since there have been last-minute changes, there may be a trust issue with those people who will not like the fact the plan has been revised. He inquired as to whether the Board is willing to meet with them once again to explain the changes because they are not here tonight to have the benefit of hearing those revisions. Mr. Holtslander admitted that the proposed changes do not change the entire plan, but he felt it is important to be transparent. He suggested the next time they should begin the process earlier.

Ms. West agreed with Mr. Holtslander and suggested they may be able to reconvene with the residents at Parker Elementary, but she felt the Board heard loud and clear what the residents were saying, and she was confident that those are the changes that were incorporated. She stated the residents did not want multiple-family residential, so that is one of the things that was changed.

Mr. Gielegem stated this is an evolving process, and they have obtained the input of the community. He felt there is value in this process, and they can make changes as they go along. He added they learn from the process, but they have to be careful about what they project as “what we think” versus “what is real”. He commented that this area of the Township is growing much faster than the rest of the Township. He referred to some of the statistics in the plan, noting that the percentage of high school graduates in the study area is higher than the percentage in the entire Township, and the same is true for the percentage of those with Associate degrees.

Ms. Kerry Drobek, 34365 Means, Clinton Township, Michigan 48035, suggested more transparency with the residents to lower their mistrust. She felt they should hold an information session inviting the residents to attend.

Mr. Cannon stated that 900 letters were sent to property owners in the study area to inform them of tonight’s meeting, and it was also published in the Macomb Daily and posted on the Township’s website.

Ms. Drobek stated she would like to see the plan.

Mr. Cannon stated when they get the plan updated with the changes, they will put it on the Township's website.

Mr. Sowerby admitted the process was not the best but not only does this plan go to the federal government, but it impacts the Village Road project so they are on a tight time frame. The Township listened to the public and they are emphasizing owner-occupied detached single-family housing is what they want to see.

Mr. Russell Holtlander felt the residents needed to know that there may be potential changes to this plan, because a lot of people felt the plan was "etched in stone".

Mr. Walter Mason, 19451 Cooper, Clinton Township, Michigan, questioned why this is not postponed to the next meeting so they can give the proper presentation with all of the changes incorporated.

Mr. Cannon explained the next meeting would be past their deadline to apply for the tax credits. He stated that for the Housing Commission to obtain the proper funding they have to have this request submitted, along with the Township Board's approval, by October 1st.

Mr. Mason complained that it was not explained that way to the residents, and he felt the residents are "getting the run-around".

Ms. Michele Braswell inquired as to what is happening to the area south of Quinn Road where the smokestacks were located.

Mr. Sowerby replied that McKenna Associates are looking at that as a potential park area. The Township has it designated as single-family residential. He stated it is not being changed in their zoning plan. They could create a park setting but it would not be industrial, which is what the Grosse Pointes want.

Ms. Braswell felt there could be improvements in the Lipke/Quinn area because it is currently an eyesore. She suggested a grassroots meeting with the residents in the Quinn Road area because she did not think that McKenna Associates has a clue of what those residents are feeling. She thanked the Board for adding the "owner-occupied detached single-family homes" to the plan.

Mr. Roger Holtlander stated he is not opposed to the plan, and felt there has been a lot of thought and effort put into it from many sources. He inquired as to whether they are still talking about moving Prince Drewry Park.

Mr. Cannon replied they never considered moving Prince Drewry Park.

Mr. Holtlander stated he was leery when they mentioned moving that park, and felt that grants are difficult to obtain. He suggested having someone dedicate a few hours a week to try to get grants in order to make this plan better. He recalled there was a lot more input from the public the last time there was a plan for the south end, but he added there were no time restraints and the entire neighborhood was brought in. He pointed out there was talk about construction materials that would be required, the size of the sidewalks and the size of the lots. He emphasized that community deserves having special attention paid to it, and the process should not be rushed.

Roll Call (**on amended motion**): Ayes – Cannon, West, Reynolds, Gielegem, Pearl, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

APPROVAL OF MINUTES OF SEPTEMBER 6TH, 2016 REGULAR TOWNSHIP BOARD MEETING

Motion by Mr. Sowerby, supported by Mr. Reynolds, to approve the minutes of the September 6th, 2016 Regular Township Board Meeting as submitted. Roll Call: Ayes – Sowerby, Reynolds, Gielegem, Pearl, Cannon, West, Meltzer. Nays – None. Absent – None. Motion carried.

APPROVAL OF BILLS

Motion by Mr. Reynolds, supported by Ms. West, to approve the bills as presented. Roll Call: Ayes – Reynolds, West, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Nays – None. Absent – None. Motion carried.

PUBLIC COMMENTS

There were three public comments:

Ms. Cassidy [last name inaudible] complained about people having their dogs off of their leashes on the bike path and around the spillway, and she inquired as to whether having them leashed is part of the ordinance.

Mr. Santia replied affirmatively.

Ms. Cassidy stated she was visiting George George Park with her leashed dog and also pushing her 92-year-old mother in a wheelchair, and there was someone in the park with their unleashed dog. She explained that the unleashed dog attacked them, and luckily no one was hurt, but it was frightening. She inquired as to whether signs can be posted to remind people of the ordinance requiring dogs to be leashed. She made a police report, but was told that they cannot do anything unless someone is mauled.

Mr. Cannon advised that all she can do is file a police report. He was sorry that there were other dogs bothering her dog, and he added that the Township provides a nice dog park and continue to do the best they can to ensure the safety of residents. He suggested that possibly her best form of help would be through the County's Animal Control Division.

Ms. Nancy Goodchild complained about the condition of the Kroger's on Groesbeck, noting that there are inappropriate comments written on the ground and on the windows. She contacted Mr. Frankel, the owner, but received no response. She complained about people blocking the walkways at George George Park when there is a wedding. She indicated the wedding party apparently did not want people in the background of their pictures so they were keeping people from using the walkways, which she felt was wrong. Ms. Goodchild thanked the Board for their support of paving Weybridge, stating that it is so much better now. She also commended the Board for their support of their fireworks, concerts and movies in the park, and thanked the Township for all they did to make these events so amazing. She especially thanked Mr. Frank Pizzo and his Parks and Recreation staff.

Mr. Walter Mason expressed frustration over the last two Board meetings over what he referred to as "a clown show" and felt that the Board did not need to pass a local ordinance for what he claimed was "a guy who showed up with a pad to get some signatures". He accused one of the Trustees of instigating this, and he questioned the reasoning for the need to adopt that ordinance and also questioned the intent of what appeared to be having the women in the audience who spoke in favor of it.

ADJOURNMENT

Motion by Ms. West, supported by Mr. Reynolds, to adjourn the meeting. Roll Call: Ayes – West, Reynolds, Gielegem, Pearl, Cannon, Sowerby, Meltzer. Nays - None. Absent – None. Motion carried. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

KIM MELTZER, CLERK
CHARTER TOWNSHIP OF CLINTON