

GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton Michigan 48116
(810) 231-1333 FAX (810) 231-5080

Regular Board Meeting, August 6, 2014 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance to Flag
3. Roll Call of the Board
4. Approval of the Agenda
5. Public Comment, **Agenda Related Items Only.**
6. Consent Agenda
 - a) Approval of the July 16, 2014 Regular Board Meeting Minutes
 - b) Approval of the April 15, 2013 Special Board Meeting Minutes
 - c) Approval of the submitted bills list
7. Department Head Reports & Requests:
8. Public Hearing for UNILOCK Michigan, Inc Industrial Development District, (IDD)
9. Business Items
 - A. Request by UNILOCK Michigan, Inc for Industrial Development District, (IDD)
 - B. SELCRA Report from SELCRA Director Derek Smith
 - C. SELCRA Appointment
 - D. Peoples Express Contract Renewal
 - E. Sewer Line Acceptance, Phase Six Hidden Lake
 - F. Request for Special Event, Schmidt Amusements, Jeff Williams/Rob Cortis
 - G. Historic Township Hall Repair Funding
 - H. Nichwagh Ridge Condominium SAD Request for Road Repair
 - I. Richards Drive Improvement District SAD Request for Road Repair
 - J. Adoption of Ordinances & Supporting Documentation;
 1. 07-2014 Revised Sewer Use Ordinance
 2. 14-2014 Resolution Adopting Revised Pre-Treatment Program.
10. Discussion: As needed
11. Committee Reports: As needed
12. Executive Session: As Needed
13. Public Comment
14. Adjournment on or before 10:30 p.m.

1 Green Oak Charter Township
2 Board of Trustees
3 Regular Meeting Minutes
4 August 6, 2014
5
6

7 Roll Call – Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett,
8 Trustee, Rollin Green, Trustee, Michael Sedlak, Clerk, Jim Tuthill, Trustee, Mark St.
9 Charles, Supervisor
10

11 Guests: 7
12

13 **APPROVAL OF AGENDA**

14 **Motion by Edry, second by Tuthill**
15 **To approve the agenda as presented.**
16

17 **Voice Vote: Ayes: Unanimous**
18 **Nays: None**
19

20 **MOTION APPROVED**
21
22

23 **CALL TO THE PUBLIC** - None
24

25 **APPROVAL OF CONSENT AGENDA**
26

- 27 1. Approval of the July 16, 2014 Regular Board Meeting Minutes
28 2. Approval of the April 15, 2013 Special Board Meeting Minutes
29 3. Approval of the submitted bills list in the amount of \$676.352.26
30

31 **Motion by Sedlak, second by Edry**
32 **To approve the Consent Agenda as presented.**
33

34 **Voice Vote: Ayes: Unanimous**
35 **Nays: None**
36

37 **MOTION APPROVED**
38

39 **DEPARTMENT HEAD REPORTS**
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41 **Treasurer** – Treasurer Daugherty explained that they are working on the Whitmore
42 Market and a silent auction will be held about the 2nd week in September.

43
44 **Clerk** – Clerk Sedlak reported that Election Day went well and the fire and police
45 millage passed by a 4 to 1 margin. The turnout was normal within the 15-20% range.
46

47 **Supervisor** – Supervisor St. Charles reported that there has been a long standing tax
48 tribunal case with Green Oak Village Place LLC and an appraisal was completed and
49 after that appraisal Green Oak Village Place wanted to drop the tribunal case. The
50 Township decided not to allow that in order to reimburse the cost of the appraisal. A
51 reimbursement check was received recently. Supervisor St. Charles congratulated
52 Robert Brandmier, Township Assessor, received the Michigan Assessors Association
53 Educational Award from the State of Michigan.
54

55 **PUBLIC HEARING**

56
57 **A. Public Hearing for UNILOCK Michigan, Inc. Industrial Development District,**
58 **(IDD).**
59

60 **Representing UNILOCK: Fred Dillingham, Spark**
61 **Tom Niebauer, General Manager**
62

63 Mr. Fred Dillingham explained that they are asking to create an industrial development
64 district. They are close to starting the project and are preparing a tax abatement
65 application but this is the first step. It is a great investment in Green Oak Township.
66

67 Supervisor St. Charles opened the public hearing and closed it due to no comments.
68

69 **BUSINESS ITEMS**

70
71 **A. Request by UNILOCK Michigan, Inc. for Industrial Development District,**
72 **(IDD).**
73

74 Treasurer Daugherty explained that the implementation has not been finalized. It won't
75 hurt to open the district though. She will keep the Board informed as the
76 implementation gets finalized.
77

78 **Motion by Sedlak, second by Tuthill**
79 **To approve an Industrial Development District for UNILOCK, Inc. Parcel ID**
80 **#4716-11-200-018.**

81
82 **Roll Call Vote: Ayes: Unanimous**
83 **Nays: None**
84

85 **MOTION APPROVED**
86

89 **B. SELCRA Report from SELCRA Director Derek Smith**

90
91 Mr. Smith gave a presentation updating the highlights of the activities happening at
92 SELCRA. He explained the services are continuing to be streamlined to keep costs
93 down. He gave a brief review of the financial aspect of SELCRA. Genoa did become a
94 full partner in SELCRA which will help to stabilize their budget and enables them to
95 serve the residents of the region better. The first strategic planning session was also
96 held which provided a lot of good information. Mr. Smith gave various status updates
97 regarding grants and new programs that have been added and the challenges that
98 SELCRA has faced.

99
100 **C. SELCRA Appointment**

101
102 Supervisor St. Charles explained that Mindy Vachow has offered to serve the remainder
103 of George Kilpatrick's term on the SELCRA Board and will be a wonderful
104 representative for Green Oak Township.

105
106 **Motion by Everett, second by Edry**
107 **To appoint Mindy Vachow to the SELCRA Board to fill George Kilpatrick's**
108 **term expiring on 12/31/15.**

109
110 **Voice Vote: Ayes: Unanimous**
111 **Nays: None**

112
113 **MOTION APPROVED**

114
115
116 **D. Peoples Express Contract Renewal**

117
118 Representing Peoples Express: Douglas Anderson

119
120 Mr. Anderson explained that everything has been going good. The request is for
121 \$7,000.00. He explained that ridership has not dropped off and they have even been
122 able to help out some veterans.

123
124 Clerk Sedlak asked if the Township could use a bus on September 13, 2014 to offer a
125 shuttle for people during the Police and Fire Open Houses. Mr. Anderson agreed.

126
127 **Motion by Sedlak, second by Edry**
128 **To approve the Contract Renewal for transportation services between**
129 **Green Oak Township Board of Trustees and Peoples Express. August 6,**
130 **2014 in the amount of \$7,000.00. The contract commences on July 1, 2014**
131 **and terminates on June 20, 2015**

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133 **Roll Call Vote: Ayes: Unanimous**
134 **Nays: None**

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MOTION APPROVED

E. Sewer Line Acceptance, Phase Six Hidden Lake

Supervisor St. Charles explained that the sewer line has been installed and inspected.

**Motion by Green, second by Tuthill
To accept Phase Six Hidden Lake sanitary sewer.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

F. Request for Special Event, Schmidt Amusements, Jeff Williams/Rob Cortis

Mr. Cortis wishes to use his property on Whitmore Lake Road to set up a carnival for the weekend on the request. There are some organizations that they hope to raise money for. He explained that Mr. Williams has submitted the paperwork. He has met with the Fire Marshal and will continue to work with him to make sure it is safe and acceptable.

Mr. Williams explained that he started the Hamburg Family Fun Fest and he came down to answer any questions the Board may have. He is licensed by the State and it's a Michigan company.

Clerk Sedlak explained that they have not received the copy of the liability insurance. Mr. Williams stated that he can do that by tomorrow morning, he thought it had been done.

Supervisor St. Charles stated in the Township's Code of Ordinances, Chapter 27 Outdoor Assemblies, he asked if either of them have read that ordinance and what the requirements are. He thought the site would be a great site for an event like this but his problem he sees is that when he looks at the ordinance and everything that is required your application is deficient and lacking any specificity. Mr. Cortis stated that he spoke with the Fire Marshal and they planned on doing a map and meeting the requirements. Supervisor St. Charles also stated that the land is not designated as a community fairground which is what is labeled on the application.

Supervisor St. Charles asked if the applicant has received any approvals for the bathrooms. Mr. Cortis stated that they needed the Township's approval before they take that step.

181 Clerk Sedlak stated that this is a course of action that they keep repeating year after
182 year with Mr. Cortis. An application is brought in that is incomplete and at the very last
183 minute. It is not the Township's responsibility to tell them what is needed, the ordinance
184 has not changed, and it was Mr. Cortis's responsibility to get this information to Mr.
185 Williams.

186
187 Supervisor St. Charles stated that all of this information is required. He has wanted to
188 have a fair at that site for like 3 years, the ordinance lays out the steps and they need to
189 be followed.

190
191 Mr. Everett asked how long Mr. Williams has done the Hamburg Festival. Mr. Williams
192 stated that he was there the last two years and he has done the Spree in Livonia for the
193 last 25 years. Mr. Everett stated that the applicant needs to resolve the issues.

194
195 Supervisor St. Charles agreed with Trustee Everett, the traffic patterns need to be
196 identified; emergency egress has to be paramount. Information regarding the widths of
197 the aisles has to be on the plans. He is in support of the project but all of this
198 information has to be provided. Mr. Cortis confirmed that he can get all of the
199 information on the application complete in 2 weeks' time.

200
201 **Motion by Everett, second by Edry**
202 **To table the request for Special Event, Schmidt Amusements.**

203
204 Supervisor St. Charles asked if there will be a beer tent. Mr. Cortis stated that they are
205 not sure yet. Supervisor St. Charles explained that they should not come back to the
206 Board without an approval from the Michigan Liquor Control Commission, if that is not
207 provided it would be a no go. Mr. Cortis stated that he understood.

208
209 **Voice Vote: Ayes: Unanimous**
210 **Nays: None**

211
212 **MOTION APPROVED**

213
214
215 **G. Historic Township Hall Repair Funding**

216
217 Supervisor St. Charles explained that the Utilities Committee has determined the scope
218 of the repairs. Many of the other needs have been divided up and quotes are being
219 pursued. A working budget has been made. Supervisor St. Charles reviewed the
220 quotes for the repairs that have been received so far.

221
222 Trustee Everett stated that they have addressed everything that they can do to make
223 the structure sound and appealing.

224
225 Trustee Green felt this needed to be done but suggested increasing the
226

227 **Motion by Green, second by Everett**

228 **To proceed with the authorization to establish the \$50,000 to make repairs**
229 **as listed to the old historic Township Hall and direct the Supervisor to**
230 **bring the budget amendment back at the next meeting.**

231
232 **Roll Call Vote: Ayes: Unanimous**
233 **Nays: None**

234
235 **MOTION APPROVED**

236
237
238 **H. Nichwagh Ridge Condominium SAD Request for Road Repair and Richards**
239 **Drive Improvement District SAD Request for Road Repair**

240
241 Supervisor St. Charles briefly reviewed the certificates for both SAD's. Nichwagh Ridge
242 has 36 units with 26 units signing in favor for a 72% in favor of the repair. Richards
243 Drive has 103 units with 56 units signing the petition for a 54.3% in favor. The petitions
244 have been certified. A public hearing will need to be scheduled.

245
246 Supervisor St. Charles explained that one SAD is \$85,000 and one is \$195,000, he
247 recommended funding these through the Township, which saves the residents some
248 bond costs, the Board agreed.

249
250 **Motion by Sedlak, second by Green**
251 **To set the public hearing for September 3, 2014.**

252
253 **Roll Call Vote: Ayes: Unanimous**
254 **Nays: None**

255
256 **MOTION APPROVED**

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259 **J. Adoption of Ordinances and Supporting Documentation**

260
261 Mr. Wilhelm briefly reviewed the documentation. The sewer use ordinance as amended
262 was dated June 25, 2014, and should contain section 34-232 sub section E.

263
264 **1. 07-2014 Revised Sewer Use Ordinance**

265
266 **Motion by Sedlak, second by Tuthill**
267 **To adopt and ordinance to replace in its entirety Chapter 34, Article III,**
268 **Sewers, Divisions 1,2 and 3, of the Code of Ordinances of Green Oak**
269 **Charter Township; to regulate sewers; to provide definitions relative to the**
270 **new regulations; to state regulations and requirements relative to the**
271 **Sewer Department, Sanitary Sewer Systems, connections to Public**
272 **Sanitary Sewer System, rates, fees and charges, sewer use regulations**

273 discharge of sewage, Industrial Pre-treatment requirements, private
274 sewage disposal, sanitary leads and connections, use of public sewers and
275 discharge permits, and to provide penalties for violations.
276

277 Roll Call Vote: Ayes: Unanimous
278 Nays: None
279

280 **MOTION APPROVED**
281

282
283 **2. 14-2014 Resolution Adopting Revised Pre-Treatment Program**
284

285
286 Motion by Sedlak, second by Edry
287 To approve Resolution 14-2014 Green Oak Charter Township Resolution
288 amending Industrial Pretreatment Program documents and adopting
289 additional Industrial Pretreatment Program documents.
290

291 Roll Call Vote: Ayes: Unanimous
292 Nays: None
293

294 **MOTION APPROVED**
295

296
297 **DISCUSSION**
298

299 Supervisor St. Charles reported that he attended a meeting last week with Trustee
300 Green regarding the mining reclamation activates at Island Lake. The DNR explained
301 the project very well and there was a fair amount of understanding as to why they want
302 to return this to a natural state. The number one topic was truck traffic. The State was
303 made aware of the Townships feelings that we don't want any truck traffic on McCabe
304 or Silver Lake Road. Supervisor St. Charles stated that he will be sending out an
305 ordinance that has been upheld in the courts for review.
306

307 **COMMITTEE REPORTS**
308

309 Trustee Green reported that the Planning Commission completed the Riparian
310 Ordinance, and they would like to allow indoor recreation in the LI area. Also, they also
311 asked for review of the adult movie making industry.
312

313 **EXECUTIVE SESSION** - None
314

315 **CALL TO THE PUBLIC**
316

317 **Marilyn Harrington** – Ms. Harrington thanked the Board for the funding for the
318 Historical Society building repairs.

319
320 **Walt Ernst** – He reported that August 8th is Senior Power Day at Hartland High School.
321 Also, on August 14, Hartland Senior Center will hold a transportation discussion from
322 11:00 am – 1:00 p.m. He also supported the Peoples Express but felt it should be
323 advertised more.

324
325 **ADJOURNMENT**

326
327 The Board of Trustees meeting was adjourned at 8:53 p.m. due to no further business.

328
329 Respectfully Submitted,
330 Kellie Angelosanto
331 Recording Secretary

332
333 Approved as submitted August 20, 2014

334
335 

336
337 Michael H. Sedlak, CMC
338 Township Clerk

339


336
337 Mark St. Charles
338 Township Supervisor