

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

Green Oak Charter Township
Board of Trustees
Regular Meeting Minutes
August 18, 2010

The meeting was called to order by Supervisor St. Charles at 7:00 p.m.

Roll Call: Susan Daugherty, Treasurer, Tracey Edry, Trustee, Rollin Green, Trustee, Richard Everett, Trustee, Wally Qualls, Trustee, Michael Sedlak, Clerk, Mark St. Charles, Supervisor.

Guests: 12

APPROVAL OF AGENDA

Supervisor St. Charles added an invoice to the submitted bills list.

**Motion by Edry, second by Qualls
To approve the agenda as revised.**

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

MOTION APPROVED

PUBLIC COMMENT – opened at 7:01 p.m.

No comments were made.

CONSENT AGENDA

a) Approval of the August 4, 2010 Regular Board Meeting Minutes

**Motion by Green, second by Edry
To approve the Consent Agenda as presented.**

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

MOTION APPROVED

APPROVAL OF SUBMITTED BILLS LIST

Supervisor St. Charles explained he received the invoice from Metro Transport which was for cleaning the sanitary sewer treatment beds and the addition of sand. The invoice is for a total of \$25,108.10 which brings the total of the submitted bills list to

48 \$143,171.58

49
50 **Motion by Sedlak, second by Daugherty**
51 **To approve the bills list as amended in the amount of \$143,171.58.**

52
53 **Voice Vote: Ayes: Unanimous**
54 **Nays: None**
55 **Abstain: Qualls**

56 **MOTION APPROVED**

57
58 **DEPARTMENT HEAD REPORTS**

59
60 **Clerk** – Clerk Sedlak reported that the August election has been certified by the County
61 and approved by the Board of Canvassers and not one precinct had to be sent back or
62 recounted.

63
64 **Supervisor** – Supervisor St. Charles reported that the Department of Public Works
65 approved a resolution to assess zero dollars for the 4th installment for the 2010 special
66 assessment for the Whitmore Lake Improvement Project.

67
68 He was also informed that two groups from the Maxey Boys Home have been secured
69 to assist in painting fire hydrants.

70
71 **BUSINESS ITEMS**

72
73 **A. Special Events Application, Barnstormer/Rob Cortis**

74
75 Mr. Cortis explained that a few years ago he erected a temporary tent structure in the
76 area where there was always a tent in the entertainment area. A membrane style tent
77 was put up and the tent was put up on a temporary basis and he planned on applying
78 for permanent use. He has not used the tent for any event since he was told not to use
79 it until he had the proper approvals.

80
81 Mr. Cortis explained that he has a township resident that worked at the Barnstormer
82 and she wants to have her wedding reception where the tent is located. He requested
83 permission to have a one time event under the tent. It was a wedding reception and it
84 would be a limited amount of people. He explained that some of the improvements
85 have been done but he still had outstanding issues that needed to be addressed with
86 the Fire Department.

87
88 Mr. Cortis explained that he has been the owner for 20 years and in that time all of the
89 fire inspection reports have been completed. Some of the recent items have been
90 completed and repaired and some he has had to discuss with the Fire Department.
91 Things are moving in a forward direction.

92
93 Trustee Green asked if Mr. Cortis has received the copies of the letters from the Fire
94 Department, planner and the police department. Mr. Cortis stated that he had seen the
95 report dated 4/29/2010. He explained that this year the Fire Department did an

96 extreme inspection, some items have been completed on the list and some are under
97 contract and some are in the process. These are not new problems that came up but
98 are existing problems within the existing building. He is working with an architectural
99 firm and has had a conference with the Fire Marshall.

100
101 Supervisor St. Charles stated that the special event would spill over into the main
102 building. Mr. Cortis stated that the rest of the facility would be closed for an exclusive
103 private party; it would encompass the whole facility. It would not be open to the public
104 for that one night.

105
106 Mr. Everett explained that he was looking at a letter dated July 30, 2010 from the Fire
107 Inspector that outlined 19 violations. He was leery of turning his head away from any of
108 those violations and allowing an event to go forward when they know the facility is not in
109 compliance. Mr. Cortis explained that when he purchased the facility, it had the same
110 situations as it does today. Mr. Cortis stated that whenever he makes repairs he
111 always tries to go beyond what's expected.

112
113 Supervisor St. Charles asked the Fire Inspector if the Barnstormer is in violation. Mr.
114 Kredzinski stated that it is in violation of the Fire Code of Green Oak Township as well
115 as with the State Fire Marshall. Supervisor St. Charles asked what the timeline is. Mr.
116 Kredzinski explained that Mr. Cortis had 60 days to come up with a timeframe to correct
117 those violations for Green Oak Township and he had until August 20, 2010 with the
118 State Fire Marshall. Supervisor St. Charles stated that Mr. Cortis needed to submit a
119 suitable timeframe. Mr. Kredzinski explained that the State Fire Marshall says that the
120 tent and the stage should be removed immediately.

121
122 Trustee Qualls commented that the first letter was issued on April 29 and the second
123 one was issued on July 30 and only 5 corrections have been made in a two month
124 period. Supervisor St. Charles agreed. He continued that no one wants the
125 Barnstormer to fail and he sympathized with the people who wanted to hold their
126 wedding there. He asked the Ordinance Officer if there were outstanding violations and
127 there were quite a few. Supervisor St. Charles outlined the attempts that have been
128 made to bring the Barnstormer into compliance.

129
130 **Motion by Sedlak, second by Qualls**

131 **Based on the following issues, currently the Barnstormer has an action**
132 **pending in the Zoning Board of Appeals involving the structures of this**
133 **request. Currently the Barnstormer has an on going action pending at the**
134 **Planning Commission regarding the structures in this request. There are**
135 **unresolved ordinance violations as of this date. The structure has not**
136 **received a certificate of occupancy as of this date. There appears to be**
137 **conflicts with parking and traffic control based on comments from the**
138 **Police Chief's review. There appears to be concern regarding the smoking**
139 **areas in and around the area servicing food for consumption. There are**
140 **continuing fire code violations that have not been resolved. These**
141 **violations have been recorded by both Green Oak Charter Township Fire**
142 **Department and the State of Michigan Fire Marshall's office. Based on all**
143 **of the information supplied, Mr. Cortis, Barnstormer, has had adequate**

144 time to resolve all zoning and ordinance issue and properly satisfy both
145 Green Oak Charter Township Fire Department and the State Fire Marshalls
146 request that the request for the special event to utilize the tent structure for
147 a one time event from October 2, 2010 to October 3, 2010 is hereby denied.
148

149 Trustee Everett explained that some of these violations could be rapidly fixed and some
150 could require a submission of a plan of action that could take a period of time. He
151 questioned if this permit is time sensitive to the point that if Mr. Cortis was able to
152 accomplish these items could he come back to the Board. Clerk Sedlak explained that
153 Mr. Cortis would not have to come back because he would be in compliance.
154

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

157 **MOTION APPROVED**

158
159 **B. Audit Report for Fiscal year 2009-2010**
160

161 Mr. Pfeffer reviewed the Audit Report for the Fiscal year 2009-2010. He explained that
162 the Township is under budget by over 10% of expenditures in the General Fund. By
163 doing that the Township was able to add to the fund balance in these difficult times with
164 declining state revenues and taxes. He explained that would be harder to do in the
165 future. He commented that the Township is doing very good during these tough times.
166 Mr. Pfeffer supported the Township forming a Finance Committee as well.
167

168 There was brief discussion regarding monitoring special assessments and initiating
169 bank bonds to protect the township. Supervisor St. Charles pointed out a grammatical
170 change and Mr. Pfeffer confirmed it would be changed.
171

172 **Motion by Green, second by Edry**

173 **To approve the Audit Report for Fiscal year 2009-2010 as presented with**
174 **the minor correction.**

175
176 **Voice Vote: Ayes: Unanimous**
177 **Nays: None**

178 **MOTION APPROVED**

179
180 **Motion by Sedlak, second by Edry**

181 **To submit a letter to Carrie Long local audit and finance division of**
182 **Michigan Department of Treasury which is the deficit elimination plan of**
183 **Green Oak Township ID number 471060 dated August 12, 2010.**
184

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

187 **MOTION APPROVED**
188

189 Supervisor St. Charles called for a 5 minute recess at 8:07 p.m.

190 The meeting was called back to order at 8:10 p.m. and explained that Clerk Sedlak was
191 called away on a personal matter.

192
193 **C. Noise Ordinance Adoption**
194

195 Supervisor St. Charles explained that he has not received anymore comments
196 regarding the Noise Ordinance.

197
198 **Motion by Green, second by Daugherty**
199 **To adopt the Noise Ordinance 04-2010 as presented.**
200

201 **Roll Call Vote: Ayes: Unanimous**
202 **Nays: None**

203 **MOTION APPROVED**
204

205 **D. Technology Support Agreement – MFM Networks Inc.**
206

207 Supervisor St. Charles explained this agreement is for a year of technology support and
208 the rate has been unchanged.

209
210 **Motion by Qualls, second by Daugherty**
211 **To approve the invoice from MFM Networks, Inc. in the amount of \$13,500**
212 **for 150 hours of technology support.**
213

214 **Roll Call Vote: Ayes: Unanimous**
215 **Nays: None**

216 **MOTION APPROVED**
217

218 **E. Parking Lot Pavement reseal for Township Hall**
219

220 Supervisor St. Charles explained that Clerk Sedlak had received more bids for this
221 project and Moll's was still the lowest bidder.

222
223 **Motion by Green, second by Qualls for discussion purposes**
224 **To approve Moll's in the amount of \$2180.00 as presented.**
225

226 Trustee Qualls explained that he felt it was a waste of money to reseal the parking lot
227 on a yearly basis. He felt that the parking was in excellent shape and the striping was
228 still bright. Trustee Everett agreed but felt that any cracks should be addressed. After
229 discussion the Board felt resealing the parking lot every other year would be sufficient
230 but to keep up on the cracks as needed. Supervisor St. Charles explained that the
231 crack around the catch basin needed to be addressed as well.
232

233 Trustee Green withdrew his motion.
234

235 **Motion by Everett, second by Edry**
236 **That the Supervisor authorize Molls to conduct a crack sealing service for**
237 **the Township parking lots as needed up to the amount of the bid.**
238

239 **Roll Call Vote: Ayes: Unanimous**

240 Nays: None

241 MOTION APPROVED

242 **F. Finance Committee Appointment**

243 Supervisor St. Charles appointed Trustee Green, Treasurer Daugherty and Trustee
244 Everett to the Finance Committee.
245

246
247 **Motion by Qualls, second by Edry**

248 **To form the Finance Committee with the following members:**

- 249 - **Trustee Green**
- 250 - **Treasurer Daugherty**
- 251 - **Trustee Everett**

252
253 **Voice Call Vote: Ayes: Unanimous**

254 **Nays: None**

255 MOTION APPROVED

256
257 **EXECUTIVE SESSION** – None needed

258
259 **DISCUSSION** – None needed

260
261 **COMMITTEE REPORTS**

262
263 Trustee Edry explained that the ZBA is looking forward to the joint meeting and she
264 questioned when it would take place. Supervisor St. Charles explained that after talking
265 to the Planning Commission he did not know if they were planning on a joint meeting
266 because they got enough flavor from the discussion to move forward, it would need to
267 be discussed further.
268

269 Supervisor St. Charles explained that the SELCRA Articles of Incorporation was on the
270 South Lyon agenda again and they took another fresh look at the articles. It was
271 decided to go back to square one and review every line. There was brief discussion
272 regarding SELCRA.
273

274 **CORRESPONDENCE** – All was distributed

275
276 **PUBLIC COMMENT-** opened at 8:41 p.m.

277
278 **Anna Ernst** – She questioned the emailing of the notification of meetings, she
279 suggested looking at the guarantee on the seal coatings and announced that the
280 Historical Society Ice Cream Social was a success. She continued that the Historical
281 Society will be selling t-shirts for \$15.00 each and that the next membership meeting is
282 October 24, 2010.
283

284 Supervisor St. Charles explained that KMB did receive the nomination forms for the
285 Historic Society.
286

287 **ADJOURNMENT**


288
289 The Board of Trustees meeting was adjourned at 8:45 p.m. due to no further business.
290

291 Respectfully Submitted,
292

293
294 *Kellie Angelosanto*

295
296 Kellie Angelosanto
297 Recording Secretary
298

299
300 Approved as submitted September 1, 2010
301

302
303 

304
305 Michael H. Sedlak CMC,
306 Township Clerk
307

308


309
310 Mark St. Charles
311 Township Supervisor