

CHARTER TOWNSHIP OF DELTA
Public Meeting Room B
Delta Township Administration Building
7710 West Saginaw Highway
Lansing MI 48917

**TOWNSHIP BOARD COMMITTEE OF THE WHOLE MINUTES FOR
MONDAY, JULY 12, 2010**

I. CALL TO ORDER

Supervisor Ken Fletcher called the meeting to order at 6:00 p.m.

II. ROLL CALL

Members Present: Supervisor Ken Fletcher, Clerk Janice Vedder,
Treasurer Howard Pizzo, and Trustees Jan Cunningham, Jeff
Hicks, Barb Poma, and Cara Spagnuolo.

Members Absent:

Others Present: Manager Richard Watkins, Planning Director Mark Graham,
Senior Planner Gary Bozek, Utility Director Tom Morrissey, and
Assistant to the Manager Jenny Wohlfert

III. SET/ADJUST AGENDA

TRUSTEE CUNNINGHAM MOVED THAT THE AGENDA BE APPROVED WITH
THE ADDITION OF ITEM #3, CLERK'S PRESENTATION OF THE ELECTRONIC
POLL BOOK TO BE PLACED UNDER "ITEMS OF DISCUSSION".

TRUSTEE POMA SUPPORTED THE MOTION. MOTION PASSED 7 TO 0.

IV. MANAGER'S REPORT

Mr. Watkins introduced Sue Pigg as the Township's new Economic Development
Director. Mr. Watkins noted that Ms. Pigg worked at Ingham County through MSU
Extension, as well as with Eaton County and Tri-County Regional Planning. Mr.
Watkins stated that Ms. Pigg had excellent credentials in the economic development
field, especially with entrepreneurship, Brownfield, and grant writing.

Ms. Pigg said she was looking forward to working with the Township. Ms. Pigg said
since coming to Michigan, she had worked for the Michigan Department of
Transportation while she was in graduate school and Tri-County Regional Planning
Commission as an Economic Development Planner. Ms. Pigg noted that she had
been the Director of Community Development in Eaton County which included

planning, zoning, low income housing, and economic development. Ms Pigg said while working with Ingham County, she took a position with Michigan State University Extension and was posted to Ingham County as the Economic Development Educator. Ms. Pigg said she had always had a tremendous respect for Delta Township and was anxious to get started.

Clerk Vedder asked Ms. Pigg to provide a few general concepts on areas she intended to focus on.

Ms. Pigg noted that business retention was one of her strengths and that she felt the Township had tremendous strength in the businesses that already existed in the Township. She noted that she had extensive experience administering grants and Brownfield redevelopment programs which she felt would assist the Township in moving forward. Ms. Pigg noted that the Township had an impressive mix of commercial retail, as well as light and heavy industrial.

Mr. Watkins said at the July 6th Board meeting, residents inquired about a proposed pathway along Rockbridge within the Countryside Estates subdivision. Mr. Watkins felt the residents' inquires resulted from the fact that when the Township replaced the Rockbridge pump station, a force main that ran across Mr. Baryames' property was abandoned. He said Mr. Baryames had asked the Township to release the utility easement across his property. Mr. Watkins said in looking at the Township's long range plan, it was felt that the easement provided an opportunity to use the existing utility easement for a future pathway.

Mr. Watkins said the fill activity at Saginaw and Creyts Road was coming to an end and that the area would be seeded in the near future. Mr. Watkins noted that he had been working on the collection of data information in the area of police and fire that would assist the Township in the future. He noted that the Township was currently working on three projects in the Township which was good news from an economic development perspective. He reported that water sales were extremely high over the past week and that the Township used approximately 8 million gallons of water on July 8th, with GM using approximately 1 million gallons of water on the 7th and on the 8th. He noted that the meter radio read system would be completed next week and that the Township would be conducting training and testing after the installation was completed. Mr. Watkins indicated that the bio-tower construction project at the Wastewater Treatment Plant was currently on hold awaiting needed construction materials. He noted that the Township's first HHR vehicle was in use as part of the Township's program to downsize vehicles to more fuel efficient vehicles. Mr. Watkins reported that a couple of weeks ago, the Wastewater Treatment Plant had experienced a power outage due to a storm and that all of the Township's emergency preparedness and generators had worked smoothly. He felt this was a fine example of how well the Township had prepared for these types of situations.

V. DEPARTMENT REPORT - None

VI. ITEMS OF DISCUSSION

1. Grange Hall

Mr. Graham said the Manager's Office had put together a committee consisting of himself, Tom Morrissey, Dennis Williams, Dick Benkert, and Mr. Watkins, to review information that had been provided by the Historical Society regarding the relocation of the Grange Hall to property the Township owned north of the Township's Community Center located at the northeast corner of the Canal/Willow Highway intersection. Mr. Graham noted that the Committee had prepared a pro and cons statement regarding the moving of the Grange Hall and placed this item on this evening's agenda for discussion. He noted that the Grange Hall was currently located in the historical community of Delta Mills and was built in the early 1900's. Mr. Graham indicated that the Historical Committee was very concerned about preserving the structure and had proposed to move the structure where there were public utilities so that the building could be utilized.

John Boles, member of the Historical Society, said there were several issues that had not been finalized at this time. He said the Historical Society was trying to move forward with the relocation process. Mr. Boles said it was felt that the restoration of the Grange Hall fell within the Township's Strategic Plan to provide additional identity for the Township. He noted that the Historical Society had obtained an option from the owner and would like to be able to start fundraising efforts and research grants.

Trustee Poma expressed concerns with the fact that the Board had not been provided any guidelines as to who would be responsible for maintaining and operating the facility and that there were a lot of unknowns at this time.

Mr. Boles noted that the Historical Society would be able to provide that information to the Board in the future and he felt the terms would be similar to the agreement the Township currently had with the library facility. He said it was the goal of the Historical Society to benefit the Township and that there wouldn't be any personal gain for individuals outside of the Township. He said the Historical Society wanted to preserve a landmark that would enhance the identity of the Township. He reiterated the fact that the Historical Society didn't have all of the answers at this time and that they were seeking assistance from the Township and private individuals within the community in order to move forward with the project.

Rita Lamoreaux, member of the Historical Society, indicated that the Historical Society would leave it up to the Township to determine what type of involvement they would have in managing the facility. She noted that the Historical Society was created for the community and to save the history of the Township.

Mr. Boles indicated that the Historical Society was not created to compete, but to enhance the Township and fall within its strategic plans of Township identify.

Ms. Lamoreaux noted that the Historical Society did not want this project to be a burden on the Township.

Mr. Fletcher indicated that he had concerns with fundraising efforts in the current economy and whether or not the facility would be sustainable in the long term through rental fees.

Mr. Boles said the Historical Society shared Mr. Fletcher's concerns with fundraising efforts in the current economy, but they wanted the opportunity to try. He felt there were opportunities to rent the facility to small groups within the Township and that the Township had often experienced a need for additional meeting space.

Ms. Lamoreaux noted that there was a need for additional lease space. She said the reason why they wanted to create a rental type facility was in order to generate income because the facility could not sustain itself on just memberships and grants. She noted that the Historical Society had approximately 85 members who paid dues and approximately 95 members were on their mailing list.

Mr. Boles said the Historical Society had discussed several different options as to how to support the facility. He reiterated the fact that the Historical Society was not asking the Township to sustain the facility after the fact.

Ms. Lamoreaux indicated that after the Township's initial donation of the property, the Historical Society didn't feel the Township would have to sustain the facility. She noted that they had discussed future maintenance of the property with the Township Manager's Office, keeping in mind that the Historical Society didn't want to impose on the Township. She also noted that the estimated costs that had been provided to the Board were estimates and that they weren't set in concrete.

Treasurer Pizzo said he was impressed with the proposal and the vision of restoring an historical asset. He noted that the idea of preserving the Township's history had been addressed in the Township's Comprehensive and Strategic Plans. However, he noted that with the tough budgets the Board would be faced with in 2011 and 2012, he wasn't sure the Township's participation was feasible at this time. Mr. Pizzo said as he read the pros and cons of relocating the Grange Hall, he initially felt that the project was a positive opportunity, but as he read the cons, it occurred to him that the Board didn't know what their on-going commitment would be for the project. Mr. Pizzo understood that being able to indicate to the public that the Township and the Historical Society were working together on a community wide project would be

very appealing, however, he didn't sense from the other Board members that there were those kinds of positive feelings at this point.

Mr. Boles said the Historical Society was asking for an opportunity to try to make the project work. He noted that the Historical Society didn't know whether they would be able to raise the necessary funds, but if they didn't take advantage of this opportunity now, the opportunity would be lost. Mr. Boles stated that this was a long term project and that it would not be completed in a year.

Clerk Vedder felt the main issue was the fact that the Historical Society needed to be able to inform people where the building would be relocated to before they started fundraising efforts. She noted that if funds couldn't be raised for the project, it became a moot point.

Trustee Cunningham felt what the Historical Society was asking for this evening was a commitment from the Board that if the necessary funds were raised to relocate the building and make the necessary site improvements, that the Township would donate the property.

Mr. Boles said the Historical Society was asking the Board to work with them.

Trustee Cunningham felt the point Mr. Pizzo had made this evening was if the Historical Society was asking the Township to make the necessary site improvements, the project may not be feasible at this time. She felt it was a different situation if the Historical Society was asking the Board to commit to donating the land if funds could be raised for site improvements and that she was okay with the Board consenting to donating the property if the Historical Society could raise the necessary funds to move the building and make site improvements.

Mr. Boles said the Historical Society would need some assistance with the infrastructure. He noted that the shared parking lot would be a benefit due to the need for additional parking at the Township's Community Center.

Mr. Watkins said he had anticipated more of a lease arrangement with the Historical Society rather than donating the property. Mr. Watkins noted that he could obtain a market value of the parcel that was under consideration.

Trustee Hicks said he appreciated the Historical Society's challenge having spent the last two years working through the Lansing Sesquicentennial Foundation fundraising and that he understood the need to be able to provide perspective donors assurances that the project was viable. He said at the same time, the Board had sufficient concerns with future Township budgets. Mr. Hicks said he also appreciated the fact that the Historical Society couldn't provide the Board with specific details due to all of the unknowns at this point. Mr. Hicks said he

was in favor of the project if it could be done in a financially responsible way. He also could appreciate the fact that if the Historical Society foreclosed this opportunity now, it would never happen.

Ms. Lamoreaux reiterated the fact that she had spoken to many people who were willing to donate to the project, but she couldn't accept any money until she had a plan in place.

Clerk Vedder noted that the Cities of Charlotte and Grand Ledge had been successful in restoring historical buildings that existed in their communities. She said the restoration of the Grange Building had been an on-going project for many years and if the Township lost the opportunity to move forward with the project at this time, there wouldn't be any more opportunities.

Supervisor Fletcher said that at this time, the Board could make a commitment to lease the property so that the Historical Society could move forward with their fundraising efforts in order to determine whether the project would be feasible. He indicated that the terms and conditions for future site improvements could be discussed in the future.

Trustee Cunningham said what she envisioned was that Mr. Watkins would inform the Board of the value of the property and that the Board would commit to leasing unimproved property to the Historical Society in order to relocate the Grange Building. She said the Board would not be committing to assist in making site improvements. Ms. Cunningham said she also read a clause in the material the Board had received that if the Historical Society ceased to exist, the Grange Building would revert to the Township.

Trustee Poma expressed concerns with the fact that the Board had asked questions that haven't been answered on this matter.

It was the general consensus of the Board to commit to leasing property to the Historical Society in order to relocate the Grange Building.

Clerk Vedder noted that the Grange Building would be used to house and display historical artifacts, as well as provide space that could be rented for small events and meetings.

Trustee Cunningham felt Ms. Poma's concerns had to do with the fact that if the Township was negotiating a large financial investment, more information would be warranted. However, she said in this case, the Board was only committing themselves to leasing unimproved property to the Historical Society and that they were not committing to anything else.

2. Proposed Recycling Center Amendments

Gary Bozek said the Planning Department had drafted proposed amendments to the Zoning Ordinance which would regulate recycling centers. He said the need for the regulations was identified by the Township's Sustainability Committee who had had several discussions about how the Township could get its residents to participate more in recycling. He said one of the ideas that the Committee had come up with was to create satellite recycling center sites that people could utilize rather than having one large site. Mr. Bozek said at the present time, the Zoning Ordinance didn't have any regulations for recycling centers and that the Township's recycling center on Millett Highway was established under the Township's salvage yard regulations. He noted that staff was proposing two types of recycling centers, being small and large collection facilities in hopes of creating more accessible recycling sites for the residents. Mr. Bozek said the proposed regulations would allow the smaller recycling centers in all zoning districts by-right, but only as an accessory use and only on sites that were two acres in size. He said larger recycling collection facilities would only be allowed via a special land use permit in the Township's I2, Limited Industrial zoning district. He said these regulations were intended to regulate more intensive recycling operations and that the proposed regulations were very similar to the Township's salvage yard regulations.

Supervisor Fletcher felt providing more convenient recycling locations would be appreciated by the residents. Mr. Fletcher questioned how this would impact the Township's De-Junking Days.

Mr. Bozek didn't feel the satellite centers would impact De-Junking Days in that different types of items were collected during that event.

Treasurer Pizzo noted that Meijers used to have a small recycling center in their parking lot that was difficult to maintain and he questioned whether staff was aware of other communities who had established smaller satellite recycling centers.

Mr. Bozek said the proposed satellite centers would mimic those used in the State of California and that the Township's regulations were tailored to how California operated their smaller recycling centers. He said the proposed regulations required that the satellite centers be well kept and well maintained.

Treasurer Pizzo felt it would be difficult to prevent these types of centers from becoming junk disposal areas. Mr. Pizzo said he wasn't opposed to the proposed regulations, but the reality was that if we are talking about a green initiative and attempting to promote recycling in the Township, he wasn't sure the proposed regulations would do that.

Mr. Bozek said the Committee had also discussed curbside recycling. Trustee Poma said she liked the idea of the Township starting out on a smaller scale where residents could access a recycling center 24-7 that only took a few items such as plastic and paper.

Clerk Vedder said her office received several calls from businesses inquiring as to whether they could use the Township's recycling center. She didn't feel retailers would want to establish collection sites on their site if they weren't able to use them. Ms. Vedder noted that smaller recycling centers were usually established near fire and police stations where there were surveillance cameras so that there wouldn't be as much of a problem with contamination as you would have at remote areas.

Mr. Bozek felt retailers who wished to establish small collection centers would have to take the responsibility to maintain the center. He felt a retailer would want to maintain the site since it would be a reflection on their business.

Mr. Watkins said initial discussion was how the Township could reach out more to the residents. He said Michigan State had had a lot of success with having smaller collection stations dispersed around their campus which resulted in more participation in recycling. He noted that the Sustainability Committee was trying to promote the recycling initiative and make it easier for the residents.

Trustee Hicks said if a retailer approached the Township requesting one of these centers, the Township didn't have any regulations governing them at the current time. He said the proposed regulations would codify the process. The concern that he had was that it was a use by-right in any zoning district, but staff had pointed out that it had to be used in conjunction with another one of the delineated uses and the site had to be a minimum of two acres in size.

It was the consensus of the Board to proceed with the proposed amendments.

3. Township Clerk's Demonstration on the Electronic Poll Book

Clerk Vedder said the Clerk's Office had changed all of their procedures on Election Day to accommodate the electronic poll book. She noted that the computerization of the poll book would expedite the processing of voters in the precincts, as well as processing the final results. Ms. Vedder proceeded to provide a power point demonstration of how the electronic poll book operated.

Elizabeth Doty, 11510 Nixon Road, said she had been informed by her neighbors that the Township was proposing to install a pathway along her property. Ms. Doty noted that she had lived in her home for seven years, and in that time, much of the woods that surrounded her property had been removed and now the Township was proposing to install a public pathway in her backyard. Ms. Doty

noted that Nixon Road had also been replaced twice since she had lived in her home. Ms. Doty expressed concerns with the fact that the removal of the woods in the area had exposed all of the neighbors and now a public pathway was being proposed that would expose all of the neighbor's backyards to the public as well.

Supervisor Fletcher indicated that at the start of the meeting, Mr. Watkins had explained to the Board that the reason why residents were inquiring about a pathway in the Nixon Road area was due to the fact that a resident had asked that a utility easement be abandoned on his property along Rockbridge. He noted that the Township's Non-Motorized Transportation Plan called for a pathway in the Nixon Road area that would traverse to Marketplace Boulevard, as well as to a future Township Park on Mt. Hope Highway and that it was thought that the utility easement could possibly be retained for a future pathway. Mr. Fletcher noted that the Non-Motorized Transportation Plan was a long term plan and that the proposed path which Ms. Doty had referred to was not being constructed any time between now and 2025 and there's a chance that it may never happen. Supervisor Fletcher said the exact routing for this pathway had also not been determined.

Ms. Doty asked how the residents would be notified of meetings when proposed pathways were discussed. She indicated that her neighbors were very angry over the prospect of a pathway being constructed across their properties.

Treasurer Pizzo noted that the Non-Motorized Transportation Plan was a long range plan that addressed the connectivity of sidewalks and pathways throughout the Township. He noted that several public hearings would be held on each project which would provide residents the opportunity to address the Township. He noted that the plan was updated every five years and that the Township Board would be reviewing the plan in the near future.

Ms. Doty didn't feel the neighbors were properly notified when Nixon Road was reconstructed or when mature trees were removed near their homes which changed the aesthetics of people's property.

Trustee Hicks asked Ms. Doty to let her neighbors know that they could call the Township with any questions they may have.

Mr. Watkins informed those in attendance that road construction would be starting on Nixon Road in the near future.

VII. ADJOURNMENT

Supervisor Fletcher adjourned the meeting at 7:20 p.m.

CHARTER TOWNSHIP OF DELTA

JANICE VEDDER, TOWNSHIP CLERK

KENNETH FLETCHER, TOWNSHIP SUPERVISOR

/as
M:\Comm. Of the Whole Meeting\BD\MIN\2010\July 12 2010
Minutes Approved: