

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

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR
MONDAY, MAY 20, 2019**

I. CALL TO ORDER

Supervisor Fletcher called the meeting to order at 6:00 PM.

II. OPENING CEREMONIES – Pledge of Allegiance

III. ROLL CALL

Members Present: Supervisor Kenneth R. Fletcher, Treasurer Howard A. Pizzo, Clerk Mary R. Clark, Trustee Fonda Brewer, Trustee Andrea M. Cascarilla, Trustee Dennis R. Fedewa, and Trustee Karen J. Mojica

Members Absent:

Others Present: Manager Brian T. Reed, Planning Department Director Gary Bozek, Parks and Recreation Department Director Marcus Kirkpatrick, Fire Chief Gregg Ginebaugh, Assistant Fire Chief Mike Roman, Lt. Ross Tyrell, Utility Department Director Rick Kane, and Economic Development Coordinator Ed Reed

IV. PRESENTATIONS AND PROCLAMATIONS

1. Badge Pinning

Chief Ginebaugh and Assistant Chief Roman read the oath of office to three new firefighters, and Kelby Leiby, who was promoted to Lieutenant.

- a. Nick Edgerly
- b. Corrin O’Neil
- c. Tyler Porter
- d. Kelby Leiby

V. SET/ADJUST AGENDA

TRUSTEE MOJICA MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

VI. PUBLIC HEARINGS

VII. COMMUNICATIONS

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)*

IX. INTRODUCTION OF ORDINANCES

X. PASSAGE OF ORDINANCES

XI. CONSENT AGENDA –

TRUSTEE FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TREASURER PIZZO SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO, TRUSTEE BREWER, TRUSTEE CASCARILLA, TRUSTEE FEDEWA, AND TRUSTEE MOJICA

NAYS: NONE

ABSENT:

THE MOTION PASSED 7-0.

2.	Bills and Financial Transactions	\$	767,839.70
	Bond/Debt Payments		
	Investments		
	Payroll & Related		344,315.87
	Refunds		2,870.21
	Tax Distributions		
	Vendor Claims		420,653.62
	Total	\$	767,839.70

TRUSTEE FEDEWA MOVED TO APPROVE THE BILLS AND FINANCIAL TRANSACTIONS IN THE AMOUNT OF \$767,839.70.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

3. Minutes –

May 6, 2019 Regular Board Meeting
May 11, 2019 Special Committee of the Whole Meeting
May 13, 2019 Committee of the Whole Meeting

TRUSTEE FEDEWA MOVED TO APPROVE THE MAY 6, 2019 REGULAR BOARD MEETING MINUTES, MAY 11, 2019 SPECIAL COMMITTEE OF THE WHOLE MEETING MINUTES, AND MAY 13, 2019 COMMITTEE OF THE WHOLE MEETING MINUTES AS PRESENTED.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

4. Acceptance of Jam Best One Fleet Service Addition and Alterations Utility Agreement

TRUSTEE FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY JAM BEST ONE FLEET SERVICE FOR THE INSTALLATION OF THE PUBLIC WATER MAIN TO ACCOMMODATE THE ADDITION AND ALTERATIONS OF THE JAM BEST ONE FLEET SERVICE BUILDING, IN SECTION 24 OF DELTA TOWNSHIP. I FURTHER MOVE THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

5. Fireworks Permit & Agreement

TRUSTEE FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD APPROVED THE REQUEST FOR A FIREWORKS DISPLAY ON JULY 3, 2019, WITH AN AGREED UPON RAIN DATE (IF NEEDED), BY PARKS, RECREATION AND CEMETERIES COMMISSION, SUBJECT TO ACCEPTABLE WEATHER CONDITIONS AND AN ON-SITE INSPECTION ON THE DAY OF THE DISPLAY BY THE FIRE CHIEF OR HIS DESIGNEE. I FURTHER RECOMMEND, THAT THE TOWNSHIP MANAGER BE AUTHORIZED TO SIGN THE ATTACHED PERMIT AND AGREEMENT WITH NIGHT MAGIC DISPLAYS.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA

XIV. ITEMS OF BUSINESS

6. Final Consideration of GoForth Group, LLC Rezoning Request, Case No. 3-19-4

Mr. Bozek gave a brief presentation to the Board regarding the GoForth Group, LLC rezoning and special land use permit request.

Mr. Bozek introduced Steve Larsen, GoForth Group, LLC, who spoke to the Board regarding the request.

The following individuals spoke to the Board regarding the GoForth Group, LLC rezoning request:

- Kim Wright, 2202 N. Waverly
- Kathy Nisse, 3728 Cambrey
- Andrea Beaderstadt, 2104 Dillingham
- Nicholas Nelson, 3424 Tecumseh River
- Jennifer Estill, 3201 Tecumseh River
- Suzeth Torres, 3815 Tecumseh River
- Gwen Young, 6527 Delta River
- Rachel Murray, 1629 Pepper Hill
- Mark Wright, 2202 N. Waverly
- Ruth Ann Brunet, 3615 Tecumseh River
- Ariana Gibbs, 5601 Delta River
- John Beaderstadt, 2104 Dillingham

A discussion ensued among Board members regarding the information provided by Mr. Bozek and Mr. Larsen.

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REQUEST TO THE REZONE THE PROPERTY DESCRIBED IN CASE NO. 3-19-4 FROM RB, LOW DENSITY RESIDENTIAL, AND RC, MODERATE DENSITY RESIDENTIAL, TO RM, MULTIPLE FAMILY RESIDENTIAL, FOR THE FOLLOWING REASONS:

1. THE REQUEST ALLOWS FOR THE ADVANCEMENT OF THE RESIDENTIAL GOALS AND OBJECTIVES STATED IN THE DELTA TOWNSHIP COMPREHENSIVE PLAN.

2. THE FINDINGS OF FACT REQUIRED FOR REZONINGS BY SECTION 16.04 OF THE DELTA TOWNSHIP ZONING ORDINANCE CAN BE SATISFIED.

TRUSTEE BREWER SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO, TRUSTEE BREWER, TRUSTEE CASCARILLA, TRUSTEE FEDEWA, AND TRUSTEE MOJICA

NAYS: NONE

ABSENT: NONE

THE MOTION PASSED 7-0.

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE REQUEST FOR A SPECIAL LAND USE PERMIT TO ESTABLISH A PLANNED UNIT DEVELOPMENT ON THE PROPERTY DESCRIBED IN CASE NO. 3-19-5 FOR THE FOLLOWING REASONS:

1. THE REQUEST MEETS THE GENERAL STANDARDS SPECIFIED FOR SPECIAL LAND USES IN SECTION 7.03 OF THE DELTA ZONING ORDINANCE.
2. THE REQUEST MEETS THE SPECIFIC STANDARDS SPECIFIED FOR PUDS IN SECTION 5.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE.

THE ISSUANCE OF THE SPECIAL LAND USE PERMIT FOR THE PLANNED UNIT DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE DEVELOPER SHALL PREPARE A TRAFFIC STUDY AS PER THE REQUIREMENTS OF THE INGHAM COUNTY ROAD DEPARTMENT AND SECTION 10.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE. THE TRAFFIC STUDY SHALL BE SUBMITTED WITH THE APPLICATION FOR SITE PLAN REVIEW.
2. DEDICATION OF THE NECESSARY EASEMENTS ON AND ACROSS THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SHARED-USE PATHWAY IN ACCORDANCE WITH THE ROUTE RECOMMENDATIONS

CONTAINED WITHIN THE 2018 DELTA TOWNSHIP NON-MOTORIZED TRANSPORTATION PLAN.

3. DEVELOPMENT ON THE SITE SHALL BE LIMITED TO AN 84-UNIT SENIOR ASSISTED LIVING/MEMORY CARE FACILITY, 150 INDEPENDENT LIVING SENIOR APARTMENTS WITHIN A SINGLE BUILDING, 19 QUADPLEX BUILDINGS CONTAINING A TOTAL OF 76 SENIOR INDEPENDENT LIVING UNITS, AND A WELLNESS CENTER LIMITED TO A SIZE OF 80,000 SQUARE FEET.
4. ANY INCREASE IN UNITS, AN INCREASE IN THE SIZE OF THE WELLNESS CENTER BEYOND 80,000 SQUARE FEET, OR THE ADDITION OF OTHER TYPES OF USES SHALL REQUIRE AN AMENDMENT TO THIS SPECIAL LAND USE PERMIT FOR THE PLANNED UNIT DEVELOPMENT FOLLOWING THE REVIEW AND APPROVAL PROCEDURES SET FORTH IN THE DELTA TOWNSHIP ZONING ORDINANCE.
5. ADDITIONAL ROAD RIGHT-OF-WAY FOR DELTA RIVER DRIVE AND WAVERLY ROAD SHALL BE DEDICATED AS PER THE REQUIREMENTS OF THE EATON COUNTY ROAD COMMISSION AND INGHAM COUNTY ROAD DEPARTMENT.
6. AN OPEN SPACE AGREEMENT SHALL BE EXECUTED WITH THE TOWNSHIP AS PER THE REQUIREMENTS OF SECTION 5.06 OF THE DELTA TOWNSHIP ZONING ORDINANCE.
7. FAILURE OF THE APPLICANT TO COMPLY WITH ANY OF THE PROVISIONS REQUIRED BY THE DELTA TOWNSHIP ZONING ORDINANCE, OR ANY STIPULATIONS REQUIRED BY THE DELTA TOWNSHIP BOARD, SHALL CONSTITUTE GROUNDS FOR TERMINATION OF THESE SPECIAL LAND USE PERMIT BY THE TOWNSHIP BOARD.
8. THE DEVELOPER SHALL EXPLORE OPTIONS TO DESIGN THE CUL-DE-SAC SERVING THE PROPOSED QUADPLEX UNITS IN A MANNER THAT WOULD LOCATE IT FARTHER AWAY FROM THE PROPERTY LINES OF THE ABUTTING SINGLE FAMILY HOMES.

CLERK CLARK SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO,

TRUSTEE CASCARILLA, TRUSTEE FEDEWA, AND TRUSTEE
MOJICA

NAYS: TRUSTEE BREWER

ABSENT: NONE

THE MOTION PASSED 6-1 (Brewer).

7. SLUP Request for Vehicle Sales/Leasing in Case No. 4-19-6

Mr. Bozek gave a brief presentation to the Board regarding the SLUP request.

TRUSTEE BREWER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT REQUESTED FOR THE ESTABLISHMENT OF A VEHICLE SALE/LEASE AND SERVICE FACILITY AS DESCRIBED IN CASE NO. 4-19-6 FOR THE FOLLOWING REASONS:

1. SPECIFIC USE STANDARDS IN SECTION 8.62 HAVE BEEN MET.
2. THE SPECIAL LAND USE STANDARDS SET FORTH IN SECTION 7.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE HAVE BEEN MET.
3. THE OUTDOOR DISPLAYS AND SALES ACCESSORY USE STANDARDS CAN BE MET.

CONDITIONAL UPON:

1. IN ORDER TO COME INTO COMPLIANCE WITH OUTDOOR DISPLAYS AND SALES STANDARDS LISTED IN SECTION 8.41, THE APPLICANT SHALL CONTINUE TO WORK WITH TOWNSHIP STAFF TO ENSURE COMPLIANCE WITH THE 500 FOOT RESIDENTIAL SEPARATION BUFFER FOR THE PROPOSED OUTDOOR DISPLAY AREAS.

SUBJECT TO THE FOLLOWING STIPULATION:

1. THE PREMISES SHALL BE KEPT CLEAN AND ORDERLY.
2. IN THE CASE OF ANY SEASONAL OUTDOOR DISPLAYS, TEMPORARY STRUCTURES SHALL BE REMOVED.
3. VEHICLE DELIVERIES SHALL TAKE PLACE ON THE PREMISES AND SHALL NOT INTERFERE WITH VEHICULAR TRAFFIC ON A PUBLIC ROAD.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

8. Annual Evaluation of Manager Brian T. Reed

Board members added a goal for Manager Reed for 2019-2020:

To create an action plan for attracting, retaining, and engaging a diverse talent pipeline.

SUPERVISOR FLETCHER MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SATISFACTORY ANNUAL EVALUATION OF MANAGER BRIAN T. REED AS AMENDED, AND A SALARY INCREASE OF \$10,000 TO TAKE EFFECT JUNE 1, 2019.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

XV. MANAGER’S REPORT – Brian Reed, Township Manager

Manager Reed presented his updates to the Township Board:

- Manager Reed, along with Mr. Bozek and Mr. West, met with MDOT regarding the intersection of Elmwood and Saginaw, and exploring options for safety improvements on Saginaw Highway.
- The traffic signal at the intersection of Saginaw Hwy. and Delta Commerce is scheduled to begin construction in November, 2019.
- Consumer’s Energy extended an invitation to Board members for a tour of the Delta Solar project on Wednesday, May 22, 2019 at 9:00 AM or 3:00 PM.
- Farm Bureau Insurance will be celebration their Centennial on June 14, 2019 from 3:00 – 8:00 PM (by invitation only).
- Manager Reed, along with Clerk Clark and Matt Leach (Building Dept.) attended a tour of the new Hilton Garden Inn on Saginaw Hwy.
- O’Rafferty building did not sell at auction.
- Megan Martin, Greater Lansing Arts Council met with some Township staff regarding using the arts as community economic development.

- “Safety in our Community” will be held at the Delta Township District Library on Thursday, May 23, 2019 at 6:00 PM.

XVI. COMMITTEE OF THE WHOLE

XVII. PUBLIC COMMENTS

XVIII. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 9:13 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK

/hs

Dropbox:\Clerk\Board Materials\Board Meetings\Minutes\2019\May 20, 2019 Regular Board Meeting
Minutes Approved: