

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
TUESDAY, JULY 6, 2021**

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 Dennis R. Fedewa, Clerk Mary R. Clark, Trustee Karen J. Mojica, and Trustee Elizabeth S. Bowen

Members Absent: Trustee Andrea M. Cascarilla, and Trustee Fonda J Brewer

Others Present: Manager Brian T. Reed, Assistant Manager Alannah Doak, Planning Director Gary Bozek, Parks, Recreation, & Cemeteries Director Marcus Kirkpatrick, Community and Economic Development Coordinator Collin Mays, Finance Director Courtney Nicholls, Building Director Matt Leach, and Planner Matt McKernan

CLERK CLARK MOVED TO EXCUSE TRUSTEE BREWER AND TRUSTEE CASCARILLA FROM THE JULY 6, 2021 REGULAR BOARD MEETING.

TREASURER FEDEWA SUPPORTED THE MOTION. THE MOTION PASSED 5-0.

IV. PRESENTATIONS AND PROCLAMATIONS

V. SET/ADJUST AGENDA

TRUSTEE MOJICA MOVED TO APPROVE THE AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 5-0.

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 –

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER FEDEWA, TRUSTEE MOJICA, AND TRUSTEE BOWEN

NAYS: NONE

ABSENT: TRUSTEE CASCARILLA, AND TRUSTEE BREWER

THE MOTION PASSED 5-0.

1. Bills and Financial Transactions

Payroll & Related	\$	383,746.38
Refunds	\$	20,010.07
Tax Distributions	\$	54,867.12
Vendor Claims	\$	410,036.66
Total	\$	850,660.23

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 5-0.

2. Minutes –

June 7, 2021, Regular Board Meeting
June 14, 2021, Committee of the Whole
June 21, 2021, Regular Board Meeting

TREASURER FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 5-0.

3. Tax Reverted Property in the Township

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD TAKE NO ACTION.

TRUSTEE CASCARILLA SUPPORTED THE MOTION. THE MOTION PASSED 5-0.

XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION

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

XIV. ITEMS OF BUSINESS

4. Case No. 05-21-07: Special Land Use Permit Request for an Outdoor Commercial Recreational Facility (Drive-In Theatre) at 921 Mall Drive West, Lansing, MI 48917.

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD DENY THE SPECIAL LAND USE PERMIT FOR AN OUTDOOR COMMERCIAL RECREATIONAL FACILITY REQUESTED FOR THE ESTABLISHMENT OF A DRIVE-IN MOVIE COMPLEX AS DESCRIBED IN CASE NO. 05-21-07 FOR THE FOLLOWING REASONS:

1. NOT ALL OF THE SPECIFIC USE STANDARDS IN SECTION 8.19 CAN BE MET. THERE MAY BE EXCESSIVE TRAFFIC ON THE ADJACENT PUBLIC AND PRIVATE ROADWAYS ENTERING AND LEAVING THE SITE BEFORE AND AFTER SHOWTIMES. THIS COULD POSSIBLY RESULT IN DISQUIETING EFFECTS ON THE ADJACENT RESIDENTIAL AREA TO THE WEST OF THE SUBJECT PARCEL. TWO OF THE PROPOSED SCREENS CAN EASILY BE VIEWED FROM THE ADJACENT ROADWAY WHICH MAY RESULT IN UNSAFE DISTRACTIONS TO PASSING MOTORISTS.
2. THE SPECIAL LAND USE STANDARDS SET FORTH IN SECTION 7.03 OF THE DELTA TOWNSHIP ZONING ORDINANCE HAVE NOT BEEN MET. THE USE IS NOT IN CHARACTER WITH THE LONG-ESTABLISHED NEIGHBORHOOD IMMEDIATELY TO THE WEST OF THE SUBJECT PARCEL IN THAT THE USE WOULD OPERATE LONG OUTSIDE HOURS INTO THE NIGHT AND MAY INVOLVE LARGE

VOLUMES OF TRAFFIC. THE LIGHT EMITTED FROM THE PROPOSED WESTERN MOST SCREEN MAY RESULT IN A NUISANCE TO THE RESIDENTS ABUTTING THE SUBJECT PARCEL ON THE WEST.

THE MOTION DIED DUE TO LACK OF SUPPORT.

The Board further discussed the item.

TRUSTEE BOWEN MOVED THAT THE DELTA TOWNSHIP BOARD APPROVE THE SPECIAL LAND USE PERMIT FOR AN OUTDOOR COMMERCIAL RECREATIONAL FACILITY REQUESTED FOR THE ESTABLISHMENT OF A DRIVE-IN MOVIE COMPLEX AS DESCRIBED IN CASE NO. 05-21-07 SUBJECT TO THE FOLLOWING CONDITIONS:

1. DRIVE-IN GUESTS SHALL BE REQUIRED TO REMAIN IN THEIR VEHICLES UNLESS THEY ARE UTILIZING THE RESTROOMS AND/OR CONCESSION STANDS WITHIN THE BUILDING.
2. THE APPLICANT SHALL BE REQUIRED TO CONSULT WITH STAFF TO CREATE AND SUBMIT A LANDSCAPING PLAN THAT PROVIDES GROUND COVER ON PARKING ISLANDS THAT ARE NOT CURRENTLY LANDSCAPED AND THE PLANTING OF EVERGREEN TREES ON THE WESTERN BERM AND IN THE PARKING ISLAND TO THE NORTH OF THE TICKET STAND. REQUIRED LANDSCAPING IMPROVEMENTS AND EXISTING LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY.
3. THE USE OF A RESTROOM TRAILER SHALL NOT BE PERMITTED. GUESTS WILL BE REQUIRED TO USE RESTROOMS ON THE INTERIOR OF THE BUILDING.
4. THE PARKING LOT SHALL BE REPAIRED AND RESTRIPEDED PRIOR TO COMMENCEMENT OF DRIVE-IN USE AT THE DETERMINATION OF THE ZONING ADMINISTRATOR.
5. THE PARKING LOT SHALL BE CLEANED OF LITTER/DEBRIS AT THE END OF EVERY NIGHT THE DRIVE-IN IS IN OPERATION.

TREASURER FEDEWA SUPPORTED THE MOTION.

The Board further discussed the item.

TREASURER FEDEWA MOVED THAT THE DELTA TOWNSHIP BOARD TABLE THE ITEM UNTIL THE JULY 19, 2021 REGULAR BOARD MEETING.

TRUSTEE BOWEN SUPPORTED THE MOTION. THE MOTION PASSED 4-1 (CLERK CLARK NAY).

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

Manager Reed presented his updates to the Township Board:

- Staff has submitted the revised SRF funding to the state.
- Delta is 1 of 4 finalists for the Community of Excellence Award by the Michigan Municipal League for the Waverly Pathway project. Final voting will take place at the annual MML Convention on September 22-24. Registration for the convention will open soon for Board members interested in attending.
- Fire Station 1 reroofing project will begin in August.
- The Eaton Conservation District will have their open house tomorrow from 4-7pm at the Courthouse celebrating their 75th anniversary.
- Michigan Ave project is fairly complete from Canal to Snow. Now working on Snow to Waverly. Project should wrap up soon.
- The N Waverly property donation has been withdrawn by the owner. Manager Reed has been informed that the property owner is now selling the N Waverly property to their realtor.
- Township Plumbing and Mechanical Inspector Nate Foltz had an accident over the weekend. He is doing fairly well, however he will be out for some time. The City of East Lansing will assist with emergency inspections and potentially bring someone on part-time to keep up with inspections.

XVI. COMMITTEE OF THE WHOLE

5. CIA Discussion

A joint meeting between the Corridor Improvement Authority Board and the Board of Trustees was proposed for July 22, 2021. Consensus of the Board of the Trustees was to move forward with the proposed date.

6. Updates to Rules of Procedure Discussion Regarding Board Meetings

Manager Reed presented draft revisions of the Rules of Procedure to the Board of Trustees. Discussion ensued among Board members and Township staff.

Consensus of the Board was to defer the discussion to the next Regular Board meeting.

XVII. PUBLIC COMMENTS

XVIII. CLOSED SESSION

XIX. ADJOURNMENT –

Supervisor Fletcher adjourned the meeting at 7:01 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH R. FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK