

**SUPERIOR CHARTER TOWNSHIP BOARD
REGULAR MEETING
JANUARY 19, 2016
ADOPTED MINUTES
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1. CALL TO ORDER

The regular meeting of the Superior Charter Township Board was called to order by the Supervisor Kenneth Schwartz at 7:00 p.m. on January 19, 2016, at the Superior Township Hall, 3040 North Prospect, Ypsilanti, Michigan.

2. PLEDGE OF ALLEGIANCE

The Supervisor Schwartz led the assembly in the pledge of allegiance to the flag.

3. ROLL CALL

The members present were Ken Schwartz, David Phillips, Brenda McKinney, Nancy Caviston, Rodrick Green, Lisa Lewis and Alex Williams.

4. ADOPTION OF AGENDA

It was moved by Green seconded by Caviston, to adopt the agenda as presented.

The motion carried by unanimous voice vote.

5. APPROVAL OF MINUTES

A. REGULAR MEETING OF DECEMBER 21, 2015

It was moved by McKinney, seconded by Green, to approve the minutes of the regular Board meeting of December 21, 2015, as presented.

The motion carried by a unanimous voice vote.

6. CITIZEN PARTICIPATION

A. CITIZEN COMMENTS

There were no citizen comments.

7. PRESENTATIONS

A. SUTTON RIDGE – REDWOOD REZONING

Kelli McIvor and Richard Batt, representing Redwood Acquisition LLC, made a presentation to the Board. They gave a brief background about Redwood and summarized

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and reviewed the differences between the proposed Area Plan dated July 15, 2015 that were reviewed and acted upon by the Planning Commission and the amended Area Plan dated December 15, 2015. They indicated that the Area Plan was amended in response to comments and concerns by the Planning Commission, Township consultants and Township staff. The amendments include: blocking the entry of the apartments onto East Avondale by changing the entry into a cul-de-sac; constructing Drive B (Meadhurst) to meet the Washtenaw County Road Commission standards for a private road and having sidewalks on both sides of Drive B; increasing the separation between the apartments and the single family homes located on East Avondale; improving the siding, adding “bump-out” windows and other architectural upgrades to the rear of the apartments that face the single family homes on East Avondale; and, other minor changes to setbacks. Township Planner, Rodney Nanney, reviewed his report dated January 15, 2016, which was provided with the Board’s packet.

Supervisor Schwartz welcomed comments and questions from the audience. He stressed that the Board was not going to vote on the rezoning at tonight’s meeting. The purpose of tonight’s meeting was to complete fact finding, educate the Board and to receive public comment.

The following members of the audience addressed the Board:

Victoria Evans, E. Avondale (and also owns a condo in Bromley Condos), provided a written report to the Board which she reviewed. She presented information on the impact of the rezoning, its effect on property values and the need for more rental housing.

Karen Michaels, N. Kenwyck Drive, expressed concerns about the rezoning’s effect on the roads in the condominium development.

Catherine Hubbs, N. Kenwyck Drive, indicated the condos pay for road maintenance through their association fees and was concerned that the apartments would not be paying.

Gregg Pitt, E. Avondale, had questions about the Planner’s report and suggested the Board not forget the Planning Commission’s findings and recommendation.

Jean Ruth, E. Avondale, said that most of the residents would not be opposed to the development if were single family homes.

Leslie Harding, Ravenshire, expressed concerns about the compatibility of owner occupied homes versus renters.

Ken Hubbs, N. Kenwyck Drive, indicated he has lived in the condos for 13 years, Phase II was always proposed to be condos and he is opposed to developing it as apartments. He said the proposed cul-de-sac would negatively affect the two homes.

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Nazli (not sure of name), Wexford, indicated that if she had known Phase II was going to be a rental community, they would not have purchased the condo. She questioned the income and demographics of the residents of the apartments.

Cathy Smith, N. Kenwyck Drive, said that she attended a Board of Trustees meeting where the Board approved \$10,000 to purchase a home to sell to Habitat for Humanity so that it could be sold to a home owner instead of renters. She also referred to sections of the Master Plan that indicate the Township encourages owner occupied homes over rentals.

John Roeloff, W. Avondale, said he would not have purchased his home if he knew Phase II was going to be apartments.

Julie Patterson, Wexford, said she is opposed to the rezoning, she feels it is incompatible to have a rental community located within and surrounded by owner occupied homes. She has lived in Bromley condos since 2003 and was always told Phase II would be condos like Phase I. She feels there are significant differences between owner occupied homes and rental units. She said 100's of people signed petitions opposing the rezoning

Traci Pitt, E. Avondale, made comments about the Harvard study and MIT study. She felt neither was very applicable to the situation and issues related to the Redwood rezoning as they were from the 1980's to 2000, they were completed in the Boston area and all had separate access. She opposes the rezoning.

Oana Ciocoiu, E. Avondale, she indicated she has lived in Bromley homes since 2005. She said the Planning Commission understood the core issue, a rental unit inside of single family, owner occupied homes.

Lakisha Polasky, E. Avondale, said she has lived in Bromley homes for two years. They lived in an apartment for ten years and is familiar with the difference between apartment living and home ownership. She said if Phase II is rezoned to apartments they will probably put their home up for sale and move.

Eric McWiggin, W. Avondale, had questions about what vision the Master Plan had for the area around Bromley and the area north of Geddes Road.

Naima Hall, E. Avondale, had questions on what effect taxes had the Township's decision on this and other zoning matters.

Diana Moore, High Meadow, questioned the value of the changes to the Area Plan, the studies and the consultant's reports. She said the real issue is what the people in the room want and she said they all oppose rezoning Phase II to apartments.

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Supervisor Schwartz closed the presentation and public comment. He said the Board should educate themselves on the issue and that they would vote on the matter in either February or March.

8. REPORTS

A. SUPERVISOR REPORT

Supervisor Schwartz reported on the following: The Township and other governmental agencies reviewing the status and operation of Fairfax Manor. In December 2015, the State of Michigan Bureau of Child and Adult Services completed a special investigation. They have forwarded their results to the Attorney General's office, who may investigate the facility. State staffers indicated they feel that Fairfax should be licensed for the type of patients they are housing and that there are numerous other problems with the facility. Township officials and the Township Attorney met with the owner of Fairfax to discuss progress on the Interim Order. Township officials encouraged Fairfax to complete building improvements in a timely manner. Township staff met with representatives from the Hoarder's Task Force, legal aid, mental health and Anne Brown from State Rep. David Rutledge's office concerning Alden David Burley and his blight issue at 6645 Warren Road. The various groups requested time to work with Mr. Burley in order to attempt to get him to voluntarily complete the cleanup. Supervisor Schwartz agreed to give them some time to see if they can make progress.

B. DEPARTMENT REPORTS: BUILDING DEPARTMENT, FIRE DEPARTMENT, ORDINANCE OFFICER REPORT, PARK COMMISSION MINUTES, SHERIFF'S REPORT, UTILITY DEPARTMENT, ZONING REPORT

It was moved by Green, seconded by McKinney, that the Superior Township Board receive all reports.

The motion carried by unanimous voice vote.

8. COMMUNICATIONS

There were no communications.

9. UNFINISHED BUSINESS

A. ORDINANCE 174-18, SUTTON RIDGE – REDWOOD ACQUISITION LLC, AREA PLAN AMENDMENT

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Supervisor Schwartz explained that the Board was not requesting a motion to decide the rezoning, he requested a motion to introduce the rezoning.

It was moved by McKinney, seconded by Green to introduce Ordinance 174-18, Sutton Ridge Acquisition LLC, Area Plan Amendment.

Ayes: Schwartz, Phillips, McKinney, Caviston, Green, Lewis, Williams

Nays: None

Absent: None

The motion carried.

10. NEW BUSINESS

A. FIRST MERIT, N.A., POSITIVE PAY AGREEMENT

Treasurer McKinney explained that the positive pay agreement was needed for fraud prevention.

It was moved by McKinney, seconded by Lewis, for the Board to approve the positive pay agreement and to authorize Township officials to sign it as needed.

The motion carried by unanimous voice vote.

B. BUDGET AMENDMENTS

Board members reviewed the budget amendments. Clerk Phillips commented that the Fire Department budget was tightening due to increased salary and pension costs and that the Board needed to monitor the budget to make sure adequate transfers were being made to the reserve funds.

Budget amendments attached.

It was moved by McKinney, seconded by Lewis, for the Board to approve the budget amendments from Controller Keith Lockie dated January 19, 2016.

The motion carried by unanimous voice vote.

12. PAYMENT OF BILLS

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There were no Bills for Payment. It was moved by Green, seconded by Lewis, that the Record of Disbursements be received.

The motion carried by a unanimous voice vote

13. PLEAS AND PETITION

There were none.

14. ADJOURNMENT

It was moved by Green, seconded by Lewis, that the meeting be adjourned. The motion carried by a voice vote and the meeting adjourned at 9:25 pm.

Respectfully submitted,

David Phillips, Clerk

Kenneth Schwartz, Supervisor



To: Superior Township Board of Trustees
 From: Keith Lockie
 Date: January 19, 2016
 Re: 2016 Budget Amendment #1

Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
FIRE FUND:						
702.000	Salaries	\$19,350		\$584,292	\$603,642	Approved Fire Contract 2016-2018
702.001	State Authorized Overtime	\$7,540		\$45,237	\$52,777	Approved Fire Contract 2016-2018
717.000	Taxable Benefits	\$10,685		\$82,770	\$93,455	Approved Fire Contract 2016-2018
	Total Dept. 336 - Fire Operations	\$37,575	\$0			
715.000	FICA	\$2,297		\$49,118	\$51,415	Approved Fire Contract 2016-2018
857.000	HCSP	\$9,180		\$15,120	\$24,300	Approved Fire Contract 2016-2018
858.000	Pension	\$4,139		\$81,379	\$85,518	Approved Fire Contract 2016-2018
	Total Dept. 966 - Unallocated	\$4,139	\$0			
	TOTAL EXPENDITURES	\$15,616	\$0			
965.000	Transfer to Building Reserve		\$39,893	\$154,232	\$114,339	Decrease in Transfer
966.000	Transfer to Truck Replacement Reserve		\$13,298	\$51,411	\$38,113	Decrease in Transfer
	TOTAL TRANSFER OF FUNDS		\$53,191			