

**SUPERIOR CHARTER TOWNSHIP BOARD  
REGULAR MEETING  
MARCH 16, 2015  
PROPOSED 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 March 16, 2015, 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, Nancy Caviston, Rodrick Green, Lisa Lewis and Alex Williams. Treasurer Brenda McKinney was absent.

**4. ADOPTION OF AGENDA**

It was moved by Caviston seconded by Green, to adopt the agenda with the addition of Report from David Donoghue of Parhelion under Citizen Participation. .

The motion carried by unanimous voice vote.

**5. APPROVAL OF MINUTES**

**A. REGULAR MEETING OF FEBRUARY 17, 2015**

It was moved by Caviston, seconded by Lewis, to approve the minutes of the regular Board meeting of February 17, 2015, as presented.

The motion carried by a unanimous voice vote.

**6. CITIZEN PARTICIPATION**

**A. WASHTENAW COUNTY ROAD COMMISSION ANNUAL MEETING**

Roy Townsend, Director of the Washtenaw County Road Commission (WCRC), and other members of the WCRC, provided the annual report and made a presentation to the Board about the road projects completed in 2014 and proposed for 2015. In 2014, Superior Township spent \$301,000 on roads with the WCRC contributing another \$354,458 for a total of \$655,959. The Township has budgeted \$300,000 for 2015. The Township is scheduled to receive significant Federal and PA 283 funds in 2015 that will pay for improvements to the following: Plymouth and Ford Road intersection; Plymouth and Curtis Road intersection; MacArthur Blvd.; Harris Road; Superior Road; and, Curtis Road. Superior Township will be paying for improvements to local roads, which includes dust control and ditching. Mr. Townsend explained Proposal 1,

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which in on the ballot May 5, 2015 and proposes to increase funding for road repairs by increasing the sales tax from 6% to 7%.

**B. DAVID DONOGHUE, PARHELION, UPDATE ON COMPUTER AND TECH PROJECTS**

David Donoghue of Parhelion provided an update to the Board of the projects the Board had approved to upgrade the Township's computers and other technology. The projects are mostly completed. The new server has been installed, which enables remote access from any buildings in the Township to everything that is on the server. Migration to thin client users will occur as laptops and desktops are replaced. The new firewall system has been installed. The Fire House software for the Fire Department has not yet been installed and put into service.

**B. CITIZEN COMMENTS**

Sandy Lopez indicated concerns about the seismic testing and possible oil and gas exploration in the Township. Ms. Lopez indicated that there is a group working in the Township to purchase mineral rights from landowners. She requested the Township review HB 4237, which provides the Township with additional controls over the exploration and drilling process.

**7. REPORTS**

**A. SUPERVISOR REPORT**

Supervisor Schwartz reported on the following: The LED streetlights have been installed at Harvest Lane and Prospect Woods. Board members should inspect them in order to determine if additional streetlights should be switched over to LED's. The Dixboro Village Green organization has submitted for a grant to promote the Dixboro events and area. A renewal of the 0.2 mills for the 800 MHz radio system will probably be placed on the ballot in 2016. County officials have also begun to discuss placing a public safety millage on the ballot. The Supervisor, Clerk and three members of the planning commission recently attended a training session on the planning and zoning process. Township officials, Sheriff's Department staff and other parties recently met with Congresswoman Debbie Dingell to discuss the problems at Sycamore Meadows apartments. Congresswoman Dingell indicated that she will be contacting HUD and Michigan housing officials to determine if Sycamore Meadows is operating within applicable guidelines and rules related to Section 8 housing. The Township's audit was recently completed. The auditors commented that the reorganization of the accounting department has been very successful and the Township did very well in the audit. Redwood Acquisition LLC has requested a pre-application meeting with the Planning Commission to discuss their proposal to purchase phase 2 of Bromley Condos and build apartments on slabs. The proposed units are very similar to the existing Bromley Condos units and the new units would rent for \$1,200 to \$1,400 per month.

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**B. DEPARTMENT REPORTS: BUILDING DEPARTMENT, FIRE DEPARTMENT, ORDINANCE OFFICER REPORT, PARK COMMISSION MINUTES, UTILITY DEPARTMENT REPORT**

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

The motion carried by a unanimous voice vote.

**C. FINANCIAL REPORTS ALL FUNDS EXCEPT UTILITIES, PERIOD ENDING 12-31-14, PRE-AUDIT**

Board members reviewed and discussed the financial reports. Except for the General Fund Operation Millage, which was reduced by about \$221,000, revenue and spending did not change significantly from FY2013.

It was moved Green, seconded by Lewis, for the Board to accept the Financial Reports for all funds, except Utilities, for the period ending 12-31-14, pre-audit.

The motion carried by unanimous voice vote.

**D. FINANCIAL REPORTS UTILITY DEPARTMENT, PERIOD ENDING 12-31-14, PRE-AUDIT**

Board members reviewed and discussed the financial reports. There was an increase in the Connection Fee Income due to new the new construction of homes. This increase in revenue contributes to the Utility Departments ability to make bond payments.

It was moved Green, seconded by Lewis, for the Board to accept the Financial Reports for the Utility Department, for the period ending 12-31-14, pre-audit.

The motion carried by unanimous voice vote.

**E. QUARTERLY BUDGET REPORTS**

Board members reviewed and discussed the Quarterly Budget Report. They indicated that they found the document very helpful.

It was moved Caviston, seconded by Lewis, for the Board to accept the Quarterly Budget Reports for 2014.

The motion carried by unanimous voice vote.

**8. COMMUNICATIONS**

**A. EMAIL FROM JOHN LANGS, RESIGNATION FROM THE WETLANDS BOARD**

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In an email dated March 7, 2015, John Langs indicated that he was resigning from the Wetlands Board. He had moved to Florida, making it impractical for him to continue to serve on the board. Board members indicated that he was very knowledgeable about wetlands and water quality and he will be missed.

It was moved by Green, seconded by Caviston, for the Board to accept the resignation email from John Langs.

The motion carried by unanimous voice vote.

**9. UNFINISHED BUSINESS**

**A. ORDINANCE NO. 174-16, 5900 PLYMOUTH ROAD REZONING**

Supervisor Schwartz explained that the parcel should have not been included in the NSC zoning and that the past and current use of the parcel is more consistent with the R-2 zoning. Rezoning the parcel to R-2 allows the parcel to be in more in conformance with the zoning and allows the current owners a better opportunity to improve the property. No comments have been received since the Board's first reading completed on February 17, 2015.

It was moved by Caviston, seconded by Green, for the Board to approve the second reading and adoption of Ordinance No. 174-16 as follows:

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**ORDINANCE # 174-16**

The Board of Superior Charter Township of Washtenaw County, Michigan, hereby ordains that Ordinance Number 174, being the Superior Charter Township Zoning Ordinance, adopted August 4, 2008, and effective August 14, 2008, as amended, be amended as follows:

**SECTION I**

Superior Charter Township Ordinance Number 174, designated Superior Charter Township Zoning Ordinance, adopted August 4, 2008 and effective August 14, 2008, as amended, and the zoning district map attached thereto and made a part thereof, are hereby amended by rezoning the following described property at **5900 Plymouth Rd.** in Superior Township, Washtenaw County, Michigan, from NSC (Neighborhood Shopping Center District) to R-2 (Single-Family District)

Parcel Tax ID #: J-10-07-400-006

Legal Description: SU 7-11B COM AT SE CORNER SEC 7, TH N 1-13-35 E 218.76 FT TO  
POBTH N89-00 W 152 FT, TH N 9-25-40 W 273.16 FT, TH N 74-30-20 E

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211.40 FT ALONGC/L PLYMOUTH RD, TH S 1-13-35 W 328.67 FT TO POB  
PART SE 1/4 SEC 7 T2S R7E 1.23 AC

**SECTION II**

This Ordinance shall be published in a newspaper circulated within the Township of Superior within thirty (30) days following the final adoption thereof. This Ordinance shall become effective on the eighth day following said publication or such later date as is provided by law. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**CERTIFICATION**

I, David Phillips, Clerk of the Charter Township of Superior, Washtenaw County, Michigan, hereby certify that this is a true copy of an Ordinance adopted by the Superior Charter Township Board for second reading at a regular meeting held on March 16, 2015. This Ordinance shall become effective on the eighth day following publication of second and final reading, or such later date as may be provided herein or by law.

Kenneth Schwartz, Supervisor

David Philips, Clerk

The motion carried by unanimous voice vote.

There was no unfinished business.

**10. NEW BUSINESS**

**A. RESOLUTION 2015-10, PA 116 FOR 7060 JOY ROAD**

Supervisor Schwartz explained the approval process. He recommended the Board approve the application for PA 116 as it is located in the A-1 zone, is not served by public water or sewer and the long use of the property for agriculture is consistent with the Township's Master Plan.

The following resolution was moved by Caviston, seconded by Green:

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
A RESOLUTION TO APPROVE AN APPLICATION FOR PA 116**

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**RESOLUTION NUMBER: 2015-10**

**DATE: MARCH 16, 2015**

**WHEREAS**, the Charter Township of Superior is a Michigan Charter Township, and

**WHEREAS**, William Fishbeck has applied to the State of Michigan Department of Agriculture to place 61.62 acres of property, 7060 Joy Road, Parcel I.D. number J-10-04-200-004, into the P.A. 116 Farmland and Open Space Preservation Program, and

**WHEREAS**, the Michigan Department of Agriculture requires the Local Governing Body to approve or reject the application, and

**WHEREAS**, the property under consideration is located in a rural district of the Township and is zoned A-1, and

**WHEREAS**, the property under consideration is not served by public water or sewer and is master planned for long term agricultural use, and

**WHEREAS**, placing the property under consideration into the P.A. 116 program to encourage the preservation of open space and farmland is consistent with the goals and objectives of the Township's planning and zoning for the property, and

**WHEREAS**, the application will be reviewed by the Michigan Department of Agriculture to determine if the application meets all other requirements of the P.A. 116 program, and

**NOW THEREFORE BE IT RESOLVED**, as the local governing body, the Superior Township Board approves William Fishbeck's application for P.A. 116 on 7060 Joy Road, Parcel I.D. Number J-10-04-200-004, and to forward the application to the Michigan Department of Agriculture for further action.

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a meeting held on the 16th day of March, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 16th day of March, 2015.



DAVID M. PHILLIPS, CLERK, CHARTER TOWNSHIP OF SUPERIOR \_\_\_\_\_

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The motion carried by unanimous voice vote. The resolution was adopted.

**B. RESOLUTION 2015-11, CTAP GRANT FOR DIXBORO SIGNAGE**

Supervisor Schwartz explained that the purpose of the CTAP grant was to advertise and promote events, activities and area of Dixboro. He said that the Village Green Assoc. has kept detailed statistics on the spending, revenue and attendance of the farmers markets, Dixboro Fair and other events. They have a public and private partnership to promote the area and their application was very well received by the CTAP grant reviewers. The \$10,000 grant requires a \$2,000 match from the Township.

The following resolution was moved by Caviston, seconded by Green:

**SUPERIOR CHARTER TOWNSHIP BOARD  
RESOLUTION**

**RESOLUTION 2015-11**

**MARCH 16, 2015**

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT FROM THE  
YPSILANTI/ANN ARBOR VISITORS AND CONVENTION BUREAU**

WHEREAS, Superior Charter Township was qualified to apply for a CTAP grant in the amount of ten thousand dollars (\$10,000.00) for way finding signage for the community of Dixboro; and

WHEREAS, Superior township applied for the grant, made a presentation to the YAAVCB and was awarded the grant for the full amount of ten thousand dollars (\$10,000.00); and

WHEREAS, a condition of accepting the grant is a match by Superior Township in the amount of two thousand dollars (\$2,000.00); and

WHEREAS, acceptance of this grant and making the match will boost opportunities for Dixboro business community and was supported enthusiastically by residents of the Dixboro community; and,

NOW THEREFORE BE IT RESOLVED, that the Superior Charter Township Board of Trustees authorizes the administrative staff to accept the grant from the Ypsilanti Ann Arbor Visitors and Convention Bureau; and,

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BE IT FURTHER RESOLVED, that Superior Township shall match the grant with an allocation of two thousand dollars (\$2,000.00) to be paid out of the General Fund, from General Ledger Department Special Projects, newly created general ledger number 101-266-970-000, Dixboro Improvement; and,

BE IT FURTHER RESOLVED, that since GL 101-266-970-000, Dixboro Improvement, is newly created, it has no funds and will require a budget amendment.

The motion carried by unanimous voice vote. The resolution was adopted.

**C. WETLAND BOARD APPOINTMENT**

Supervisor Schwartz explained that David Zelisse's term on the Wetlands Board expired on April 7, 2015. He indicated that Mr. Zelisse was a valuable member of the board and recommended that he be reappointed to another three year term.

It was moved by Lewis, seconded by Caviston, that the Board concurs with Supervisor Schwartz' recommendation to reappoint David Zelisse to the Wetlands Board for a three year term to begin on April 7, 2015.

The motion carried by unanimous voice vote.

**11. PAYMENT OF BILLS**

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

The motion carried by a unanimous voice vote.

**12. PLEAS AND PETITION**

There were none.

**13. ADJOURNMENT**

It was moved by Green, seconded by Caviston, that the meeting be adjourned. The motion carried by a voice vote and the meeting adjourned at 8:10 p.m.

Respectfully submitted,

David Phillips, Clerk

Kenneth Schwartz, Supervisor