

Holly Township
Board of Trustees – Regular Meeting
Minutes of April 18, 2018

Call to Order: Supervisor Kullis called the regular meeting of the Holly Township Board of Trustees to order at 6:40 p.m. Located at the Karl Richter campus, Holly Area Schools Board Room, 920 E. Baird St, Holly Michigan.

Pledge of Allegiance

Roll Call:

Members Present:

George Kullis, Supervisor
Mark Freeman, Treasurer
Pat Feeney, Trustee
Karin Winchester, Clerk
Steve Ruth, Trustee

Others Present:

Amy Fowlkes, Code Enforcement Officer
Lisa Hamamah, Township Attorney

CONSENT AGENDA:

- Agenda Approval.
- Approval of Special Workshop Meeting Minutes – March 14, 2018.
- Approval of Regular Meeting Minutes – March 21, 2018.
- Approval of Special Workshop Meeting Minutes – March 28, 2018.
- Approval of Financial Statement – March 2018.
- Approval of Audited Financial Statements/Letter – June 30, 2018.
- Approval of Bills for Payment – April 2018: \$11,161.74.
- Receipt of Routine Reports:
 - A. N.O.C.F.A. Minutes – NA.
 - B. Planning Commission Minutes – March 6, 2018.
 - C. Building Permits – March 2018.
 - D. Treasurer’s Quarterly Report – March 31, 2018.
- Set Public Hearings: May 16, 2018 at 6:30pm or as soon as possible thereafter for a Budget Hearing on 2018-2019 Holly Township Proposed Budget and for the Annual Redetermination Confirming Special Assessment District for the Purpose of Fire and Emergency Service and Supporting Millages.
- Communications: None.

Agenda Approval:

Amend the Consent Agenda to add an item under New Business – Public Health Awareness Month – May 2018 Proposed Resolution 2018-05. This item will be #6, and the current number 6 – Consider Closed Session to Discuss Attorney Client Privileged Communication, will be moved to #7. Public Comment will be moved up between Item #6 and #7.

- **Clerk Winchester made a motion to approve the Consent Agenda as amended. Trustee Ruth supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Public Hearings: None.

Presentation: None.

Reports:

Supervisor Kullis reported that the 100-year lease with Crapo Park and the adjacent parking lots will be expiring soon. The project of moving the train depot owned by CSX is progressing and there is cooperation between the two parties. Holly Hills will be expanding and completing Phase 2 and 3 of their site plan. The original site plan from 1990 had multiple law suits against it, but it was determined that the State Mobile Home Authority has jurisdiction over this property and the Township has no authority on the matter. This will take them up to 434 homes in Phase 2, and 645 homes in Phase 3. Any concerns can be sent in to the State, but again there is no jurisdiction by the Township over this property. There are concerns with the water source and how residents will have access. Additional entrances will be added off Falk Rd to accommodate the expansion. There are also concerns with the width of the road because it is somewhat narrow and if it will be able to handle the extra traffic. The Village is starting talks on the future of the old Karl Richter building, but any action will be postponed until after the elections, so it can focus on the millage.

Treasurer Freeman reported that the Quarterly Report is included in the packet.

Public Comment on Agenda Items Only:

Sue Julian, 3505 W. Rattalee Lake Rd, addressed the Board.

Tony Engelberg, 115 Cogshall St, addressed the Board.

Glen Mitchell, 3404 Mitchell Rd, addressed the Board.

Old Business:

1. Proposed Code of Ordinance Amendment – Woodlands Ordinance.

The Planning Commission recommended adoption of the Commercial Non-residential Woodlands ordinance. There is also a proposed Residential Woodlands ordinance that was not passed by the Planning Commission. The Residential portion of the ordinance has been amended based on resident's concern and feedback of being too restrictive in the original ordinance. No changes were made to the Commercial (subdivisions and nonresidential) portion of the ordinance.

Remove the words "and related natural resources", under Section 2, letter a. Natural Resources is

not defined.

Bottom of page 4, under #14, letter e; Remove the words “or residential” from the sentence – “Tree removal on non-residential parcels or residential parcels...”

- **Trustee Ruth made a motion to approve the Non-Residential Proposed Code of Ordinance Amendment – Woodlands Ordinance, as amended on page 1, remove wording under section 2, letter a - “and related natural resources”, and page 4, item E – remove wording “or residential.” Supervisor Kullis supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

2. Planners Proposal for Amendments to Wireless Communications Facilities Ordinance.

Approving the \$3,000 proposal by McKenna. This is to create a new ordinance, not to update any current ordinance.

- **Clerk Winchester made a motion to approve the Planners Proposal for Amendments to Wireless Communications Facilities Ordinance. Supervisor Kullis supported the motion. A roll call vote was taken; all those present voted yes; motion carried 5/0.**

New Business:

1. Great Lakes Subdivision Private Roads.

This is to create a Special Assessment District for the subdivision. The Board will proceed in moving forward with this process and continue gathering additional information. They will eventually bring this back to the Board for review and approval.

2. Offer to Purchase Parcel 01-28-303-002.

This parcel was received through tax forfeiture and has not yet been listed. First offer received was for \$1 and was rejected by the Township. The second offer from the same source is for \$5,000. This property has limited frontage on Grange Hall Rd and is an irregular shaped lot. The parcels assessed value from Oakland County is \$65,000.

- **Supervisor Kullis made a motion to get an appraisal done on Parcel 01-28-303-002, to see how to proceed with property. Clerk Winchester supported the motion. A roll call vote was taken; 2 Yes’s and 3 No’s; motion failed 2/3.**
- **Trustee Ruth made a motion to Counter the Purchase Offer for Parcel 01-28-303-002 at \$30,000. Clerk Winchester supported the motion. A roll call vote was taken; all those present voted yes, with the exception of 1; motion carried 4/1.**

3. Proposed Code of Ordinance Amendment – Solar Facilities.

This was brought before the Planning Commission during the March meeting and recommended approval, subject to the attorney's review. There is language that the attorney will need to approve, as well as the overall ordinance.

- **Clerk Winchester made a motion to send the Proposed Code of Ordinance Amendment – Solar Facilities, to the Township Attorney for review. Supervisor Kullis supported the motion. A roll call vote was taken; all those present voted yes; motion carried 5/0.**

4. Fair Housing Month – April 2018, Proposed Resolution 2018-04.

April will be recognized as Fair Housing Month, as declared by Oakland County.

- **Clerk Winchester made a motion to approve April as Fair Housing Month – Proposed Resolution 2018-04. Treasurer Freeman supported the motion. A roll call vote was taken; all those present voted yes; motion carried 5/0.**

5. Certified Local Government.

This would make money accessible for future projects by joining. The Township cannot gain access to possible grant funding without becoming part of this program. A historic district will need to be established.

- **Clerk Winchester made a motion to approve moving forward with the application for joining the Certified Local Government program. Trustee Ruth supported the motion. A voice vote was taken; all those present voted yes; motion carried 5/0.**

6. Public Health Awareness Month – May 2018, Proposed Resolution 2018-05.

- **Trustee Ruth made a motion to approve May 2018 as Public Health Awareness Month, Proposed Resolution 2018-05. Treasurer Freeman supported the motion. A roll call vote was taken; all those present voted yes; motion carried 5/0.**

➤ Public Comment – Non-agenda:

- Ian Shetron, 7525 River Rd. Flushing, addressed the Board.
- Tony Engelberg, 115 Cogshall St, addressed the Board.
- Angie Lemon, 116 College, addressed the Board.
- Chuck Julian, 3505 W. Rattalee Lake Rd, addressed the Board.
- Timm Smith, 14555 N. Holly Rd, addressed the Board.

➤ Adjournment

7. Consider Closed Session to Discuss Attorney / Client Privileged Communication.

8:35 pm

- **Clerk Winchester made a motion to approve a Closed Session to Discuss Attorney / Client Privileged Communication. Treasurer Freeman supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

8:36 pm

- **Supervisor Kullis made a motion to move out of Closed Session. Trustee Ruth supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

Clerk Winchester disclosed her relationship with the Code Enforcement/Assistant to Supervisor and explained her position on participation of discussion of Attorney/Client Privileged Communication.

8:58 pm

- **Trustee Feeney made a motion to approve a Closed Session to Discuss Attorney / Client Privileged Communication. Trustee Ruth supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

9:01

- **Supervisor Kullis made a motion to move out of Closed Session. Trustee Ruth supported the motion. A roll call vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**
- **Trustee Ruth made a motion to hire a third party impartial investigator not to exceed Ten Thousand Dollars. Supervisor Kullis supported the motion. A roll call vote was taken; Feeney: yes, Winchester; yes, Freeman; no, Ruth; yes, Kullis; yes; the motion carried by a 4/1 vote.**

Supervisor Kullis, hearing no other business, adjourned the meeting at 9:04 pm.

Courtney Scian
Recording Secretary

Karin S, Winchester, Clerk