

**CHARTER TOWNSHIP OF LYON**  
**BOARD OF TRUSTEES**  
**MEETING MINUTES**  
**January 5, 2004**

Approved as submitted February 2, 2004.

DATE: January 5, 2004  
TIME: 7:00 PM  
PLACE: 58000 Grand River

Call to Order: Supervisor Shigley called the meeting to order at 7:07 PM.

Roll Call: Present: Joseph Shigley, Supervisor  
Patricia Carcone, Treasurer  
Pamela Johnson, Clerk  
Steven Adams, Trustee  
Ray Bisio, Trustee  
Dan Cash, Trustee  
Lannie Young, Trustee

Also Present: Matt Quinn, Township Attorney  
Chris Olson, Township Superintendent  
Chris Doozan, Township Planner  
Loren Crandell, Township Engineer  
Larry Phillips, Building Official

Guests: 32

**1. APPROVAL OF THE CONSENT AGENDA**

- Approval of Regular Meeting Minutes of December 1, 2003
- Approval of Disbursements
- Approval of Financial Statements through November, 2003
- Zoning Officer Report
- Sheriff Department Monthly Report
- Superintendent Report
- Building Department Monthly Report
- Fire Department Monthly Report
- Engineer Monthly Report

Ms. Johnson requested that the December 1, 2003 meeting minutes be removed from the Consent Agenda. She stated that there is a correction that needs to be made.

Ms. Carcone made a motion to approve the consent agenda as amended. Ms. Johnson supported the motion.

Roll Call Vote: Ayes: Shigley, Bisio, Cash, Johnson, Young, Adams, Carcone  
Nays: None

Motion approved.

**2. APPROVAL OF AGENDA**

Mr. Shigley that the following be added to the end of the agenda:  
- Township Properties Discussion

Mr. Bisio made a motion to approve the agenda as amended. Mr. Cash supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved

**3. ANNOUNCEMENTS AND COMMUNICATIONS**

Ms. Johnson stated that there has been a request for a special Executive Session meeting on January 21, 2003. The Board discussed the start time of the meeting and determined that they would begin the meeting at 6:00 PM.

Mike Harris, South Lyon Jaycees, presented a check in the amount of \$1,000 to the Township Treasurer for the Park fund. He stated that they have fulfilled their commitment. He noted that in the spring they want to do some raking and seeding at the site.

Mr. Bisio questioned how the Jaycees did with their function. Mr. Harris responded that they did not do very well this year because of some bad weather. He noted that they are hoping to put together some other fund raisers this year and possibly have some other activities in the park.

**4. PUBLIC HEARING ON REALLOCATION OF CDBG FUNDS FROM YEAR 2000**

Mr. Bisio made a motion to close the regular meeting and open the public hearing for the Reallocation of CDBG Funds from Year 2000. Ms. Carcone supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved. The public hearing was opened at 7:13 PM.

Mr. Doozan stated that the purpose of this public hearing is to reprogram CDBG Funds from the 2000 program year that were previously allocated for condemnation/demolition. These funds will now be used to cover some of the costs incurred for relief of architectural barriers, which is the installation of the elevator at the Township Hall. He stated that this involves \$1,316.50. He stated that this issue was brought up at last month's meeting and action was taken to reprogram the funds with the understanding that they would have the public hearing at this meeting retroactive.

There were no public comments.

Ms. Carcone made a motion to close the public hearing and re-open the regular meeting. Mr. Bisio supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved. The regular meeting was re-opened at 7:15 PM.

**5. CALL TO THE PUBLIC ON NON-AGENDA ITEMS**

Darcy Hollon, 24300 Martindale Road, discussed the proposed traffic signal at Ten Mile Road and Martindale Road. She noted that this traffic signal is slated to be installed in 2004. She asked the Board for their help in expediting this by calling the Road Commission.

Robin Allen, 28550 Tindale Trail, discussed the Continental noise issues. He stated that the noise was so bad last night that he slept in the basement on a couch. He asked the Board to approve the resolutions that were presented in the past. He stated that the Continental problem has been going on for seven years now and the residents need resolution to the problems.

Harold Grove, 28735 Hovey Lane, discussed the Continental issues, noise and working weekends. He noted that Continental has been working about every other weekend. He stated that the humming and the droning from Continental was absolutely horrendous last night. He questioned if the Township Zoning Officer can begin ticketing Continental for having their doors open. He stated that he felt that some action should be taken against Continental.

Donna Halinski, Continental Aluminum, stated that Continental Aluminum is pleased to announce that the class action lawsuit has been settled. She stated that both sides are negotiating final terms of the document. Once this is settled and the ink is dry, Continental expects to announce positive steps to be taken to make enhancements at the plant. With regard to the noise survey, Continental is prepared to discuss this after the negotiations are finalized.

Jeff Potter, Oakland County Commissioner, stated that he has enjoyed his relationship with the Township over the past year. Mr. Young asked Mr. Potter if he would also take Ms. Hollon's request under advisement and contact the Road Commission on her behalf. Mr. Potter responded that he would be happy to do this. Mr. Bisio noted that the Road Commission continually ignores Lyon Township and asked for whatever help Mr. Potter could give.

Mr. Shigley closed the call to the public. He questioned, based on the new information that they have, can they begin to issue tickets to Continental for open doors and could they take action on the resolution that was presented six months ago. Mr. Quinn responded that with regard to the open doors, he has spoken with Larry Phillips with regard to processing the open door complaints. He noted that they are going to begin to do this. He stated that with regard to the other issue, the Township's insurance carrier representative will be here during the closed Executive Session and this can be discussed at that time.

**6. UNFINISHED BUSINESS**

**a. Resolution to Reallocate CDBG Funds from Year 2000**

This resolution was approved at the December, 2003 meeting.

**b. Second Reading and Proposed Adoption of Amendment to Ordinance #49A-97 Defense to Emergency Services Cost Recovery (#49B-04)**

Mr. Quinn explained that this is in front of the Board for a second reading for the changes incorporated into the Defense to Emergency Services and Recovery Ordinance.

Mr. Adams made a motion to adopt the amendments to Ordinance 49A-97, Defense to Emergency Services Cost Recovery (#49B-04) as second reading. Ms. Johnson supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Roll Call Vote:           Ayes: Bisio, Young, Carcone, Shigley, Cash, Adams, Johnson  
                              Nays: None

Motion approved.

**c. Resolution Determining Necessity of Improvements on New Hudson Drain/Lyon Crossing Storm Sewer Improvements Special Assessment District (Tabled from December 1, 2003 meeting)**

Mr. Quinn explained that this issue was tabled from the last meeting to allow administrative staff to meet with the Road Commission. Mr. Olson briefly summarized what was discussed with the Road Commission at the meeting that they had. There was brief discussion with regard to the drain and the fact that the County would like this to become a Chapter 20 Drain. It was noted that the Road Commission takes no responsibility for this drain and will get to the improvements when they get to them, which may not be for years.

Mr. Adams questioned who the main person is that they can talk to about this. Mr. Potter responded that the taxpayer is the person to talk to because the view of the County Drain Authority is that they are essentially a service organization. He noted that they will do all kinds of work if they can find a way to bill for them. He stated that it is his understanding that there are some funds that may be at risk for this project. Mr. Olson noted that they have \$262,500 of FEMA money for this project. There was further discussion with regard to other funding ways. Mr. Potter stated that right now the Road Commission is striking projects off their list because of funding.

Ms. Carcone noted that any drain improvements that are done, they actually pay for out of the General Fund. She stated that the Township gets billed for them and they pay them.

Mr. Young stated that it sounds like there is still some more research that needs to be done on this. He questioned whether or not they approve this resolution tonight would it set the standard for the way that they are going to approach this or is this something from a housekeeping standpoint that they should go ahead and pursue these other avenues and keep these avenues going simultaneously. Mr. Quinn responded that the second resolution sets a public hearing date for next month, and the Township is not ready for this. He stated that right now it is assessing these improvements against the local property owners only with Kojaian getting the larger share. He stated that the Board should table this for up to 60 days to allow time to further research.

Mr. Young questioned if by doing this are they going to jeopardize any of the grant monies. Mr. Crandell responded that they are not.

Mr. Adams asked if Mr. Olson would give them a breakdown of the money that is already allocated. Mr. Olson responded that the total cost is \$710,000. There is roughly \$262,000 of FEMA money that is available. This would leave \$447,500 to spread over the district.

Mr. Bisio made a motion to table the Resolution Determining Necessity of Improvements and Designating Special Assessment District and the Resolution Setting Hearing Date on Special Assessment Roll for 60 days. Ms. Carcone supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments.

Paul Lovell, 29509 Milford Road, stated that he has 780' of the New Hudson Drain along his property.

He questioned what will happen to him when they bring Grand River into his front yard.

Voice Vote:                   Ayes: All  
  Nays: None

Motion approved.

## **7. NEW BUSINESS**

### **a. Conceptual Review of Hornbrook Estates Planned Development**

Representing Hornbrook Estates:

- Nick Mancinelli
- Nick Canzano, Canzano Building
- Bob Leighton, Robert Leighton Associates
- Joe Dolan, Engineer

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter that is dated November 26, 2003, but should be dated January 2, 2004.

Mr. Mancinelli stated that he and Mr. Canzano have formed a company to do this project. He noted that they have already done two projects in the Township, one of which is Lyon Trails. He gave a brief introduction of the proposed development and felt that they have a good working relationship with the Township.

Mr. Leighton gave a Power Point presentation. He briefly went through the plan and discussed some of the site calculations and benefits to the Township. They believe that there are some significant benefits that would justify the amount of density bonus they are asking for. He indicated that some of the benefits that they are offering are:

- over 22 acres of common open space
- trail stop at the Huron Valley Trail
- establish a Lyon Township entrance feature at Eleven Mile and Martindale Roads (they will work with the Township on the design of this feature)
- extending the Township's sanitary sewer and water lines
- pave Eleven Mile Road along the property frontage

Mr. Shigley asked if there were any public comments:

Shirley Baker, 27239 Stancrest, stated that there was talk about water runoff into the wetlands. She noted that the wetlands are near her house and questioned if she is going to be flooded out. She stated that there is one little strip of road on Eleven Mile Road that will be left out of the paving. She questioned what the setbacks from the tree line would be for the homes. Mr. Mancinelli responded that there is 55' to where the home will begin. She questioned when this project will begin. Ms. Carcone stated that the developer submitted a timeline, which she gave a copy of to Ms. Baker.

Darcy Hollon, 24300 Martindale Road, discussed the traffic study. She requested that the revised traffic study be done during school days so that they get a true impact of the traffic on Martindale Road. She stated that she is concerned because this proposed development is greater than what the Master Plan calls for and feels that the Township should stick to the Master Plan. She stated that she is very interested in seeing a tree survey. Mr. Mancinelli stated that they will provide a tree survey during preliminary. She questioned who will maintain the filtration system for the water going

into the wetlands. She felt that this is a good idea, but is concerned about the maintenance. She briefly discussed the density issue and the paving of the roads.

John Hicks, 29393 Tonester Circle, stated that if the developer built this development with the number of homes that they are allowed, then by rights, all these things would have to be done. He stated that there really is no benefit to the Township to justify the density increase that they are requesting.

Sharon Chalifour, 57620 Pontiac Trail, stated that the Board really needs to think about this because they are building and building in the Township and there is nowhere for the water to go. She briefly discussed the problems that she has had in the past with flooding because of a developer.

Shirley Baker, 27239 Stancrest, questioned if these are going to be condominiums. Mr. Doozan responded that they may be site condominiums, which are houses.

Mr. Adams asked Mr. Mancinelli if they were going to pay for a traffic signal. Mr. Mancinelli responded that according to their traffic study, they need to install a right turn lane eastbound on Eleven Mile coming from the school and then make the intersection a four way stop. He stated that this should take care of most of the traffic problems. He noted that the traffic study was not done on a holiday week-end. The study was done at the peak hours.

Mr. Adams stated that he likes the lot sizes of 100' x 180' and the fact that all the homes will have side entry garages. He stated that there was a question with regard to the brick content on the homes. Mr. Canzano stated that they are proposing brick of 50% or more. Mr. Adams stated that he liked the layout of the plan because every house backs up to some open space. He stated that the Planning Commission has some problems with the density and that he would like to see the developer work with them to try and reduce the density. He also liked the idea of a nice entry sign saying "Welcome to Lyon Township".

Mr. Cash questioned if there was any consideration given to this plan about the transitional zoning. Mr. Doozan responded that this issue really didn't come up at the Planning Commission. Mr. Cash stated that he looks at this as a transitional piece like Carriage Club.

Mr. Mancinelli briefly discussed the zoning on the surrounding properties. He questioned if it would behoove him to come back and ask for a rezoning of his property. It was indicated that it would not.

Mr. Cash stated that a benefit he sees is the special assessment district for running the sewer and water. He stated that he knows that some people don't consider this a plus, but he feels that it is a huge plus. He stated that the sooner that they wrap the City and stop annexation, then the density bonuses would go away.

Ms. Carcone stated that she would like to see an entrance sign into the Township. She also would like to see a bigger buffer. She stated that she is a big advocate of setting the lots back from the main road and having some nice greenery. She liked the idea that no lot backs up to another lot. She stated that she has to agree with John Hicks, she does not see much, other than lot size, that would warrant this large of a bonus. She stated that she would like to see an entrance on Martindale Road.

Mr. Shigley stated that it seems that everybody is agreeing with the concept but there are still details that need to be worked out. He liked the idea of a sign announcing the entrance into Lyon Township. He briefly discussed the route for construction traffic. He stated that the drains are a big issue, based on public comment. He stated that he wants to make sure that they do work

so that nobody has any problems.

Mr. Shigley stated that he would like to know a little more about the home design. Mr. Canzano stated that they will be very similar to the homes in Lyon Trails, but they have not totally decided on the product type yet. He stated that they would like to increase the amount of brick on the homes and probably change the siding to a wood siding. He noted that they have two other projects in the Nine Mile and Dixboro Roads area with a similar product.

Mr. Adams questioned the sizes of the homes. Mr. Canzano responded that their smallest colonial would be about 2,300 square feet and the largest colonial would be about 2,750 square feet. He stated that they did offer a ranch of about 1,800 square feet, but did not sell any. He noted that there were five different homes offered in the Lyon Trails development.

Ms. Johnson stated that she likes the size of the lots. She stated that she felt that there should be an entrance off Martindale Road. She liked the idea that the lots don't back up to each other. She is not sure if she likes the idea of a trail stop, mainly because of the maintenance issue. She felt that there should be a little larger buffer between Martindale Road and the lots. She stated that the sewer and water extension is a big benefit. She stated that with a little bit of adjustments all the issues could be resolved.

Mr. Bisio stated that he liked the change in the amount of brick and wood siding on the homes. He concurred with the other comments regarding the annexation issue. He stated that he would like to see a larger setback from Martindale Road. He stated that he could live with a slight density reduction.

Mr. Young stated that with regard to an entrance sign into the Township, he would like to see one at every entrance into the Township. He stated that he likes that there is access to the trail system. He briefly discussed the density issue. He stated that the 28% density bonus is really not a 28% density bonus. He stated that he is looking at a 10% density bonus and paying for the amenities that are being offered. He stated that for this reason he is supportive of this. He stated that in a conceptual format, he is totally supportive of this.

There was no formal action taken on this issue by the Board. Mr. Shigley stated that with what has been said this evening, he asked Mr. Mancinelli if he felt that this would be in jeopardy of going forward. Mr. Mancinelli stated that they were blown away at the Planning Commission, who indicated that this project was only worth 5% or 6% density bonus. He stated that they cannot continue with this project if they only receive either 5% or 6%, because the numbers just don't work. He stated that they would like to work out a compromise with the Planning Commission with regard to the density issue.

Mr. Canzano briefly discussed their building operation. He felt that there are some things that they do that set them aside from other developers. He explained the type of warranty that they provide for the homes they construct.

Mr. Olson stated that the traffic study was done in October 28, 2003 by Birchler Arroyo. He stated that they did peak analysis from 7:00 to 8:00 AM and from 4:45 to 5:45 PM on the intersection.

#### **b. Conceptual Review of Friedlaender Planned Development**

Representing Friedlaender Planned Development:

- Steve Deak, Robert Leighton Associates
- Rick Genrich, Multi Building Company/Lyon Development Associates

Mr. Doozan reviewed the comments indicated in the January 2, 2004 McKenna Associates, Inc.

letter regarding this issue.

and Mr. Genrich gave a brief introduction to Lyon Development Associates/Multi Building Company

the proposed project. Mr. Deak gave a Power Point presentation of the proposed project. He noted that some of the benefits that they are proposing with this development are:

- significant open space, up to 271% of the site
- 22 acres of preserved wetlands and woodlands
- buffer along the south
- preserving high quality woodlands and wetlands to the north
- providing active recreation with a tot lot and central open space with a path system
- significant landscaping along Pontiac Trail
- Multi Building Company will be actively participating in both the water and sewer extensions
- providing high quality façade and side entry garages

Mr. Shigley asked if there were any public comments.

John Hicks, 29393 Tonester Circle, stated that there has been a lot of focus on density. He felt that they should be focusing on what the Township wants and how to get it for the corridor along Pontiac Trail from Eleven Mile Road to Silver Lake Road. He stated that there is a lot of buildable land along this corridor and if they allow all these developments, even at the existing zoning, it doesn't work. He felt that Pontiac Trail will end up as another Ten Mile Road with all the traffic problems.

Darcy Hollon, 24300 Martindale Road, questioned if all the open space is going to be put into some type of a nature conservancy. She felt that this would be a good idea. Mr. Doozan stated that one way to handle this would be to put it into a conservation easement. Ms. Hollon stated that when all this is done, the traffic is going to be overwhelming. She stated that if they give too many density bonuses to developers the roads cannot handle it. She felt that one thing that could justify some of the density bonuses is having a rural view shed with the developments back 250' from the roads with heavy landscaping. She stated that this is a nice plan, but it does not justify a 12% density bonus. The roads cannot handle it.

Mr. Young discussed the extension of the sewer and water and the developer's participation in a SAD. He stated that he would like to know more about the costs. Mr. Crandell stated that they are still negotiating. The total cost of the off site sewer and water is \$3,600,000. The developer is going to contribute somewhere around \$700,000. Mr. Young stated that the \$700,000 would equate to approximately 27 lots. He stated that he does not want to look at this as density bonus but what the Township is going to benefit.

have Mr. Young discussed the 87' wide lots. He felt that the developer should try and get the lot width closer to 100'. He stated that he would like to see in the deed restrictions that the homes must have 60% or more brick. He stated that he would like to see this development distinguished from Trotters Point.

Mr. Bisio stated that the Future Land Use Map gives this approximately 70 units, it is 1/2 acre. He stated that everything is on line with him, even the 87' lots. He stated that most of the lots back up to open space. He stated that he would still like to see a slight reduction in density.

Ms. Johnson stated that she feels that this has the potential to be one of the nicest sites that could be developed in the community. She stated that if it is done right, it can really make a difference in the community. She stated that she is not crazy about the 87' lots. She stated that

she does not like to see any lots under 90'. She likes the idea of the open space, tot lot and the transition area from Trotters Point. She stated that overall with the amenities and the extension of sewer and water, she does not have too much of a problem with the density.

Mr. Shigley stated that it looks like this is a good one. He stated that he doesn't want to go over some of the issues already raised, but he has a few different ones. He questioned the time frame for development. Mr. Genrich responded that they anticipate 2 to 3 units per month. He stated that the build out year was estimated at 2012 with roughly 2 years per phase. Mr. Shigley questioned what type of plans does the developer have with regard to protection. Mr. Deak responded that they anticipate in having that section of land preserved. He stated that they will be using some of the disturbed lower area slopes that are not in the regulated woodlands and wetlands for storm water management. He stated that it makes the most engineering sense because there will be minimal disturbance. He stated that they felt that it was an excellent idea to have that area preserved in a conservancy.

Mr. Shigley noted that around the Davis Creek area there is a lot of wildlife and it would be nice to protect as much as they can.

Ms. Carcone stated that this is a great plan and there is so much that she loves about it. She stated that it is set back from Pontiac Trail, it is set back from Trotters Point and all the cul-de-sacs are really important things. She stated that she would like to see the land put into conservancy. She stated that she doesn't really have a problem with the density but would like to see larger lots, at least 90', 100' would be great.

Mr. Shigley stated that Multi Builders has built in South Lyon and the price range was \$260,000. He questioned how they liked working in the City. Mr. Genrich responded that he was not immediately involved with the development in the City and would be out of line to comment. He stated that with regard to sales and marketing, they were pleasantly surprised and very happy.

Mr. Cash stated that he felt that this is one of the nicer plans brought to the Township. He stated that he did not have a problem with the density. He stated that he liked that there are only four lots close to Pontiac Trail. There is a huge buffer of vegetation along Pontiac Trail that is nice. He also liked that the houses are not backing up to each other, that they are backing up to open space. He felt that the extension of sewer and water and the participation in a SAD is a big plus.

Mr. Adams stated that he felt that this is a very good plan and it provides the Township with protection against annexation. He stated that he concurs with some of the other Board members and would like to see at least 90' lots. Mr. Deak briefly discussed how they decided on the 87' lots. He stated that one thing that they have to keep in mind is if they increase the lot sized they would possibly have to decrease the open space.

Mr. Adams stated that he felt that the open space is great and that this is a great plan.

Mr. Shigley questioned if based on the all the comments give, is the developer going to continue with this process. Mr. Genrich that they appreciate the comments given and they do plan on continuing.

This was a conceptual review and there was no formal action taken by the Board.

**c. West Pontiac Trail Sewer Improvements Special Assessment District – Resolution of Tentative Declaration of Intention to Make Improvements (With – Without Petition)**

Mr. Quinn explained that tonight they are going to consider the West Pontiac Trail Sewer Improvements without petition. He stated that the reason they are not going forward with a

petition is because there is no petition yet. It is possible that the petition is out there and being circulated but it is not in front of the Board yet. He stated that the petition may be here by the February meeting and then the Board can elect to go forward with the petition or moving forward with the public hearing that is going to be scheduled tonight on this resolution without petition.

Mr. Crandell described the special assessment district and the cost to the Township. The estimated costs for this is \$3,600,000 (\$2,000,000 for the water main and \$1,600,000 for sewer).

Mr. Quinn stated that paragraph four of the West Pontiac Trail Sanitary Sewer Improvements the estimated costs will be filled in. Item B the amounts would be assessed against the land for the purposes of this resolution will be the same, \$1,600,000 and the amounts to be the general obligation for the Township will currently be zero. He stated that between now and next month, these figures will be refined. He stated that specifically how they will be refined is once they have determined how many prepaid capital charges there will be those will all be put back towards this construction project. They would be considered contributions of the Township. He stated that in paragraph 6 they are scheduling a public hearing at the February 2, 2004 meeting. Appropriate notice will be sent to the property owners.

Mr. Quinn stated that tonight what the Board is doing is tentatively declaring their intention to make these improvements and to schedule a public hearing.

Mr. Young made a motion to adopt the resolution declaring intention to make improvements to the West Pontiac Trail Sanitary Sewer District with the understanding that paragraph 4 will have the estimated cost of \$1,600,000, Item B be assessed against the land in a special assessment district and \$1,600,000 and that the Township obligation will be zero. Mr. Cash supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Roll Call Vote:           Ayes: Johnson, Cash, Young, Carcone, Adams, Shigley, Bisio  
                                  Nays: None

Motion approved.

**d. West Pontiac Trail Water Improvement Special Assessment District – Resolution of Tentative Declaration of Intention to Make Improvements (With – Without Petition)**

Mr. Quinn stated that this resolution is for the Board to tentative declare to make these improvements without a petition from the property owners. In paragraph 4 the estimated costs for the water is \$2,000,000, Item B the amount assessed against the land would be \$2,000,000 and the general obligation of the Township in Item C would be zero. He stated that this would be with the same proviso that these figures will change by the public hearing which will be set for February 2, 2004.

Mr. Young made a motion to adopt the resolution for tentative declaration to make improvements to the West Pontiac Trail for water improvements. The estimated costs in paragraph 4 would be \$2,000,000, Item B would be \$2,000,000 and the Township's share would be zero in Item C. Mr. Cash supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. Mr. Cash questioned if there might be some more people signing on between Eleven Mile and Silver Lake

Roads. Mr. Crandell responded that there probably would not be any between now and next month.

Mr. Quinn stated that the intention is to get both of these special assessment districts started so that the development community that the Board has heard from tonight has some satisfaction that the time lines are going to meet their requirements as well as the Township's requirements.

Mr. Shigley asked if there were any public comments. There were none.

Roll Call Vote:           Ayes: Young, Bisio, Johnson, Shigley, Cash, Adams, Carcone  
                              Nays: None

Motion approved.

**d. Township Properties Discussion**

Mr. Shigley stated that last month he went to the Library's meeting and noticed that there is a lot of maintenance required on the outside. He stated that he then drove around the Township parks and noticed they too need maintenance. He stated that he wasn't as happy as he thought he would be. He stated that he would like the Board members to go around and look at the Township properties and try to think of a plan for the summer to bring these properties up to a better level.

**8. ITEMS REMOVED FROM CONSENT AGENDA FOR ACTION OR DISCUSSION**

**a. Approval of the Meeting Minutes of December 1, 2003**

Ms. Johnson explained the correction that needs to be made to the minutes.

Ms. Carcone made a motion to approve the meeting minutes of December 1, 2003 with the correction discussed. Ms. Johnson supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved.

**9. MISCELLANEOUS DISCUSSION           NONE**

**10. EXECUTIVE SESSION REGARDING PENDING LITIGATION**

Ms. Carcone made a motion to close the regular meeting and go into an Executive Session. Mr. Bisio supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved. The regular meeting closed at 10:12 PM.

Mr. Quinn discussed pending litigation.

Ms. Carcone made a motion to close the Executive Session and re-open the regular meeting.  
Mr. Adams supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved. The Executive Session closed at 11:58 PM.

**11. ADJOURNMENT**

Ms. Carcone made a motion to adjourn the meeting. Ms. Jonson supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved. The regular meeting was adjourned at 12:00 AM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary

Pamela Johnson  
Clerk