

Charter Township of Lyon
Board of Trustees
Special Meeting Minutes
December 21, 2011

Approved: February 6, 2012

The meeting was called to order by Mr. Young at 3:00 p.m.

Roll Call: Michele Cash, Clerk
Patricia Carcone, Treasurer
John Dolan, Trustee
Steven Fletcher, Trustee
John Hicks, Trustee
Lannie Young, Supervisor

Absent: Brent Hemker, Trustee

Guests: 3

Also Present: Matthew Quinn, Township Attorney
Chris Doozan, McKenna Associates
Leslie Zawada, Civil Engineering Solutions, Inc.
Michelle Aniol, DDA Administrator/Economic Development
Coordinator

CALL TO THE PUBLIC - None

APPROVAL OF AGENDA

Supervisor Young changed the order of the agenda.

**Motion by Cash, second by Fletcher
To approve the agenda as amended.**

**Voice Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

A. Discussion and possible action to Amend Consent Judgments on Bob Saks

Mr. Quinn gave a brief history of the project. He explained what the zoning district allows and that ALTA is interested in having a business in that location. If the Township were willing to amend the consent judgment to allow ALTA to have that type

of business there, then a site plan would have to be submitted to amend the approved site plan.

Supervisor Young asked the representative from ALTA to give a brief overview of their company.

Ted Schafer, ALTA Equipment Company, explained that the company started out in 1984 as a forklift dealership. Similar to a dealership, they don't make the forklifts but they sell them and service them. The majority of service work is done on site at customer locations. There will be some service done on this site, but the work would be conducted inside. He passed out pictures of other facilities and stated that they maintain a state of the art facility.

Trustee Dolan questioned how much equipment has steel tracks, since there is a lot of pavement. He wondered if that pavement was strong enough to hold up with this type of equipment. Supervisor Young stated that anything that has tracks would be used in the areas that are unpaved.

Supervisor Young stated that there had been a lot of dialogue with the neighbors to the east, and Bob Saks never put in the buffering. The plan now is to add more plantings to ensure the neighbors to the east are protected. Plantings would even be added along Pontiac Trail, and those plans would come before the Board.

Trustee Fletcher felt that the surrounding neighbors needed to be notified. He did not think this was a sound process to change the use of the land.

Supervisor Young explained that there is a whole list of uses for this land. As the ordinance was looked over, it was thought it would need to be brought before the Board. There are many hoops to go through before hand. Mr. Quinn asked for consensus from the Board if everything fell into place if this type of use could be approved.

Mr. Schafer explained that they understand the concerns from neighbors and they fully anticipate that there will be requirements for landscaping and berms to try and facilitate buffering noise.

Trustee Fletcher stated he would like to hear from residents, even if it is not required to hold a public hearing.

Clerk Cash questioned if any of the other facilities abut residential areas. Mr. Schafer stated yes. Clerk Cash questioned what the hours of operation are. Mr. Schafer stated 7:00 a.m. to 5:00 p.m. in the shop.

Mr. Doozan questioned what they anticipated doing with the eastern parcel. Mr. Schafer stated that he was not intimately involved with the development process, but it's possible that a structure would be built to store equipment. Mr. Doozan asked if there would be demonstrations of how the equipment works. Mr. Schafer asked if it was allowed.

Ms. Aniol asked if there has been a discussion regarding the types of jobs that will be offered and rates of pay. Mr. Schafer stated that they employ about 30 right now in Wixom. They will be moving them to this location and are anticipating growth, possibly up to 50 in a short period of time. Rate of pay for mechanics is on average about \$26.00 per hour with benefits. Mr. Schafer offered a tour of the facility to any interested Board member.

Trustee Fletcher stated if they can address the concerns regarding the residents then he would be in favor of getting this business on line.

Trustee Dolan stated he thought it was a good idea, but he is very concerned with the steel track machines and how loud they are. He is concerned for the residents.

Supervisor Young stated that there are more issues than the consent judgment.

Mr. Jim Montgomery stated timing is important regarding the parcel, and it is ALTA's intention to do what needs to be done. Mr. Quinn stated typically if the consent judgment were amended, a revised site plan would be needed from ALTA so that Mr. Doozan could review the plan with the Board, along with any additional plantings or additional buildings.

Treasurer Carcone commented that everyone here would probably love to have ALTA in the community. She explained that when Bob Saks came, they rezoned the property. The project went belly up, and the Township is left with a million and half judgment. There are residents that live right there, and she felt that a public hearing needed to be held. She would want to see what would be done with the whole property. She would want to visit one of the sites and know the heavy equipment that would be stored there. She would never relinquish the judgment. She can't say she would vote for it because there are too many "ifs" for her.

Clerk Cash agreed that the residents need notification. She was not sure regarding the noise, and they can't relinquish the consent judgment. Trustee Hicks agreed.

B. Purchase Agreement for Crystal Creek

Supervisor Young explained that there is money that is owed on these three pieces of property and that the property belongs to the Township. Lombardo Homes has a lot of interest in this property. If Lombardo Homes will give the Township 1.2 million dollars for the property then they would agree to take on the burden for the next 4 years to the extent of \$913,592.00 and then it's off the Township's books. To ensure that would take place there is a reverter clause.

Motion by Hicks, second by Carcone

To allow Matt Quinn and Supervisor Young to enter into a purchase agreement with Anthony Lombardo regarding the Crystal Creek properties.

Roll Call Vote: Ayes: Carcone, Young, Dolan, Hicks, Fletcher, Cash

Nays: None
Absent: Hemker

MOTION APPROVED

C. Agreement for Construction of Cell Tower

Supervisor Young explained that there is a company representing Verizon that may be interested in building a cell tower on Township property. A land lease agreement was included in the Board packets and briefly reviewed.

Trustee Fletcher and Treasurer Carcone felt that the price could be negotiated but they were in favor of it.

D. Review RFP for Billboard Construction

Ms. Zawada explained that it's ready to go but questioned if there were any additional comments from the Board. She explained that the permit would be ready as soon as she gets the exhibits.

Trustee Fletcher questioned where the lease agreement stands in terms of negotiations. Ms. Zawada explained that they spoke with Republic's representatives. Based on that discussion, Republic was sent what has been distributed to the Board. Christina Pierce, Republic, has not heard back from legal as of yet. She felt the Board's concerns were addressed, and they proposed to extend the term to 15 years. Republic seemed agreeable to that.

The next steps were briefly discussed.

Motion by Fletcher, second by Carcone
To authorize the Supervisor to enter into a Lease Agreement with Lyon Development Company for the Billboard Lease Agreement as reviewed.

Roll Call Vote: Ayes: Fletcher, Hicks, Dolan, Young, Carcone, Cash
Nays: None
Absent: Hemker

MOTION APPROVED

Motion by Fletcher, second by Carcone
To approve the RFP for the outdoor digital billboard construction project contingent upon receiving the Lease Agreement with Republic and getting the proper permits filed with the State tentatively scheduled in early to mid January timeframe.

Roll Call Vote: **Ayes:** **Cash, Dolan, Young, Carcone, Hicks, Fletcher**
 Nays: **None**
 Absent: **Hemker**

MOTION APPROVED

E. Consider Modifications to Fire Department Pick Up and Rescue Operations

Chief McClain explained that he is recommending converting the current pick-up truck into a light rescue through the purchase of an Omaha service body from Brighton Ford. He requests approval to purchase in the amount not to exceed \$5,000.00. Chief McClain explained that he has the money in the budget for 2011.

Motion by Carcone, second by Dolan
To approve \$5,000.00 to convert the Fire Department’s 2005 Ford pick-up truck into a light duty rescue truck.

Roll Call Vote: **Ayes:** **Hicks, Fletcher, Cash, Dolan, Young, Carcone**
 Nays: **None**
 Absent: **Hemker**

MOTION APPROVED

Steve Tsapatoris, 22542 Lazy K – Mr. Tsapatoris explained that he purchased property to build a house. Two years ago, someone moved into the corner house. This year, that neighbor began storing and bringing in large heavy construction equipment. A lot of this equipment is stored right by his driveway. He showed pictures to the Board. He also had concerns about tying into the sewer; he would like to have his own septic.

Supervisor Young explained that he had talked to the neighbor, and the neighbor had agreed to remove the equipment. Supervisor Young explained that they would work on getting him to cooperate.

ADJOURNMENT

Motion by Hicks, second by Cash
To adjourn the Special Meeting of the Board of Trustees at 4:43 p.m.

Voice Vote: **Ayes:** **Unanimous**
 Nays: **None**

MOTION APPROVED

The Board of Trustees meeting was adjourned at 4:43 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash

Michele Cash
Township Clerk