

Charter Township of Lyon
Board of Trustees
Regular Meeting Minutes
January 3, 2017

Approved: **FEBRUARY 6, 2107**

The meeting was called to order by Supervisor Dolan at 7:00 p.m.

Roll Call: Lise Blades
Patricia Carcone
Michele Cash
John Dolan
Kristofer Enlow
John Hicks
Sean O'Neil

Guests: 50+

Also Present: Tina Archer, DDA
Chris Doozan, McKenna Associates
Jennifer Elowsky, Township Attorney
Leslie Zawada, Civil Engineering Solutions, Inc.

APPROVAL OF CONSENT AGENDA

Approval of Regular Meeting Minutes of December 5, 2016
Approval of Disbursements
Building Department Report for November 2016
Fire Report November 2016
Zoning Report December 2016
Acceptance of Grant of Permanent Water Main Easement from ASHE Enterprises, LLC
for Parcel # 21-03-402- 026
Rainbow Rascals Water Bill of Sale
Legacy of Lyon Water Main and Sewer Bills of Sale
Bill of Sale for Water Main and Sanitary Sewer – Stoneleigh East

**Motion by Cash, second by O'Neil
To approve the consent agenda as presented.**

**Roll Call Vote: Ayes: Enlow, O'Neil, Dolan, Carcone, Blades, Cash, Hicks
Nays: None**

MOTION APPROVED

ANNOUNCEMENTS AND COMMUNICATIONS

Trustee Hicks wished everyone a happy and healthy 2017. He reported that the Chinese New Year 4714 begins January 28 and it's the year of the fire rooster. Also, 58 years ago today Alaska became our 49th state.

CALL TO THE PUBLIC

Tom Melville, 22025 Chubb Road– He mentioned before that he is not in favor of the congestion. He is not sure when the planning of the subdivisions will be done but it will be a mess on Chubb Road when Ten Mile closes, he hoped there is some planning when that road is closed.

Richard Miller, 27437 Pond Drive – He questioned why they are holding their feet about taping the meetings, he works in video production and they could do it for a lot less, there are townships that are smaller and they are video-taping these meetings. He didn't understand why, there is no need, it took two years to get on line, he has tried to email everyone but it errors out and he felt he could have done the website cheaper.

Stephen Emsley, 51824 Eight Mile – He stated something bizarre that went on, they brought a specialist in and they were told in open session that they were going to write a spec. They were giving them a flat rate payment in order to write a spec that would then be put out for open bid and that is not what happened. He stated that the minutes don't reflect that, all he sees is an actual quote from somebody that was brought in on the record only to give a specification. He is curious as to why that specification wasn't put out to bid and why nothing went further. He asked that the Board to revisit the idea of what they were here to do and what they paid him to do and go out and get an estimate.

Rebecca Shriner, 61825 Tayberry Circle– She questioned if there is a zoning meeting about Erwin Orchards. Supervisor Dolan explained this is in the first phases and nothing has been decided, currently they want to be on January 23 meeting at the Planning Commission. The resident expressed her concern about the development of this area, disappointed to see this land being bought up; roads can't handle it, concerned with wildlife too.

Jessica, 58874 Winnowing Circle North, Pinehurst - She stated she is here to stand up for why they love South Lyon, the open spaces and farm land and trying to protect those and adding nature trails and parks instead of 350 homes. She lives in a Pulte home and she is worried about the infrastructure, the roads, the dirt roads that they still have to drive on, and going out of their community to go to other communities for shopping and dining. She would love to stay in her community to make it better and it scares her to see these huge developments going in.

James Hamilton, 24200 Martindale Road – He commented that he looked over the agenda and he did not see anything that restricts the public from talking about items that are on the agenda.

Karen, 63900 West 8 Mile – She commented on the proposed project for Erwin Orchards, she is very concerned regarding the schools. They already have their Art coming in on mobile buses; she would like them to bring back the arts instead of a mobile bus.

Richard Fairfield, 60060 Pontiac Trail – He stated everyone is worried about Erwin Orchards and maybe they should have closed the gates to the Township in the 70's. He grew up here and it has the same infrastructure, if you don't like it, don't move into it and be part of the problem.

REPORTS

DDA – Ms. Archer brought the Board up to date regarding the business of the DDA.

Fire Chief – Chief Van Sparrentak reported there were 1423 calls in 2016. They participated with the Sheriff Department with Shop with a Hero. On New Year's Day there was a house fire with participation from Milford, Green Oak and South Lyon.

Sheriff – Lieutenant Venus stated it was quiet through the holidays and on the 21st they participated with Shop with a Hero and raised \$9,000.00.

Planning Commission – Treasurer Carcone gave an update regarding the Planning Commission meeting.

ZBA – Trustee Hicks brought the Board up to date regarding the last Zoning Board of Appeals meeting.

Park Advisory Board – Mr. Doozan brought the Board up to date regarding the Park Advisory Board.

APPROVAL OF AGENDA

Trustee Enlow stated he would like to revisit the video-taping at a future meeting.

**Motion by O'Neil, second by Blades
To approve the agenda as submitted.**

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

MOTION APPROVED

UNFINISHED BUISNESS

A. Noxious Weeds and Tall Grasses Ordinance Amendment No. 11-16 – Second Reading

Mr. Doozan explained the amendment is ready for adoption; however, he looked at excluded parcels and recommended which parcels should be excluded from the list. Subsequent to that, Mark Spencer sent an email and the 3 parcels that were listed, 021, 002, 023 had structures on them. Mr. Spencer asked that those not be removed from the list and felt that enforcement could be a problem.

Trustee Blades questioned why they are excluded. Mr. Doozan stated that they are acreage parcels that are undeveloped and are in a state of limbo that someday someone will pick them up and combine them, right now they are just vacant undeveloped parcels.

Motion by O'Neil, second by Cash

To adopt Ordinance No. 11-16 as submitted including parcel ID #21-03-351-021, #21-04-477-002, #21-04-477-023.

**Roll Call Vote: Ayes: Hicks, Blades, Cash, Dolan, Carcone, Enlow, O'Neil
Nays: None**

MOTION APPROVED

B. Devonshire Planned Development – Final Review; AP-14-56 Second Reading

Mr. Doozan explained the first reading occurred on November 9, 2016 and it was approved by a motion of 5-2. The plan has not been changed since the first reading.

Motion by Cash, second by Hicks

To approve the Zoning Map amendment 179-16 known as the Devonshire Planned Development Ordinance.

Trustee Blades stated she is concerned about the RCOC and the turn lane, she felt there should be a turn lane. She would like to know what the status is regarding the permits from the MDEQ. She also asked that the marketing material for this development state Lyon Township. She questioned if the house numbers will be illuminated. She felt these are two different developments and felt that this is not a unified development. Regarding Lots 39, 40, 41, 42, 50, 51, 52, 53 she did not believe enough has been done for the neighboring parcels. This has 8 lots that are right along the property line of an existing residence.

Mr. LeClair explained with respect to the Road Commission they are in the process of preparing engineering plans right now and he felt it would be submitted to the Road Commission within in the next month and half. The MDEQ wetland permit application has been submitted. Regarding the marketing he is very proud to be working in Lyon Township and he knows the developer is as well and he will bring it to the developer's attention. House lighting they can work out on the architectural plans. Mr. Doozan explained that in the PD Agreement it does call for street address numbers shall be at least 4" in height and visible from the street where they will be illuminated.

Trustee Enlow questioned if there has been any progress regarding the tri county drain and the ITC connection. It's critical on this one because without the connection the north end would be in violation of a maximum length of a dead end street without that connection. At the Planning Commission level they had discussed some of the wetland

setbacks not being met on some of the crossings within the development. He also questioned if all of the comments in the CES and McKenna letters have been met.

Ms. Zawada explained regarding the sump drain, there was one public hearing held in October but she has not had an update. Regarding the right of way from ITC, one of the conditions is that requires that the right of way be obtained prior to scheduling a phase 1 of Devonshire. Often her letters are items they can address during detailed engineering review.

Mr. Cousineau originally submitted their request for the connection between Windridge and Devonshire back in August and they said it would be 6 months before a decision was made. The ITC representative did tell him it was an approvable easement subject to their conditions. He expects to hear from them at any time. Regarding the sump drain an email was sent out indicating they do have Spicer's preliminary report and a meeting will be scheduled in late January for the next step in the process.

Ms. Zawada explained if they are unable to obtain the ITC connection it would require an amendment and it would come back before the Board. Trustee Enlow stated with this project he doesn't see any community benefits, some of the benefits listed are either self-serving or required by the general ordinance already. The benefits that they stated at the beginning of this project are no longer benefits.

Mr. LeClair stated that they have had this discussion several times and one thing that was discussed was the lack of the water and sewer project being a public benefit. They've had several neighbors asking them to extend water and sewer to their properties, in addition they have included sanitary house leads, those may not be a public benefit but there are people in the neighborhood that are wanting it. Regarding the left turn lane, this developer is contributing \$150,000 for that project.

Trustee O'Neil commented that a sewer is fairly self-serving; to accept the sewer as a community benefit is not something he is willing to accept. Mr. Doozan mentioned in the Planned Development Agreement it does say that the developer shall contribute \$250,000 to the township road fund for the benefit of road improvements, and this contribution should be made prior to scheduling a pre-construction meeting for phase one. Mr. Doozan continued, instead of the money being set aside for a traffic signal that is the way the planned development reads. Mr. LeClair stated so be it.

Stephen Emsley, 51824 Eight Mile – He noticed that the developer avoided the question regarding the neighboring property. He has walked through every phase of this project, to this end. When you look at other projects and what everyone else gets, nothing has been done to preserve the value of his property; nothing has been done to address the safety of his property or privacy. In the end, his fence line is 700 feet long on each side so when they look at 24 or 36 8' tall trees, it does nothing to buffer. He is impounded by the county roads, and they say a left turn lane is needed and it will be dangerous for him. The way the lots are shaped is the benefit this developer gets, he gets to shrink the lots to get around the DEQ wetlands and if he had to fill them he would run into all sorts of compliance issues with DEQ. The developer also avoided the question of the multiple neighborhoods. All these other projects come in here and there are buffers between the homeowners and he has done everything he can to get

something done for his family and all he gets is a few little trees. If this was their home and there would be 9 homes 35' off the property line would this be fair to him. He asked them to note their responsibility to protect his property, value and safety.

Roll Call Vote: Ayes: Carcone, Dolan, Cash, Hicks
Nays: Enlow, O'Neil, Blades

MOTION APPROVED

C. Shadow Wood Planned Development – Final Review; AP-14-57 Second Reading

Mr. Doozan explained there have been no changes since the first reading.

Motion by Cash, second by Carcone
To approve Zoning Map Amendment No. 180-16 known as the Shadow Wood Planned Development Ordinance.

Trustee O'Neil asked if Ms. Zawada had concerns regarding the storm water. Ms. Zawada explained that the concerns are listed so that they are addressed during the detailed engineering review. If it turns out there is an issue then a PD amendment would be needed.

Trustee Blades stated that the grading plans and downstream information will be taken care of because she is concerned with having the same flooding issues as Stoneleigh. Ms. Zawada stated yes.

Mr. LeClair noted the house lighting is the same as the previous development and he will speak with Mr. Healy regarding marketing the development as Lyon Township.

Trustee Blades stated this is an appropriate use of the PD process. There are true community benefits in realigning the intersection of Chubb Road and 8 Mile and to have that remedied is a community wide benefit. Trustee O'Neil stated he is not only building to the density but is paving a ¼ of a mile of Chubb Road which we need.

Trustee Enlow agreed that the realigning of Chubb Road and 8 Mile is a benefit and the paving. They are also preserving portions of woodland in the northwest side which will be helpful to the residents moving in there.

Roll Call Vote: Ayes: Hicks, Cash, Dolan, Blades, Carcone, O'Neil, Enlow
Nays: None

MOTION APPROVED

D. Windridge Planned Development – Final Review; AP-15-24 Second Reading

Mr. Doozan explained there are no changes from the first reading and it is ready for

consideration.

**Motion by Cash, second by Carcone
To approve Zoning Map amendment 181-16 known as Windridge Planned
Development Ordinance.**

Trustee Blades questioned the lighting and Lyon Township marketing. Mr. LeVanway explained the answers are the same; they recognize Lyon Township with Lombardo Homes and recognize the significance and importance of the lighting.

Trustee Enlow stated this fell into the same situation as Devonshire regarding the status of the sump drain and the ITC Connection. He is not comfortable moving forward without those items being resolved. The community benefits bother him as well, putting forth \$40k toward some sort of traffic improvement and offsite pathway to the south to connect to the ITC sports park, those are all well and good but a 5% density bonus is a lot for this. Mr. LeVanway stated that is correct, but additionally Bob Harris paid for the paving of Napier Road between Eight and Nine Mile Road which benefited the community. The fact is it was completed for this property. Mr. Enlow stated that the PD Ordinance does state that the gravel roads do have to be paved; it was still a requirement not a community benefit.

Mr. LeVanway stated in regards to two access points in the ITC Corridor, they have made provisions to reserve one of the units that fronts on Napier Road, so should the easement be delayed they have the opportunity to create the second entrance off of Napier.

**Roll Call Vote: Ayes: Carcone, Dolan, Cash, Hicks
 Nays: Enlow, O'Neil, Blades**

MOTION APPROVED

**E. Rathmor Park Phase 3 Planned Development – Final Review; AP-15-61
 Second Reading**

Mr. Doozan explained there is a slight change in the PD Agreement. He referenced the McKenna Associates memo dated 12/28/16 which explained it affects the perimeter setback of units 11 and 12.

Treasurer Carcone commented that they have had 3 sets of meetings and now they are asking for a change at the final. Mr. Wertheimer explained he felt it was Lot 11 was a typo and lot 12 is the side yard setback of 10 and there is nothing next door to that lot so it wouldn't affect anyone. Trustee Blades stated this is the 2nd reading of the final and she agreed with Treasurer Carcone.

Mr. Millia explained this is a clarification, the plan was approved as designed and they are only asking for a clarification. Lot 11 is a typo, to make the PD consistent with the approved plan.

Motion by Cash, second by Hicks

To approve the Zoning Map amendment 182-16 known as the Rathmor Park Phase 3 Planned Development Ordinance subject to amending Section 8.b of the Planned Development Agreement. Referencing McKenna Associates memo dated 12/28/16.

Mr. Wertheimer stated that they market it as South Lyon mailing and South Lyon schools which is their only reference to South Lyon, but they are crystal clear it is Lyon Township. Trustee Blades stated if you are coming before the Board, you have to have marketing professionals that will show that the development is located in Lyon Township with a footnote referencing South Lyon Schools. Mr. Wertheimer agreed he will make sure there is a special reference to the Lyon Township location and there will be illuminated house numbers.

Trustee Blades also commented that she didn't like the density bonus. Trustee Enlow, agreed he didn't like the 52% density bonus. He acknowledged the community benefit contribution to the parks but he can't get past the density.

Jim Chuck 25365 Stanley Ln - He commented he couldn't agree more with Trustee Blades, the simple marketing would be the acclaimed South Lyon Schools located in Lyon Township. There has to be a distinction. It did change and we need the recognition. South Lyon schools are fabulous but it's Lyon Township.

**Roll Call Vote: Ayes: Carcone, Dolan, Cash, Hicks,
 Nays: Blades, O'Neil, Enlow,**

MOTION APPROVED

NEW BUSINESS

A. Meadows of Lyon Planned Development Preliminary Plan Review; AP-13-31

Mr. Doozan reviewed the McKenna Associate's memo dated December 14, 2016. The Planning Commission's review of this case focused on the potential solutions to the setback situation on Unit 5; a sidewalk encroachment into a wetland buffer, which the Planning Commission deemed insignificant; the amount of recognizable community benefits; the lack of a parallel plan; and the adjacent driveways on units 9 and 10.

As noted previously, the Planning Commission approved a motion to conditionally approve the preliminary planned Development plan for Meadows of Lyon.

Ms. Zawada referenced the CES memo dated December 21, 2016 as follows:

1. There is a sidewalk north of lot 20 and potentially up to 3 pond maintenance paths proposed within the 25 foot wetland buffer. She recommended that the sidewalk be discussed, and the maintenance paths be allowed.
2. The proposed tee turn around at the end of Selma Drive will need to be enlarged to meet the Lyon Township Fire Department Requirements for tee turn arounds.

3. Water main calculations may be required during detailed engineering review for flows and pressures at the dead end mains within the cul-de-sacs.
4. Additional rear yard storm sewer or extension of the proposed rear yard storm sewer systems is required to treat storm water prior to outletting to the wetlands, for lots 18, 20, 21, 27, 28 29 and 35.
5. The existing gas pipe lines along with size and depth must be provided for detailed engineering review.
6. Detention basin "D" high water elevation will need to be adjusted to allow storm water from the rear of lots 27-29 to flow through basin.

She explained these are the more significant concerns that will be addressed at detailed engineering or prior to final.

Trustee O'Neil felt this plan should be tabled since there is no parallel plan. He appreciated the layout, he hoped they are 12 units under the allowable density but he doesn't know that they are.

Mr. Bennett stated the reason they haven't done a parallel plan is that they started this project in 2013, they were going to use the Meadows of Lyon property and take the Clark property and combine them. They couldn't make that work; there are only about 16 acres in the back that was usable. The railroad tracks are there and the overhead wires. They tried to bring the Clark property in, then there were delays, essentially this project preceded the need for a parallel plan. The overriding reason, when you go through the calculations for the zoning they were under the allowable density. They thought they were well within the allowable density. Trustee O'Neil stated that this is a piece of the puzzle that is being required of everyone.

Trustee Blades agreed and felt the parallel plan should be provided. Supervisor Dolan asked if the applicant can make the packet whole and come back. Mr. Bennett agreed.

**Motion by O'Neil, second by Blades
To Table Meadows of Lyon AP-13-31 until such time a parallel plan per the ordinance can be submitted and reviewed.**

**Voice Vote: Ayes: 6
Nays: Hicks**

MOTION APPROVED

B. Cottages at Turtle Creek Planned Development - Conceptual Review; AP-16-36

Mr. Doozan reviewed the McKenna Associates memo dated December 15, 2016. In general, the Planning Commission was pleased with the overall concept and Commissioners thought the design of the homes was exceptional. One Commissioner commented that the applicant "is ahead of the curve" in providing a product that we are going to need. However, the Commission expressed concern about the proposed density and the need for a more significant public benefit. One Commissioner

expressed the opinion that a signal at the Kent Lake Road/Silver Lake Road intersection would be a great public benefit. There was discussion about the desire for units to be farther apart. The Commission also had a lengthy discussion about a suggestion that the development should be considered two separate planned developments.

Ms. Zawada referenced the CES memo dated December 21, 2016 noting the following comments:

Sheet 2 Site Plan

1. Rear Yard storm sewer should be added to service the rear drainage for units 19-42. All rear house drainage should be directed to the basins for treatment prior to discharge to the existing wetlands.
2. At the Preliminary PD stage the sanitary sewer will need to be analyzed to determine if it can handle the proposed additional flows based on this proposed density.
3. Parcels A, B, C and D are included as part of the density calculation for the project. Will they remain as part of the "Cottages at Turtle Creek" and be included in the association etc.
4. Note number 7 states that all internal streets will have 5 foot wide concrete walks on each side. However, Town Square Court is an internal street but no sidewalks are shown. This should be clarified and corrected.

Ms. Zawada explained those are the main points at conceptual.

Mr. Guidobono provided a power point presentation which provided the proposed layout of the site. He explained he didn't believe the zoning is correct due to the expressway and the mobile home park being located there. Most of the surrounding property is commercial, multi-family, or industrial.

Trustee Blades questioned if there would be an age restriction in the Master Deed and By-Laws. Mr. Guidobono felt it wasn't needed but if the Township wanted him to do it then he would. She felt the size of the home was a concern with regards to it being a true empty nester community. The open space is also a concern and asked if that open space would be open to all residents or just residents in that community. Mr. Guidobono stated that these would be two different home owner associations and this open space would be owned by the residents that lived in this space. Trustee Blades was curious if that wetland area would be available to outside residents to utilize. Mr. Guidobono felt it would be up to the association to make that call.

Trustee Blades stated providing a development for the aging population is not a community wide benefit. She also felt the density was too much and the engineering concerns would need to be considered and remedied. She questioned the classification of open space that is regulated wetland. The setbacks are deficient. The sidewalks that go along Kent Lake Road, she believed it should be a 10' bike path. If they are touting a connection to Kensington and Island Lake there should be a connection for these residents to actually get there. She is also concerned that almost the entire site is on our potential natural area priority 3 map and that should be conserved. The PD calls for preservation of natural features. She sees this as two separate developments. She felt that an approval from Cobblestone would be needed and an agreement. It does not

appear that the future connection on the parallel plan can be made because there are wetlands to the south on the adjacent parcel, so they need to make sure that connection is feasible. She questioned the lots that are in the wetlands, lots 1-8 in the parallel plan. The concept of a gated community is unappealing. She disagreed that parents don't want a single family community there; she felt that Cobblestone didn't believe a single family development wouldn't be wanted. She also commented on the lit house numbers and marketing for Lyon Township.

Trustee Hicks felt the density is a big issue and he is uncomfortable with 15'.

Clerk Cash asked if he had approval to come through Cobblestone. Mr. Guidobono stated he has not yet but he will meet with them to review their options. Clerk Cash felt that the size for empty nesters is a little large.

Treasurer Carcone stated she liked the product, but felt the density is a big issue. She also sees it as two developments since there is no connection. She also felt it was awkward to have the 4 estate homes. She liked the empty nester product.

Trustee O'Neil stated that the density is high, and he would want to have it deed restricted for age so they can control the amount of impact. He liked the bigger lots but understood the difference between these 4 parcels and Cobblestone. If these are public roads he didn't know what the process would be to repair if there was damage during construction. The senior product is nice as well as the floor plans.

Trustee Enlow stated that he was confused on the density and it needs to come down. He agreed that the lots sizes coming out of Cobblestone, the smaller lots fit better with Cobblestone. He felt it would also be beneficial to be in the same association. With these types of developments he is looking for community benefits. He suggested a possible boardwalk connection. Crossing Kent Lake Road is a concern and wondered if a signal could be installed for crossing or line up the entrances. The pathway could be moved to the other side and connect to Cobblestone there would be a route that could almost get them to the Metro Parks. He would be in favor of the age deed restriction. He is not a big fan of private roads and he would like to see it as public roads.

Trustee O'Neil explained site distance is also a concern. Mr. Guidobono stated that they can't move it any farther to the curb; it is ok with regard to County requirements.

Supervisor Dolan stated that the overriding issue is density. Mr. Guidobono stated the lots could be smaller connected to the older neighborhood.

Jim Gruse, 30000 Cobblestone – Whatever ends up as the development these homes will be a real difficult sale to the residents there, because of the view that is behind it. There would be no way to attach a road over to Kent Lake Road, and then they would become a bypass. The traffic on Cobblestone is already heavy because it's the only way in and out. He is also concerned if you approve the density here and ties in to the revised master plan unlocking the door what will happen at Erwin Orchards. That density is hideous, you will lose what we all came out here for. Need to maintain the country atmosphere.

Tom Gallagher, 60478 Lamplighter– It's really important that they will be talking about the Erwin's down the road and look at each individual property. He questioned if all of the departments are prepared for what's coming down the road. Supervisor Dolan explained Erwin's is not something that is on the table right now.

Brian Jones, 60644 Towns Square – He is right at the southeast corner in Cobblestone. The senior development is great. The biggest concern is the attachment to the current development. He thanked the Board for showing concern for the community, the roads, and the community itself. Water and sewer is a concern as well and how that will affect us.

Laura Gallagher, 60478 Lamplighter – She has lived here for 20 years and raised her kids here, her concern is the issue with the children, there are no sidewalks in Cobblestone and the additional traffic with construction and moving forward the additional cars coming through she is concerned with the safety of the children.

Kristin Jones – She is concerned regarding habitat, the developer had mentioned the west facing views and the beautiful sunsets, she loves that about their house and where they live and butting up to that natural area. She is concerned regarding the wildlife in the area, habitat displacement, will they end up with more wildlife in their subdivisions, getting struck by vehicles, it is nice and rare to have that natural area she would hope it is preserved. It is also a nice sound barrier to the freeway. There is also the concern for the potential of 4 very large homes next to a community of modest homes. Will there be gates with these 4 units, it's awkward.

Treasurer Carcone suggested utilizing that chunk of land as a park.

Supervisor Dolan thanked the community members for attending, providing feedback and commenting on how helpful their comments were.

C. EMS Coordinator/Lt. Promotion

Chief Van Sparrentak referenced his memo dated December 21, 2016. He explained that Sergeant Sturos has been the long serving EMS Coordinator/Instructor Coordinator the Lyon Township Fire Department. The promotion would be consistent with County and State EMS Coordinators, many of whom carry the rank of Lieutenant, Captain, or higher. There would be no need to do a budget adjustment as the possibility of this promotion was factored in the 2017 budget.

The Board agreed with the promotion and congratulated Lt. Sturos.

D. Discussion about Great Lakes Water System

Supervisor Dolan explained this item is only for discussion regarding the idea of bringing in Great Lakes Water System (GLWS) to our community. He asked Water Resource Commission to provide pros and con discussion.

Connie Sims provided information regarding the water system in Lyon Township. She briefly reviewed a pros and cons spreadsheet that she provided to the Board members.

Ms. Zawada referenced the CES memo dated December 23, 2016. Documents were provided in November to the Board members outlining costs for infrastructure improvements and connection to GLWA as prepared by Lannie Young. She noted that the contract with GLWA is a 30 year contract.

One consideration will be cost; based on the November information the average customer's costs will increase \$600 per year. Please note that they would anticipate a 9%-13% increase when Genesee County disconnects from GLWA as well as an annual increase of 5% for GLWA and an annual increase of 5% for Township improvements, totaling an annual increase as of 10% for a typical year.

Supervisor Dolan explains this has been going on for a long time and he wanted Connie Sims to explain the disadvantages and advantages if they went with GLWA and try to figure out if they want to go forward and keep spending money to go forward to figure this out.

Trustee O'Neil asked what they foresee the cost of vetting these options. Ms. Zawada ball parked a few thousand dollars depending on how far they go. If they were looking at revisiting the Master Plan or model it would be additional, but she is guessing. Trustee O'Neil stated that everyone wants to have it, but at what cost and that's what we need to get to. He is concerned with giving up control and a 30 year contract.

Ms. Zawada explained regardless they need to get the message out that residents need to change the peak hours for their sprinkling which is 5-9 a.m. and p.m.

Trustee Blades felt that a few thousand dollars was worth investigating the issue further. She questioned at what point will water users see a savings if they do switch and how is it places like Plymouth Township have such low rates? Would private well users be required to tie in or as a future township ordinance? Ms. Zawada stated that currently the ordinance does not require it and nothing has been discussed to change the township ordinance to require it. Trustee Blades questioned what would the overall cost be to the school district. Ms. Sims explained lead comes from the service lines and there are no lead service lines in Lyon Township, if you have an older home with lead plumbing, then your more apt to see a higher lead concentration.

Tom Melville - He questioned if it was possible that this could dry up private wells? Ms. Sims explained and felt it would be unlikely.

Trustee Enlow explained his biggest concern is the cost increase. He would like to have a survey sent out to the actual customers they would be affecting. When he has worked with communities that are on the outskirts, will they have to keep and maintain a system for a back-up? Ms. Zawada stated they may need to keep the Woodwind Well as a loop. Ms. Sims stated there is a good chance that will be needed. Trustee Enlow stated he is also concerned with losing control over future rate increases at the whim of GLWA.

Trustee Blades suggested adding a regulation in the ordinance to sprinkle only certain times and make sure that new sprinkler systems have a rain sensor so that it is off when it rains.

The Board was in agreement to move forward.

Troy Powe – He explained his water bill is about \$280 a year, and a 30 year contract is like a lifetime cellular phone contract. He is opposed to bringing in an infrastructure that is going to sell us their water.

Resident – She asked where the \$42 Million would be coming from. It was explained it will be paid for through the water rates.

Motion by O’Neil, second by Blades.

To approve a cost of not to exceed \$3000.00 for a future study of GLWA vs. staying with Township’s own system.

Roll Call Vote: Ayes: Enlow, Hicks, Cash, Dolan, Carcone, O’Neil, Blades
Nays: None

MOTION APPROVED

E. Library Millage Ballot Language Resolution 2017-05

Holly Teasdale explained the proposal for a new library was not successful and their current operating millage was for 10 years and it expires this year. They must achieve an operating millage so they can assist in the way that they currently do. The ballot language was approved by the Library Board on December 14, 2016. At this time the Library Board has decided to table the project of a new library and focus on providing services currently and focus on what they are doing right now. With the increase of the operating millage they will be expanding evening and weekend hours, offer professional staffing, annual subscriptions to databases, increase digital content, offer downloadable music and magazines, increase programming and focus on literary based programs for youths, community outreach and engagement, stronger Wi-Fi and children accessible technology inside the library.

Motion by Cash, second by Enlow

To approve Resolution 2017-05 Resolution to approve Library Millage Ballot Language.

Roll Call Vote: Ayes: O’Neil, Enlow, Dolan, Hicks, Blades, Cash, Carcone
Nays: None

MOTION APPROVED

Supervisor Dolan called for a short recess at 10:54 p.m. and called the meeting back to order at 11:02 p.m.

F. Resolution 2017-06 Adopting Amended Utility Fee Schedule

Ms. Zawada explained that every January this provision that the capital charge has to increase by the Eleven Bond Increase, 3.75% which would bring the new total to \$13,765 per REU. Base rate for the water customers and this fee schedule also includes that as well as chargers from WRC which are the tap and meter fees.

**Motion by O’Neil, second by Cash
To approve Resolution 2017-06.**

**Roll Call Vote: Ayes: Hicks, Blades, Carcone, Enlow, Cash, Dolan, O’Neil
Nays: None**

MOTION APPROVED

G. Salary Resolutions for Township Board

**Motion by O’Neil, second by Blades
To adopt Resolution 2017-01 Township Supervisor Salary.**

**Roll Call Vote: Ayes: Enlow, Dolan, Hicks, O’Neil, Carcone, Cash, Blades
Nays: None**

MOTION APPROVED

**Motion by O’Neil, second by Blades
To adopt Resolution 2017-02 Township Treasurer Salary.**

**Roll Call Vote: Ayes: Blades, O’Neil, Cash, Dolan, Enlow, Carcone, Hicks
Nays: None**

MOTION APPROVED

**Motion by O’Neil, second by Blades
To adopt Resolution 2017-03 Township Clerk Salary.**

**Roll Call Vote: Ayes: Hicks, Enlow, Carcone, Cash, O’Neil, Blades, Dolan
Nays: None**

MOTION APPROVED

**Motion by Carcone, second by Hicks
To adopt Resolution 2017-04 Township Trustees Salary.**

**Roll Call Vote: Ayes: Dolan, Cash, Blades, Carcone, Enlow, O’Neil, Hicks
Nays: None**

MOTION APPROVED

H. Supervisor Planning Commission Appointment

**Motion by Dolan, second by O'Neil
To appoint Ron Pennington to the Planning Commission from January
2017 - December 30, 2020.**

**Roll Call Vote: Ayes: Hicks, Enlow, Cash, Blades, O'Neil, Carcone, Dolan
Nays: None**

MOTION APPROVED

I. Supervisor DDA Appointment

**Motion by Dolan, second by Hicks
To appoint Jason Egan to the DDA serving January 2017 - December 30,
2019.**

**Roll Call Vote: Ayes: Carcone, Hicks, Cash, O'Neil, Dolan, Enlow, Blades
Nays: None**

MOTION APPROVED

J. Appointment of SEMCOG Delegate

**Motion by Dolan, second by Blades
To appoint Kris Enlow as the SEMCOG Delegate.**

**Roll Call Vote: Ayes: Blades, Dolan, O'Neil, Enlow, Hicks, Carcone, Cash
Nays: None**

MOTION APPROVED

K. Appointment of Board Liaison to ZBA & Park Advisory Board

**Motion by Dolan, second by Cash
To appoint Lise Blades as the Board Liaison to the ZBA.**

**Roll Call Vote: Ayes: Cash, Carcone, Enlow, Hicks, Blades, Dolan, O'Neil
Nays: None**

MOTION APPROVED

Supervisor Dolan confirmed that John Hicks will be staying in his position on the Park Advisory Board.

ADJOURNMENT

**Motion by Carcone, second by Blades
To adjourn the Board meeting at 11:13 p.m. due to no further business.**

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

MOTION APPROVED

The Board of Trustees open meeting was adjourned at 11:13 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash

Michele Cash
Lyon Township Clerk