

SCHOOLCRAFT TOWNSHIP BOARD MEETING
October 8, 2013 MINUTES

Call to Order

Pledge of Allegiance

Members present: Feldmeier, Hovenkamp, Scott and Ulsh

Member absent: Mongreig

Also present: Geary Yost, Joe Agostinelli, and for portions of the meeting Tina Straw (Ordinance Enforcement Officer) and Ryan LaPorte

Approval of agenda. Motion by Scott with second by Feldmeier to approve the proposed agenda as presented by the Supervisor, with the addition of an item 9.c under Attorney's time (draft Property Address Ordinance). **Motion Carried 4-0.**

Approval of prior meeting minutes. Motion by Scott with second by Feldmeier to approve the minutes of the meeting held September 10, 2013 as prepared by the Clerk, with a change to the third paragraph from the end of the minutes to read as follows:

"Trustee Hovenkamp has learned that the City of Portage has been turned down by the county for trail extension funding that they requested, **but was pursuing other funding options**, and wondered if we, Schoolcraft Township, need to speak with Ken Oscarson and rethink the trails from Schoolcraft Township." (Added phrase is shown in bold type.)

Motion carried 4-0.

Approve payment of bills. Motion by Feldmeier with second by Hovenkamp to approve the list of bills for payment. **Motion carried 4-0.**

Treasurer's report. Treasurer Scott reported the following:

Interest income for September 2013	\$53.22
Income for September 2013	\$104,836.32
Expenditures for September 2013	\$58,916.20
General Fund Balance	\$269,904.56

Motion by Hovenkamp with second by Feldmeier to accept the Treasurer's Report.
Motion carried 4-0.

Citizens time on non-agenda items. None.

Application of J&G Specialties LLC to establish Industrial Development District. The Township Attorney briefly introduced this item of business, indicating the company was requesting the Township establish an Industrial Development District as a prerequisite to subsequent requests for a property tax abatement on new industrial facilities/equipment the company is planning to construct/install on the subject property. A public hearing was opened on this application, on motion by Mr. Hovenkamp, second by Feldmeier, and unanimous approval. Geary Yost was present as a representative of the applicant, along with Joe Agostinelli of Southwest Michigan First. Mr. Yost said J&G Specialties LLC is leasing the subject property to Weber Specialties Company, which is planning to construct a building addition and install equipment to expand its industrial powder coating operations. Mr. Agostinelli supported this application, as an example of a recent "uptick" in construction activity in Kalamazoo County. Trustee Feldmeier inquired as to whether the powder-coating operations could potentially affect the ambient air quality necessary for the nearby operations of the Rettenmaier company. Mr. Yost responded he was not aware of any such adverse impact. In response to another inquiry from Trustee Feldmeier, Mr. Yost indicated 5-10 new employees are anticipated in connection with the proposed expansion. There being no other public comments on the matter, oral or written, the public hearing was closed on motion of Feldmeier, support by Scott and unanimous approval. Trustee Scott made a motion to approve the proposed resolution provided by the Township Attorney for Board action on this matter, entitled "Resolution to Establish 2013 J&G Specialties LLC Industrial Development District". Trustee Hovenkamp seconded the motion. Roll call vote: all present voting "yes". **Motion carried 4-0.**

Proposed updating of Ordinance No. 150 (Motor Vehicle Storage & Repair Ordinance). The Township Attorney generally oriented the Board members to a draft proposed ordinance to update existing Ordinance No. 150. Some discussion ensued. Board members were requested to review the proposed updated ordinance provided with the Township Attorney's October 7 cover letter for further discussion and possible adoption action at the November 12 meeting.

Draft of proposed Property Address Ordinance. The Township Attorney distributed copies of a draft Property Address Ordinance and his related October 8 cover letter, prepared pursuant to direction from the Township Board at the September 10 meeting arising from the lengthy discussion at that meeting regarding property addresses, private roads, etc. Board members were requested to review the draft ordinance for further discussion and possible adoption consideration at the next meeting.

Raising of chickens on residential premises. Supervisor Ulsh indicated as a result of enforcing current zoning regulations relating to the keeping of farm animals (and prohibiting same in Residential zones), some people have requested the ordinance be changed to allow the keeping of chickens on residential premises for egg production purposes. He noted existing activities resulting in enforcement action were often the subject of noise complaints from neighbors. After brief discussion, including some comments from the Township Attorney regarding some potential implications of the Right to Farm Act, no Board member proposed any further consideration of changes to the existing ordinance regulations.

Proposal for new air conditioner. Supervisor Ulsh indicated the air conditioner unit serving the back office area of the building was not functioning properly, but due to its age could not be satisfactorily repaired. He presented a vendor proposal for a new unit. Trustee Hovenkamp suggested two additional vendor proposals be obtained to enable the Board to consider competing proposals before making a purchase decision. Trustee Feldmeier agreed with this approach. Supervisor Ulsh indicated he would obtain proposals from two additional vendors.

Proposal for HVAC maintenance contract. Supervisor Ulsh presented a proposed maintenance contract for the HVAC systems throughout the Township office building. Other Board members requested competing proposals from two other vendors, and suggested perhaps such additional proposals could be requested when proposals were requested on a new air conditioner unit (preceding item). Supervisor Ulsh indicated he would proceed accordingly.

Report concerning SCIC (South County Intermunicipality Committee). Trustee Hovenkamp reported on a recent meeting of the Committee, and discussion on a possible trail between the Village of Vicksburg and the Outdoor Education Center on the northerly end of Barton Lake.

Assessor's report. (A written report was apparently in the Board members meeting packets.)

Planning Commission report. Mr. Hovenkamp reported on the October 7 Planning Commission meeting, including proposed changes to Zoning Ordinance provisions on walls/fencing (distributed to Township Board members as proposed Ordinance No. 259 for discussion and adoption consideration at the November 12 meeting).

Zoning Board of Appeals report. Trustee Hovenkamp reported on the October 3 ZBA meeting, at which the ZBA granted a front yard setback variance for a proposed addition to an existing dwelling, where a portion of the proposed addition encroached into the required minimum front yard setback area due to the angle of the adjoining roadway compared to the angle of the placement of the existing dwelling on the property.

Township Park Committee report. Ryan LaPorte updated the Board on the status of the irrigation project for the athletic fields, which he indicated was nearing completion. He also briefly reported on the status of several other park issues.

Road Committee report. Treasurer Scott presented a written recap of the status of 2013 Schoolcraft Township road projects, and indicated a couple projects added to the original road maintenance plan for 2013 would require a small budget amendment, to be discussed at the next meeting. Board members also generally discussed the status of the "Bloody Run" maintenance/improvement needs.

Members time. Trustee Feldmeier indicated he was pleased with the progress made on improving the roads throughout the Township. In response to a question from Trustee Hovenkamp regarding the status of a future sewer system to serve parts of the South County area, Supervisor Ulsh indicated the South Kalamazoo County Sewer Authority is

presently preparing an updated complete study for eventual consideration by the affected municipalities, including Schoolcraft Township. Supervisor Ulsh updated the Board on the status of the Blodgett property on W Avenue, noting a "dangerous building" hearing was scheduled for October 23.

The meeting was adjourned by unanimous consent at approximately 9:05 p.m.

Craig A Rolfe, approved 11-12-13
Craig A. Rolfe, Temporary Recording Secretary