

**LIMA TOWNSHIP BOARD OF TRUSTEES**  
**Lima Township Hall**  
**Regular Meeting Minutes**  
**March 16, 2020**

**CALL TO ORDER:** Due to Safety Mandates issued by the Center for Disease Control regarding the Corona Virus, Supervisor Maier opened the Regular Meeting directly following the Budget Hearing at 6:21 PM. All present stood for the Pledge of Allegiance and all Board members were present.

**AGENDA APPROVAL:**

**Laier moved/seconded by Luick: Motion to approve the Agenda as presented. Motion passed**

**MINUTES APPROVAL:**

**Laier moved/seconded by Luick: Motion to approve the Regular Meeting minutes of February 10, 2020 as presented. Motion passed**

**PUBLIC COMMENT:** None

**TREASURER’S REPORT: February Report submitted by Treasurer, Nanette Havens**

TREASURER'S REPORT	February 29, 2020
Beginning Balance CSB	\$ 263,883.49
Deposits	93,732.41
Payroll - February	(8,809.61)
Accounts Payable - February	(12,966.96)
<b>CSB Checking Balance (.1% int.)</b>	<b>335,839.33</b>
Non-Maturing CD's	559,749.28
<b>Total CSB Checking &amp; CD's</b>	<b>895,588.61</b>
CSB Money Market	335,680.48
Monthly Interest (.25%)	66.49
<b>Total CSB Money Market</b>	<b>335,746.97</b>
Flagstar/Thornton Farms	254,512.00
Thornton Farms - Monthly Interest (.30%)	60.48
Interest Transfer to CD #13	(731.93)
<b>Total Flagstar Checking</b>	<b>253,840.55</b>
<b>Funds Available</b>	<b>1,231,335.58</b>
<b>Total Funds</b>	<b>\$ 1,485,176.13</b>

**OLD BUSINESS:**

**WOLF DEVELOPMENT - CONCURRENT REZONING AND PUD**

**RESOLUTION #2020-003**

**Whereas** the township received application #2018-001 - a request for a concurrent rezoning from AG-2 - Agricultural to R-1D and a Planned Unit Development from David Wolf for a 46.21 acre parcel of land in section 18 known by parcel ID #G -07-18-100-032,

**Whereas** a concurrent zoning petition is permitted based on Section 8.2.1. of the Zoning Ordinance,

**Whereas** the Planning Commission held a public hearing on this matter on July 22, 2019 and received public comments, and

**Whereas** the Planning Commission has reviewed the proposed PUD in terms of the eligibility criteria within Section 8.2.3 of the Zoning Ordinance and along with the following findings of the Township Planner recommends approval of the proposed concurrent rezoning application #2018-001 for parcel ID G-07-18-100-032 from AG – 2 to R-1D and the concurrent preliminary PUD:

A. *Granting of the planned unit development will result in the following:*

1. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations, because the inclusion of office buildings provides the opportunity for new jobs; the residential products provide a diversity in housing stock; the development incorporates new local parks; and the proposed neighborhood design including the proposed open space is achievable through the proposed deviations. The road improvements, while necessary to mitigate the impact of the*

new traffic from the development, will constitute improvements that will generally be helpful to the existing traffic concerns that have been identified by residents.

2. *Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations*, because there is an existing wooded area on the site that is roughly 3.75 acres. Approximately two thirds of the woodland is to be protected. The negotiation for the preservation would not have been possible through a standard site plan.

B. *The proposed type and density of use will not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities*, because the residential densities proposed for the site are consistent with the envisioned increase in density for this location in the Township Master Plan. However, these densities conceived in the master plan are predicated on having public utilities and not onsite systems. In order to be developed at these densities, the project will require upgraded public infrastructure including road improvements. The cost of which will be borne by the developer.

C. *The proposed development will be consistent with the public health, safety and welfare of the Township*, because the site plan review process is designed to ensure the development will be consistent with public health, safety and welfare.

D. *The proposed development will not result in an unreasonable negative environmental impact on the subject site or surrounding land*, because the site will be designed using the appropriate stormwater management facilities and the review process will ensure stormwater facilities meet the community standards. It is also our understanding that the applicant is working with some downstream neighbors to improve an existing stormwater issue.

Also, this project is predicated on public utilities for water and sewer. On-site wastewater systems would not be appropriate for the proposed uses and densities within this development.

Furthermore, there is an area of approximately 3.75 acres of woodland on the south side of the site, adjacent to the existing residential lots that front on Old US-12. This is the area where the applicant is proposing the stormwater management pond. The plan is now showing an area where a portion of this woodland is to be preserve which appears to include about two thirds of the existing woodland.

E. *The proposed development will not result in an unreasonable negative economic impact upon surrounding properties*, because the Township Master Plan has indicated a planned increase in density for this property. This is considered a reasonable impact. And although the development will increase the density in this area and there will be an increase in residential and office traffic, it is likely that the traffic from the medical offices will be spread throughout the day lessening the peak hour traffic that would be generated if the entire site were developed for residences.

F. *The proposed development will be under single ownership and/or control such that there is a single person having responsibility for completing the project in conformity with the Township Zoning Ordinance*, because this will be ensured through a PUD development agreement, as well as legal documents such as a master deed, by-laws, and exhibit B drawings which shall be required prior to any final PUD approval.

G. *The proposed development will be consistent with the Goals and Policies of the Lima Township Master Plan*, because the Master Plan calls for Medium Density Residential (R-1D 7,200 sf) in this location. Using the area proposed for the residential portion of this development at that density the site could be develop with roughly 172 single-family units. The applicant is proposing 172 dwelling units. The multi-family buildings are proposed to be townhomes and single story attached units. Renderings of typical housing units are provided indicating styles are intended to fit into the design of the single-family neighborhood.

Although office uses are not permitted uses in the R-1D district, the PUD tool is intended to allow for the mixture of uses. Section 8.2.2. notes that any land use authorized in this Ordinance may be included in a Planned Unit Development. The office buildings should be designed to fit into the neighborhood context.

**Whereas**, the Planning Commission has reviewed the proposed concurrent rezoning petition for R-1D in terms of the eligibility criteria within Section 14.3.5. of the Zoning Ordinance and finds the following:

A. *Consistency with the goals, policies and Future Land Use Map of the Lima Township Master Plan, including all applicable sub-area and/or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

When looking at the specific land use categories for this property on the Future Land Use Map, the property is designated as Medium Density Residential which equates to the R-1D zoning District. The R-1D district allows for smaller single-family lots, at 7,200 square feet. The maximum density for R-1D would be roughly 6 dwelling units per acre or 172 units on 28 acres.

B. *Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*

The site is primarily open farm land. It appears that the space would generally accommodate the uses in the proposed R-1D district.

C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

The site is currently zoned AG-2, which would allow the site to continue to be farmed. If developed for residential uses the existing district would allow for approximately 8 developable home sites. A greater value is expected based on the proximity to the city and the planned future land use.

D. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

The surrounding uses are large lot residential and suburban style residential uses. The proposed district density would be compatible. The land appears to be suitable for development. The density that the proposed R-1D zoning would allow would require public utilities and not onsite systems. Any traffic impacts from the development will be mitigated during the site plan approval process through the requirements of the agencies who have jurisdiction over the roads.

E. *The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township;*

The density that the proposed R-1D zoning would allow would require public services such as utilities. Lima does not plan to provide utilities in this area but has planned for this density in proximity to the utility systems within the City of Chelsea. This does not guaranty the availability of utilities from the city, although such a density would be predicated on having public services. Utilities must be secured during the final site planning process for any development using R-1D densities.

The developer will also provide traffic improvements as determined and required by the Washtenaw County Road Commission and City of Chelsea. All private roads within the project will be constructed to the standards of the City of Chelsea.

F. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

It is apparent that there is a demand for more housing in this area.

G. *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.*

The concurrent rezoning to R-1D appears to be reasonable based on the above criteria. No other district appears to be more appropriate, and an amendment of the permitted uses in the AG – 2 district is not appropriate.

**Now therefore be it resolved** that the Township Board of Trustees approves the proposed concurrent rezoning application #2018-001 from AG – 2 to R-1D and the concurrent preliminary Planned Unit Development based on the recommendation of the Planning Commission and with the following recommended conditions:

1. Road improvements for vehicular and pedestrian safety must be developed and approved to the satisfaction of the Washtenaw County Road Commission, the City of Chelsea, and Lima Township;
2. A 425 agreement between Lima Township and the City of Chelsea for the provision of utilities and services must be secured before proceeding with any final PUD site plan approval;
3. All outstanding items in the Township Planner's report dated November 18, 2019, and the Township Engineer's report dated November 4, 2019, must be addressed on the Final PUD site plan.
4. A PUD agreement and legal documents such as a master deed, bylaws, and exhibit B drawings will be required prior to final approval of the PUD.

The foregoing resolution was offered by Board Member Maier and supported by Board Member Havens.

Upon roll call vote, the following voted "Aye": Laier, Bater, Maier, Havens

The following voted "Nay": Luick

Absent: None

The supervisor declared the resolution adopted.

### 8855 GROSS ROAD - PROPERTY REZONING RURAL RESIDENTIAL (RR) TO AGRICULTURAL (AG-2)

#### RESOLUTION #2020-004

WHEREAS an application was submitted to rezone a 10.43 acre property parcel located at 8855 Gross Road, currently zoned Rural Residential (RR) and requesting it be changed to Agricultural (AG-2),

WHEREAS a public hearing was properly noticed and held on January 27, 2020 by the Planning Commission where the neighbors voiced their views regarding the proposed rezoning,

WHEREAS based on the findings in the Carlisle/Wortman report dated December 9, 2019, and

WHEREAS following the recommendation of the Lima Township Planning Commission

NOW THEREFORE BE IT RESOLVED that the Township Board of Trustees allow the rezoning of Parcel G-07-13-400-011, addressed at 8855 Gross Road, for petition #2020-004 from Rural Residential (RR) to Agricultural (AG-2) and approve this amendment to the Lima Township Zoning Map.

The foregoing resolution was offered by Board Member Maier and supported by Board Member Luick.

Upon roll call vote, the following voted "Aye": Laier, Maier, Luick

The following voted "Nay": Bater, Havens

Absent: None

The supervisor declared the resolution adopted.

**Audit Proposal by Pfeffer, Hanniford & Palka \$6,500/year. Moved by Luick, seconded by Laier to adopt a three-year contract with Pfeffer, Hanniford & Palka for township financial auditing services. Motion passed**

#### NEW BUSINESS:

Thornton Farms Condominium Association Request for Wastewater Treatment Facility Improvement Funds - \$100,000.00

**Moved by Laier, seconded by Luick to authorize the Lima Township Board to release \$100,000.00 of Thornton Farms Funds to make improvements to their wastewater treatment system as requested. Motion passed.**

**CONSENT AGENDA:** ACCOUNTS PAYABLE: \$27,814.25 PAYROLL: \$15,489.37

**Moved by Luick supported by Havens to approve the Lima Township 3/16/2020 Consent Agenda. Motion Passed**

ACCOUNTS PAYABLE - MARCH 16, 2020		Amount
ABRASIVE FINISHING	RECYC.BIN SNO REMOV 2/12/20	25.00
ABRASIVE FINISHING	RECYC.BIN SNO REMOV 2/13/20	25.00
ABRASIVE FINISHING	RECYC.BIN SNO REMOV 2/27/20	25.00
BETTY ROBBINS	OFFICE & HALL CLEANING FEB 2020	135.50
CARLISLE/WORTMAN ASSOC., INC.	GROSS RD. REZONING JAN, 2020	42.50
CARLISLE/WORTMAN ASSOC., INC.	COBBLESTONE FARMS JAN, 2020	127.50
CARLISLE/WORTMAN ASSOC., INC.	GENERAL CONSULTING JAN, 2020	335.00
CARLISLE/WORTMAN ASSOC., INC.	TANNER SUP JAN, 2020	665.00
CARLISLE/WORTMAN ASSOC., INC.	WOLF SUP JAN, 2020	1,327.50
CHELSEA AREA CONSTRUCTION AGENCY	MARCH OFFICE LEASE (CPI)	1,089.77
COMCAST BUSINESS	8529 10 221 0105382 INTERNET & CABLE TV	188.77
CORRIGAN OIL CO. NO.II	HEATING FUEL DEL TWP HALL 2/12/20	382.12
DECKER AGENCY	PUBLIC ENTITY INSURANCE PACKAGE 04/01/20- 04/01/21	16,839.00
DTE ENERGY	9100 105 6532 3 ELEC - TWP HALL	68.72
ELAINE BATER	ELEC. POSTAGE	140.00
KCI	ASSESSMENT NOTICES - INVOICE BAL	451.17
MENARDS - ANN ARBOR	ACCT#33220257 OFFICE MAINT SUPPLIES	30.89
MERS - WEBPMT0000098394	INVOICE#103972-2 02/2020 EMPLOY. RETIREMENT	1,029.00
MICHAEL J. KEHOE, P.C.	GENERAL WORK - APRIL, 2020	62.50
MICHAEL J. KEHOE, P.C.	CLAPPERTON - APRIL, 2020	50.00
NANETTE HAVENS	POSTAGE FOR MAILINGS	136.40
RENIUS & RENIUS	ASSESSOR SERVICES FEB,2020	2,454.79
THE SUN TIMES	PUB NOTICE MTG. & ELEC. NOTICES	161.50
THE SUN TIMES	PUB NOTICE MTG. & B.O.R.	193.00
UNITED ST. TREASURY - WEBPYMT 3/10/20	1ST QTR FEB, 2020 941 EMP WITHHOLDING DEP.REQUIREMENT	737.80
VERIZON	642097789-01 TWP.HALL BROADBAND2/29-3/28/20	40.82
VICTOR L. LILLICH, J. D.	LEGAL SERVICES BATESON - 02/01/20-02/29/20	1,050.00
TOTAL		\$ 27,814.25

PAYROLL 3/16/2020	CK#	Gross Pay	Federal Tax	SS Tax	Medicare	State Tax	MERS	Net Pay
Samuel Alabre	1537	120.25	-	-	-	-	-	120.25
Elaine L. Bater	1538	2,547.75	143.00	-	36.94	69.00	127.39	2,171.42
Barbara Billings	1539	191.75	-	-	-	-	-	191.75
Janet M. Brown	1540	234.00	-	-	-	-	-	234.00
Thomas E. Caplis	1541	552.08	-	34.23	8.01	-	-	509.84
William V. Coltre	1542	184.00	-	11.41	2.67	-	-	169.92
Marlene Consiglio	1543	249.10	-	15.44	3.61	-	-	230.05
David S. Dickenson	1544	279.50	-	-	-	-	-	279.50
Pamela Fischer	1545	234.00	-	-	-	-	-	234.00
Lisa Godo	1546	188.50	-	-	-	-	-	188.50
Margaret Green	1547	286.00	-	-	-	-	-	286.00
Edwin Greenleaf	1548	184.00	-	11.41	2.67	-	-	169.92
Roger M Harms	1549	227.50	-	-	-	-	-	227.50
Nanette L. Havens	1550	2,731.75	13.00	-	39.61	9.00	136.59	2,533.55
William H. Hawk	1551	234.00	-	-	-	-	-	234.00
Else M. Heller	1552	1,094.88	49.00	-	12.29	34.00	42.39	957.20
Carol J. Howdysshell	1553	240.50	-	-	-	-	-	240.50
Diane J. Hughes	1554	240.50	-	-	-	-	-	240.50
Sue A Kramer	1555	227.50	-	-	-	-	-	227.50
Donald A. Laier	1556	292.83	-	-	4.25	-	14.64	273.94
Duane D. Luick	1557	292.83	-	-	4.25	-	14.64	273.94
Craig A. Maier	1558	2,547.75	143.00	-	36.94	86.00	127.39	2,154.42
Cheryl A. Niehaus	1559	240.50	-	-	-	-	-	240.50
Patricia A. Paff-Tommelein	1560	123.50	-	-	-	-	-	123.50
Kenneth W. Prielipp	1561	184.00	-	11.41	2.67	-	-	169.92
Nicole Rouech	1562	247.00	-	-	-	-	-	247.00
Elizabeth Sensoli	1563	184.00	-	11.41	2.67	8.00	-	161.92
Howard Sias	1564	184.00	-	11.41	2.67	-	-	169.92
Arlys E. Spink	1565	234.00	-	-	-	-	-	234.00
Betty Jane Stoffer	1566	221.00	-	-	-	-	-	221.00
Tanya R. Strong	1567	678.30	-	42.05	9.84	-	-	626.41
Mary Ann Wesner	1568	658.00	-	-	-	-	-	658.00
Thomas S. Wesner	1569	489.00	-	-	-	-	-	489.00
		16,824.27	348.00	148.77	169.09	206.00	463.04	15,489.37

**CORRESPONDENCE:** None

**REPORTS:**

**Zoning Report:** Written report provided for February, 2020 by Tom Caplis - Absent

- Compliance Permits: 1
  - 9900 Jackson Rd. St. Vladimir School
- (Violation Written or Investigated): 1
  - Investigate site at 1035 N. Fletcher Road. No violation noted.

**Chelsea Area Construction Agency (CACA):** Greg McKenzie - Absent

- Hired new Office Manager: Devin Morgan

**Capital Improvements:** Ed Greenleaf

- Greg McKenzie/Elaine Bater are continuing to work on getting out bid documents.
- Possible youth center at corner of Freer and Trinkle Roads

**CAP/DART:** Ed Greenleaf

- Dexter Senior Center is looking for a new location.

**Cemeteries:** Ed Greenleaf

- No change

**SEMCOG:** Duane Luick

- No report

**Chelsea District Library:** Elizabeth Sensoli - Absent

- Closed due to COVID - 19

**Planning Commission:** Nanette Havens

- Only agenda item in March is Special Use Permit for Tanner property on Freer Road

**Western Washtenaw Recycling Authority (WWRA):** Nanette Havens

- No Meetings

**Western Washtenaw Area Value Express (WAVE):** Arlene Bareis - Absent

**Clerk's Report:** Elaine Bater

- Presidential Primary Election on March 10<sup>th</sup> has pasted and now reporting to State and finishing up election loose ends.
- Precinct #1: 729 ballots cast (42.71% of registered voters) of those 328 were AV's (45% rounded)
- Precinct #2: 589 ballots cast (37.95% of registered voters) of those 195 were AV's (33% rounded)
- W.C.C. Millage Renewal pasted in both precincts 243 to 181 and 144 to 142.
- Joe Biden was by far the winner in the Democratic race in both precinct.
- The next election is schedule for August and a duel AV application for both the August and November elections will be sent out.

**Broad Band Trask Force:** Craig Maier

- Cancelled due to COVID - 19

**CAFA Report:** Craig Maier

- Cancelled due to COVID - 19

**Supervisor's Report:** Craig Maier

- The Township Office will close until further notice due to the Corona Virus.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** Moved by Laier, seconded by Havens to adjourn the meeting at 7:17 PM. Motion passed

Respectfully Submitted

*Elaine Bater*

Elaine Bater, Township Clerk