

APPROVED MINUTES
LYNDON TOWNSHIP BOARD MEETING
APRIL 11, 2006

MEMBERS PRESENT: MaryAnn Noah, Linda Reilly, Mary Jane Maze,
LeeAnn Shanahan, and Kathryn Francis

ALSO PRESENT: Merritt Honbaum, Ordinance Officer

Supervisor Noah called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

Call to the Public: County Commissioner, Mark Quimet addressed the Board in reference to (Attachment A), The Request to the Washtenaw County Board of Commissioners to Authorize Reimbursement for the May 2, 2006 Election. Mark Quimet stated that this resolution was a positive thing to do, and it shows solidarity. The Board took action of this item later in the meeting.

Consent Agenda: Adopted as presented.

State Police: State Trooper addressed the Board to speak of his successful experience with the 800 MHZ comprehensive digital radio system, which allows all police, fire and ambulance personnel to talk to each other on one system and to other agencies throughout Michigan. He stated that the present systems being used have a lot of static, and poor reception. These 800 MHZ systems are static free.

Jerry, from Huron Valley Ambulance addressed the Board stating that this item will be on the ballot for the May 2, 2006 election, and they will be asking for 0.2 mills annually for ten years.

Lyndon Township Network Update - Greg Zamenski: Lyndon Township Assessor, Greg Zamenski addressed the Board regarding the Township Network (See Attachment B). He stated that his recommendation would be a Network Operating System Software Package. He stated that he will work on putting a quote together to present at the May 11, 2006 meeting .

Joslin Lake Road: Linda Reilly addressed the Board stating that suddenly the Gregory Post Office changed all the addresses on Joslin Lake Road to Joslin Lake Drive, and the Post Office will not correct the problem. Reilly stated that the Post Office said that the residents must get it corrected. Noah and Reilly felt that this could create a serious problem in the event of a fire or other emergency situation. Greg Zamenski recommended contacting Township Attorney, Peter Flintoft to have him write a letter. Noah recommended that Reilly contact Joe Schwartz. Francis recommended that Reilly contact Pam Byrnes for help. Reilly will follow up with these suggestions.

Wireless Washtenaw: Uma Harithsa from Washtenaw County addressed the Board, presenting the Wireless Washtenaw Master Participation Agreement. She stated that

Wireless Washtenaw is the cheapest way to provide high speed internet access in Lyndon Township, and the time frame that it would become available is by the end of 2007.

Harithsa answered many questions from the residents.

Maze moved and Reilly supported to accept the Master Participation Agreement for the Wireless Washtenaw Project. Roll Call vote: Noah-aye; Reilly-aye; Maze-aye; Francis-aye, and Shanahan-aye. Carried.

Site Plan Review for the North Lake County Store: The Lyndon Township Planning Commission on March 9, 2006, approved, with conditions the Site Plan Review for the North Lake Country Store Gas Station, and presented the documents, and their recommendation to the Lyndon Township Board for review and final approval. (See Attachment C, Letter from John Reilly)

Shanahan stated that she contacted MTA, and discovered that it is not a conflict of interest for her to vote on this Site Plan Review (See Attachment D, Letter from LeeAnn Shanahan), and she intends to vote on this item today.

Merritt Honbaum, Ordinance Officer, reviewed the list of conditions in Attachment C, letter from John Reilly. Honbaum stated that he has been working to finalize and correct items #3, #4, and #6. He stated that items #3, and #6 are done, and #4 appears to be done but needs some final checking. Honbaum would like to have John Reilly and Lee Fahrner to go over the three items for finalization.

Honbaum stated that he can issue a zoning permit for Marty Ehman to begin construction, but before Ehman can get the final operation permit to pump gas, all conditions must be met

(See Attachment E, Resolution) Shanahan moved and Francis supported to approve The Site Plan Review for Martin Ehman, of the North Lake Country Store to add six gas pumps and a canopy to his current business located at 20941 North Territorial Road, Chelsea, MI 48118, in accordance with the attached resolution (Attachment E). Roll call vote: Francis-aye; Shanahan-aye, Noah-aye; Reilly-aye; and Maze-aye. Carried.

Lyndon Township Newsletter/Spring Clean-up: The Board was in agreement to add the County Clean-up flyer (for spring clean-up May 6th), to the newsletter which will be mailed out within the next two weeks.

Noah stated that the Chelsea Area Fire Authority Ladies Auxiliary would be interested in selling coffee and donuts at the Spring Clean-up on May 6, 2006. The Board was in agreement.

The Board mentioned the possibility of adding a third Township to be involved in the Fall Clean-up that Lyndon Township holds along with Dexter Township. Noah will contact a third Township to see in there is interest. Morrow will contact Jim Kalmbach for Fall dates for the Clean-up.

Regional Workshop with Mark Wyckoff: Francis presented an evaluation from the Regional Training Workshop that was held on March 22, 2006, in which the results from the evaluation were very positive. (See Attachment F)

Also, Francis presented an email from Deb Alvarez, Deputy Supervisor of Dexter Township, stating that her car was damaged in the parking lot at Sylvan Town Hall, the night of March 22nd during the Regional Training Workshop. She wondered if anyone saw it happen, and if so, to please call her. (See Attachment G)

Dangerous Building Ordinance Board of Appeal Appointments:

Francis moved and Shanahan supported to renew the terms of Bruce Connell, Lee Fahrner, and Warren Porath, and to appoint new member Dan Henson, who will be replacing Jeff Frazier, who has moved out of state. Carried.

Lyndon Township Meeting Dates:

(See Attachment H) Reilly presented the meeting dates for 2006, for Planning Commission, Zoning Board of Appeals, and Township Board.

Noah moved and Maze supported to accept the presented dates, (See Attachment H). Carried.

Township's Obligation Concerning Private Community Sewer Systems:

MaryAnn Noah addressed the Board in regards to a seminar she attended regarding Community Drainfields, and the fact that the State is allowing them to be used, regulated, or unregulated. She stated that she feels the Township needs to protect themselves as best as possible. She stated and recommended the following:

1. It needs to be done as a Special Land Use, and the Zoning Ordinance needs to be amended.
2. Need a Regulatory Ordinance from the Township, administered by the Township Board, and entered into the Development Agreement.
3. Planning Commission needs to review/revise the Master Plan with respect to the eventuality that these Community Drainfields will come to Lyndon Township.
4. Township can have a Special Assessment in place.
5. Possibly have a seminar with Steve Langworthy or Mark Wyckoff on this topic for information gathering, and getting help with putting an Ordinance in place

Leon Moore, from the Washtenaw County Health Department addressed the Board on this subject, from the County viewpoint.

Moore feels the Community Drainfields can have a huge potential around the lakes. He stated:

1. Needs to be done as a Special Land Use.
2. The Township needs to be active to make sure that the people buying into the area with the Community Drainfields know what they are getting.
3. Needs to be regulated, and we can't rely on the State to regulate it.
4. When developers purchase a very large piece of land that doesn't perk, you know that they are planning on putting in one of these Community Drainfields.
5. We have to be careful of exclusionary Ordinances, if we are using a four-Township Ordinance system.

6. We need to talk about land preservation, and how to address home clustering.
7. If you create a PUD, a PUD is its own little zone. We have to be careful reopening the rezoning door.
8. We should do an analysis around the lakes - The lakes is where we could see this happening.

Noah will be addressing these issues with the other surrounding Townships over the next month, and return with more information at the May meeting.

Policies and Procedures:

Draft Proposed Internet Use Policy: Reilly will work on re-wording this Draft. Shanahan moved and Maze supported to table this item until the May meeting. Carried.

Reports:

WWRA: Francis stated they are looking for a new manager.

CACA: Francis stated that they have met with an Architect to talk about designing the inside of their new building.

CAFA: Noah reported that they have let their Business Manager go. They have been meeting every Tuesday morning working on the millage.

Francis spoke to remind Noah that she is Noah's alternate on the Chelsea Area Fire Authority, and asked Noah to contact her when or if she cannot attend a meeting.

Multi-Lakes Sewer Authority: Noah stated that they met today, and they are holding a Public Hearing in June.

Ordinance Officer's Report:

Honbaum reported that over the past month he has mostly been busy with the North Lake Country Store Site Plan Review. He has given out three Land Division Applications, and several Zoning Permits.

Other Business:

Reilly presented the Resolution regarding the May 2, 2006 Election reimbursement. Shanahan moved and Reilly supported to approve the Resolution to Request to the Washtenaw County Board of Commissioners to Authorize Reimbursement for the May 2, 2006 Election (See Attachment A). Roll call vote: Reilly-aye; Noah-aye; Maze-aye; Shanahan-aye; and Francis-aye. Carried.

Call to the Public:

Ken Herrst of Guinan Road, stated a complaint that when he attended and spoke at a meeting earlier this year, the minutes only reflected that he was concerned about the fact that there were too many firetrucks from too many different locations at a fire on Sugarloaf Lake. He wanted the minutes to also reflect that he was concerned about what the cost factor was in that case as well.

Adjournment: The meeting was adjourned at 9:35 p.m. without objection.

Respectfully submitted,

Carol A. Morrow
Office Manager