

SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS
MINUTES, DECEMBER 14, 2005 MEETING
BRIDGEWATER Township Hall

Call to Order at 7:00 PM by Ron Mann with Pledge of Allegiance

Present - Jim Fish, Neel Sheth, Ron Mann, Tom Lavender, Robert Little, Karl Racenis, Austen Smith, Jesse O'Jack, George Daubner, Gary Blades, Peter DeLouf, Ron Ellison

Approval of Agenda; Motion made, supported and approved unanimously.

Approval of Minutes of November 9, 2005 Meeting; Motion made, supported and approved unanimously.

Washtenaw County Public Safety & Justice Needs Update

Meeting of the Public Safety & Justice committee of which Pat Vaillencourt is a member met this afternoon meeting, followed by a meeting of the contracting units. No feedback yet.

Contract signing deadline extended to 12/31.

County Clerk reported referendum petition to Commissioners at December 7 meeting. Commissioners voted to acknowledge petition without action.

Ypsilanti Township and several other jurisdictions approved only 2 year contracts. Several others including Dexter recently changed their positions and approved 4 year contracts. Because of the 6 month cancellation clause, this is probably a moot point in effect.

The Townships & Village continuing to meet and explore Police Service alternatives, including a Police Services Authority, contracting with Chelsea or creating a Village Police Department which would contract with the Townships.

Stay tuned for further developments.

Expectations/visions for SWWCOG

ACTION

ITEM !

The suggestions discussed is included as the addendum to these minutes. All Boards and Planning Commissions are requested review and prioritize these items so SWWCOG can set priorities at the January 11 meeting.

Wireless Project Report – No report.

SWWCOG Web Site Update – No report.

Roundtable Discussion –

Manchester Schools,

- Quiet at the schools to quote Dr. Okey.
- New greenhouse almost complete at High School.

Sharon Township,

- Near completion of comprehensive master zoning ordinance rewrite. Public hearing tentatively in February.

Freedom Township,

- Barrett withdrew application for gravel pit expansion. Township hired hydrologist (Robert Hayes from Williamston, a former DEQ officer and Planning Commission Chair for Williamston Township at \$180/hr.). This was well worth the expense because he tore apart Barret's analysis. The DEQ accepted Haye's recommendation resulting and looked to deny the application, so Barret withdrew application. They have 6 months to revise and reapply.
- DEQ protection is not adequate because their 5 acre limit results in many 4.98 acre sites whose barrier collapse resulting in larger lakes. Mr. Hayes recommended increasing impact assessment for aquifers out to 1-2 miles from site.
- Planning Commission looking at revisions to existing extraction ordinance and updates to to existing permits modification procedures.
- Tabled Wireless Washtenaw contract based on recommendation from attorney.
- Freedom will have 3 elections this year; one which will conflict with a SWWCOG meeting and one with a Planning Commission meeting.

Bridgewater Township,

- Adopted new mineral extraction ordinance based on work by Attorney Fred Lucas. This could be of potential use in creating a new general ordinance for all Townships.
- Several households have successfully hooked in to new sewer.
- Force main break on Saturday near sewer plant was repaired.
- Planning Commission currently updating master plan, with focus on AG preservation. Strong involvement from farmers.
- Strong discussion at Planning Commission about enforcement issues.
- Application for rezoning of Ervin Preserve west of Clinton Rd being considered.

Manchester Township,

- Supreme Court denied appeal by Night Hawks motorcycle club.
- Concerns about old private roads put in before Road Commission took them over by Township and residents being considered.
- Planning Commission looked at site plan for Stonegate development (Doan gravel pit).
- Township and Village met about 425 agreement for water and sewer service. Doan currently looking at community septic system.
- Northfield Township talked about taking over control of community septic system enforcement at a the recent MTA meeting

Manchester Village-

- Raisin Watershed requested to give presentation about goals and objectives before approval of membership renewal.
- Request for allowing llamas in Residential Zone denied.
- Ordinance review on-going, including eliminating allowance of horses in residential zones.
- Engineering proposal accepted for Hibbard St. reconstruction in 2007.
- Planning Commission scheduled public hearings on January 24 for 2 rezoning requests. Eccles request from Residential to Central Business District to eliminate difficult

Conditional Use. Mitchell request for new housing development on recently annexed property between Sooten and Logan Roads.

- DDA held successful Community Visioning Workshop to identify needs and priorities for downtown development plan.

Other Business

Meeting location during Winter months discussed. Consensus was to hold meetings at Village Hall, School Administration Building or Manchester Township Hall during Winter months; then rotate meetings to Bridgewater, Freedom and Sharon Townships during Spring and Summer. Chairman will revise schedule and present at the next meeting.

Adjournment at 9:30 PM

The next regular meeting will be January 11, 2006 at the Village of Manchester Hall.

Respectfully Submitted,
Karl Racenis

ADDENDUM to December 14 SWWCOG Meeting Minutes

Expectations/Visions for SWWCOG

The suggestions discussed at the December 14 SWWCOG meeting are included in this addendum for all Governing Boards and Planning Commissions to review and prioritize so that SWWCOG can set their action item priorities at the January 11 meeting. (Suggestions have been categorized for convenience).

Fire Protection:

- Billing for fire calls. Most calls involve M-52 incidents to non-residents. Suggest looking at cost recovery Fire ordinance which could be commonized among Townships. HazMat recovery in Manchester Twp. as significant issue. (Sharon)
- Calls being made by new residents who are not used to pay-by-run cost of Fire services. (Sharon)
- Common billing for Fire calls. (Sharon)
- Sharon uses billing service for fire calls which works well, but at significant cost. (Sharon)
- Cell phone calls are significant problem for unnecessary calls. (Sharon)
- Burning notification desired; burning causes problems. (Sharon)
- Lodi tries to assess costs; fight if person did not request or want service. (Sharon)

Police Protection:

- Public safety. (Sharon)
- Public Safety (Manchester Twp)
- Public Safety. (Village)
- Concerned about Police protection. (Schools)

Common Services:

- In creating regional Authorities, elected rather than appointed officials are important for accountability to the public by election. (Sharon)
- Should we set up Governmental Services Authority? (Manchester Twp)
- Central Assessor position for SWWCOG. (Bridgewater)
- Common Assessor among Townships. Currently spending ~\$80,000 total for service. (Manchester Twp)
- Common Zoning Administrator to minimize cost. (Bridgewater)
- How do we enforce our Zoning ordinances. (Bridgewater)
- Would improve service and consistency. (Manchester Twp)
- Improves value (benefit/cost ratio) to constituents (public comment).
- Decreases participant appointment and meeting burden (public comment).
- Granholm's Regional approach. (Manchester Twp)

- AG preservation about PDR ordinance updates, etc. Commonize these ordinances among Townships. (Manchester Twp)
- “So you want to live in the country” booklet given out with every new residential permit. (Manchester Twp)
- Many Jackson Townships give out letter about Homestead credit application. (Manchester Twp)
- Worthwhile to have educational opportunities about these topics, especially for new residents (Manchester Twp)

Ordinance Commonality:

- Mineral & gravel extraction ordinance improvements and coordination. (Manchester Twp)
- Freedom planned on coat-tailing on County PDR ordinance, but County stalled on creating ordinance. (Freedom)
- Commonize PDR scoring (Sharon), perhaps with a common board. (Freedom)
- Consistency among jurisdictions in assessment. (Freedom)
- Motivated by lake at Barrett Gravel Pit; water resources & natural features; precious resource described in MTA publications. Natural Resource Ordinance consistent throughout SWWCOG area. (Freedom)
- Meet with resource person (ie. Len Harvey from MSU) about cooperating authorities and legal requirements.
- Reconcile differences between business regulations & requirements among jurisdictions. (public comment)

Planning and Preservation:

- Desirable to have common approach. Planning consultant strongly urged consideration in preparing to preserve woodlands and water resources. (Freedom)
- Consider the “Spheres of Influence” approach and procedures in considering new developments (ie. “Village” area, agricultural area, low density residential transition area, commercial area, etc) (Village).
- Integrate Road Commission “Right of Way” Plan into regional planning (Village).
- Interface/Integrate County Master Plan into SWWCOG Regional Plan (Village).
- AG preservation effort trying to incorporated SWWCOG plan. (Bridgewater)
- Identify and help protect what we want to protect. (Village)
- Commonize natural features overlay as benefits to Townships and more easily accomplished. This focuses and simplifies on a topic that can be accomplished in reasonable order. (suggested by Sharon as do-able)

Priorities suggested by Manchester and Sharon Townships:

1. Police.
2. Fire Charge ordinance.
3. PDR/TDR.

There was strong agreement to set priorities at the next meeting, select items to work on and to “get it done”. Several comments were made about how many of these topics have been previously discussed, but little progress has been made in their implementation.

Implementing SWWCOG planning efforts was discussed. Peter DeLoof emphasized the desirability of creating a common master plan for the SWWCOG region.

Karl Racenis (15-DEC-2005)