

## VICTOR TOWNSHIP BOARD MINUTES- September 2, 2008 (Tentative)

### Call to Order and Pledge

The regular monthly business meeting of the Victor Township Board was held at the Township Hall, 6843 Alward Road, Laingsburg, MI 48848. Supervisor Warren Malkin called the meeting to order at 7:00 p.m. The pledge to the flag was given.

### Roll Call of Members

Members present: Warren Malkin, Michelle Wilsey, Donald McDonald, Dan Morris, Duane Ginther

Members absent: None. Other governmental representatives in attendance: Commissioner Terry Link, Deputy Sheriff Doug Alward. Fifteen (15) citizens present.

### Public Comment - None.

### Agenda

McDonald moved, second by Morris and motion carried to approve agenda with additions of Salyer Special Use Permit application and Planning Commission wetlands ordinance under new business.

### Minutes and Treasurer Report

Minutes of the July 23, 2008 special meeting were approved as printed. Minutes of the August 6, 2008 regular meeting were approved with the correction of the check series under "Approval of Bills" from 10162-10180 to 10348-10377 and correction of R-3 to R-1 under "Reports". The treasurer's report was accepted subject to audit and placed on file.

### Approval of Bills

Bills: McDonald moved, second by Morris and motion carried to pay bills in the amount of \$12,564.81, check numbers 10378-10389.

### Reports

Planning: Report deferred to Salyer SUP discussion under New Business. Next meeting September 24, 2008, 7:00 p.m., Victor Township Hall Board Room.

CAFR: Next meeting is September 9, 2008, 7 p.m., Station #1 (St. Johns).

Historical: Two weddings in Reed Church are coming up. Next meeting regular meeting is scheduled September 10, 2008, 7:30 p.m., Victor Township Board Room.

Clinton County Economic Alliance: Met with Greater Lansing Convention and Visitors Bureau to discuss regional tourism and local food marketing for the area.

### Clinton County Officials

County Commissioner Terry Link reported that budget allocation was approved to address the 911 communications issue. Budget for improvements to Motz County Park was approved. Costs should be refunded from grant program. Clinton Transit is looking at a new facility on Scott Road. The Physical Resources Committee continues to study costs/benefits associated with energy efficiency improvements. Wind test to be done in the area. Joint Ag Preservation / Greenspace Commission meeting scheduled September 22, 2008, 6:30 p.m., Clinton County Courthouse.

Deputy Sheriff Alward reported that suspects had been identified in the Blood Cemetery vandalism case. They are juveniles so identity would not be released. When asked if prosecution would be under township ordinance, the deputy sheriff said the activity was a violation of State law. His understanding was that it was a felony offense. He was investigating whether the suspects in this case were involved in the vandalism of the cemetery a few months ago.

Items of Public Interest – Everyone is invited to the **Victor Township Community Picnic on Sunday, September 14, 2008**. Set-up begins at 12 noon, lunch at 1:00 p.m. Pig roast and sweet corn provided. Bring a dish to pass and catch up with friends and neighbors!

Clinton Area Fire & Rescue – presentation is rescheduled for Tuesday, October 7, 2008 at the regular board meeting.

Public Hearing – The regular meeting of the township recessed at 7:15 p.m. The public hearing on the proposed rezoning of Country Farm Estates, Section 22, Victor Township was called to order at 7:15 p.m. Len Zeck requested information on the background and purpose of rezoning. Malkin noted that the area was never rezoned (to residential) when the subdivision was platted. It is currently zoned general agriculture. In the process of the County revision of the Comprehensive Development Plan and related Future Land Use plan the Victor Township Planning Commission and Township Board felt this should be designated as a residential area. Wilsey noted that the township board viewed this as a "correction" or "friendly amendment" to make the zoning

consistent with the current use. However, Roger Nickols, Chairman of the Victor Township Planning Commission reported that the County indicated that the subdivision was not compliant with all of the requirements of any of the residential zoning classifications (e.g., lot sizes were too small for rural residential, sewer and water were required for R-1, etc.). The Victor Township Planning Commission and Board wanted to study the implications of those issues further before proceeding with any rezoning. The public hearing closed at 7:23 p.m. McDonald moved, second by Ginther and motion carried to withdraw the request to the Clinton County Planning Commission to have Section 22, Country Farm Estates rezoned pursuant to the recommendation of the Victor Township Planning Commission.

Correspondences (received and placed on file)

Sheriff's report of Victor Township (July).

Sheriff's report of jail and county (July).

DEQ permit 08-19-0014-P approved to construct a seawall at 6313 Victoria Shore Dr.

DEQ violation 08-19-0011-V parcel 035-300-010-01

Unfinished Business

Township Policies and Procedures Review /Update – Will inquire with MTA on status of model policies and procedures at District Meeting on September 25.

New Business

Hall Rental Security Deposit – A recent rental resulted in a broken table and inspection deficiencies documented in a memo to the Lessee and the board. The cost of a replacement table alone is more than the security deposit. Wilsey recommended withholding the security deposit with the balance of replacement cost paid by the township. Wilsey spoke with the bride from the event and explained that they could investigate other options for replacing the table and present alternatives (in writing or in person) to the board. No one was present to offer an alternative to the withholding recommendation. Ginther moved, second by McDonald and motion carried to withhold the security deposit in the amount of \$150 for the rental on 8/9/08.

Board of Review: Malkin explained that the State of Michigan now allows the township board to alter the Board of Review dates if desired. Malkin reported that the dates seem to work and did not recommend a change at present.

Blood Cemetery vandalism – Malkin reported that he fixed some of the stones but further work was needed.

PC 32-08 SLU/SP (Salyer) – Victor Township Planning Commission Chairman Nickols presented the planning commission recommendation and reasons for recommending approval of the Special Land Use / Final Site Plan Review for Perry Salyer, 10850 S. Hollister Road to establish a woodworking, custom cabinetry and furniture business. The business has been operating continuously for 8 years. There has been no complaints or issues related to operation of the business. He expressed concern that this type of filing had to be made after the business had been operating for such a long time. He further wanted the board to join the planning commission in writing a letter of objection to the County requiring the SLU/SP permit. Wilsey moved, second by Ginther and motion carried to recommend approval of PC 32-08 SLU/SP (Salyer).

Wilsey asked Nickols to explain specifically what the planning commission objection and recommended action would be to the County Planning Commission. Was it an objection to the fees, the SLU/SP process in general or just in this case? Nickols replied that the business had been operating for 8 years but the County was just now asking for a SLU/SP. He noted that previous building permits had been issued and the SLU/SP permit was not required. He felt the County was looking to collect fees and enforcement was not uniform. He noted there were other home-based businesses in the County operating without SLU/SP permits. Wilsey asked if his recommendation would be to pursue uniform enforcement or not to require the permits? After further discussion it was agreed that Wilsey would draft something for the next planning commission meeting.

Extended Public Comment – Nickols noted that the planning commission wanted to know if the board was interested in considering a wetlands ordinance for the township. Malkin noted that wetlands were protected under State law. Nickols noted that those may only apply to larger parcels. The board will study the issue based on the planning commission's recommendation. Nickols will provide a copy of the Meridian Township wetlands ordinance for review and discussion at the September 24, 2008 planning commission meeting.

Malkin noted that the Clinton County Officers Association meeting is scheduled September 17, 2008, 7:30 p.m., Dallas Township and the MTA Chapter meeting is scheduled September 25, 2008, Lansing.

Tom Chadwick commented on his perception (related to the County Planning enforcement discussion) that there is some bias in how the County treats matters. He cited the decisions in the Conservation Security Program as evidence.

Meeting adjourned at 7:57 p.m.

Michelle Wilsey, Clerk