

**DELHI CHARTER TOWNSHIP
COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 2, 2007**

The members of the Delhi Charter Township Committee of the Whole met on Tuesday, October 2, 2007, in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, MI. Supervisor Goodrich called the meeting to order at 6:01 p.m.

Members Present: Supervisor Stuart Goodrich, Clerk Evan Hope, Treasurer Harry Ammon, Trustees John Hayhoe, Paul Krepps, Roy Sweet

Members Absent: Trustee Jerry Ketchum

Others Present: John Elsinga, Township Manager
Marian Frane, Dir. of Accounting
Tracy Carney-Miller, Dir. of Community Development
James Lenon, POTW Maintenance Supervisor
Pete Stoughton, Planner
Wendy Thielen, Assist. Twp. Mgr. of Human Resources
Tricia Vander Ploeg, Admin. Assistant/Deputy Supervisor
Amy Finch, Assistant Twp. Clerk/Deputy Clerk

BUSINESS

CAPITAL AREA DISTRICT LIBRARY - PRESENTATION

The Board reviewed the Capital Area District Library Capital Improvement Plan Study dated September 19, 2007 (ATTACHMENT I).

Sue Hill, Capital Area District Library (CADL) Director, and Deb Bloomquist, CADL Board member, reported on the CADL Capital Improvement Plan Study. Ms. Hill stated that in 2006 a strategic plan was completed for the district library. The top priority that came out of the plan was to have modern facilities to provide excellent patron service.

As a result of the strategic plan, the library design firm of Penschansky Whisler Architects, and Consulting Librarian Anders Dahlgren of Library Planning Associates, were hired to look at the libraries for evaluation. Discussions were held with library administration, library staff, Library Board members and citizens in developing overall planning objectives.

A needs assessment was developed to establish the level of services and resources that the library system should be providing to various communities. The planning horizon for the study was established as the year 2030. The projected system-wide service goals for library resources are approximately 900,000 books, magazines and audio/visual items, 460 computers for public use, 680 reader seats as well as meeting and program facilities at each location.

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Ms. Hill stated that over a twenty year period, it is recommended that CADL would need approximately 225,000 square feet of public library space. This would provide for a new library at Downtown Lansing, Holt, Okemos, Mason and Williamston. Most of the other libraries would need an expansion or renovation.

The recommendation for the Holt Library would be a single story library of approximately 29,500 square feet which would be located on approximately four to five acres in an area bounded by Cedar Street, Holt and Aurelius Roads. A smaller site may be able to accommodate the new library depending on parcel shape, zoning, potential for shared parking and other site constraints. The projection date for the new building would be 2012. Ms. Hill stated that the current Holt Library, though very nice, is a little small. Ms. Hill further stated that the Holt Library has seen a 30% growth rate over the past year and the growth rate is expected to continue.

Federal monies, grant monies, donations, etc. will be sought to help fund this project but ultimately tax dollars will be needed.

Supervisor Goodrich stated that he has been approached by a number of residents questioning the need for a new library. Supervisor Goodrich stated that when the Township signed the agreement to become a member of CADL the agreement indicated that the Township would provide a building that was adequate for its needs. Delhi Township has done that; however, some other municipalities have not. Supervisor Goodrich questioned if the other municipalities were to provide adequate facilities, would CADL be asking for this improvement. Trustees Krepps and Hayhoe agreed with Supervisor Goodrich.

Trustee Krepps asked why this project would be beneficial to Delhi Township residents. Ms. Hill stated that Delhi Township residents would pay less because it would be spread out over a broader geographic area. Trustee Krepps stated that the current status quo for the Township is that they continue to meet the needs and requests of the community for their library. Trustee Krepps stated that CADL is proposing a program which involves Delhi Township residents paying for a capital improvement program for the entire CADL district and asked why the residents would want to support a capital improvement program that would pay for libraries in communities that may not have been maintaining their facilities to the extent that Delhi Township has. Ms. Hill stated that Delhi would have a much better and larger library (tax dollars would pay for the building and maintenance of the facility).

Trustee Sweet stated that the study recommends a facility just under 30,000 square feet and questioned the size of the current library. Twp. Mgr. Elsinga stated that the size is approximately 7,000 square feet.

Trustee Krepps stated that he did not see a calculation for land cost for the proposed Holt facility. Ms. Hill stated that CADL is asking the municipality to provide property for the building.

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Trustee Krepps asked when CADL would ask for a millage for this expansion. Ms. Hill responded in 2008 or 2009.

DISCUSSION ON PROPOSED RENTAL INSPECTION FEES

The Board reviewed tables in regards to rental inspection fees (ATTACHMENT II).

Tracy Miller, Director of Community Development, stated that the rental program was looked at holistically and that the current program fees were not self sustaining.

Ms. Miller gave a breakdown of the current program revenues and approximate future program costs. Ms. Miller stated that currently there is a per unit inspection fee of \$20 and a registration fee of \$50. There is also a re-inspection fee of \$50. In the past, the ordinance gave one free re-inspection. That has been changed so that all re-inspections will be charged a re-inspection fee. To clarify, the Department does not re-inspect on every violation. Ms. Miller stated that there are some very minor violations that are identified as such and the property owner is asked to contact the Department when the violation has been corrected.

Ms. Miller stated that discussion has been held on the various ways to adjust the registration fees; however, she is not proposing to adjust the re-inspection fee of \$50 because the amount represents the Department's cost. Another change made by Ordinance No. 102.5 is that if a property owner has violations on their property during the initial inspection that requires a re-inspection, the property owner would be required to have an inspection the following year as opposed to waiting the two years for an inspection. Also, a fee should be established for liens that need to be filed against a property. Another fee that should be discussed would be an unregistered rental fine.

Ms. Miller stated that based on input she has received she would see if a \$250 registration fee would work and focus on a higher re-inspection fee. Ms. Miller asked the Board for some guidance on the fees.

Discussion was held regarding rental inspection fees. Trustee Krepps stated that when this was initially approved, he was hesitant because he did not want the Township to consume more resources, hire an additional employee, etc.; however, he did see the value in the program in terms of safety. Trustee Krepps asked that instead of increasing the fees to fund the program, possibly the program could be scaled back to reduce the costs. Ms. Miller stated that the revisions to Ordinance No. 102 (102.5) which were approved by the Board on September 18, 2007 were to ramp up the rental inspection program. Ms. Miller stated that this was also communicated to her at the Goals and Objectives meeting.

Clerk Hope stated that he agrees with a reduced \$250 inspection fee along with a progressively increasing re-inspection fee. Clerk Hope further stated that he does not

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feel that the fees necessarily have to fund the program completely because there is value in the program for all of the taxpayers.

Ms. Miller stated that Community Development was established as an enterprise fund with the idea being that all services consumed from the Department would be paid for by fees; however, some portion of what Community Development does is a benefit to the community not just specific users or applicants.

Clerk Hope stated that he would like to see non-safety items categorized so that some items may not need a physical re-inspection. Ms. Miller stated that the current program is run like that and has worked very well. Clerk Hope asked if a property would be subject to a second year inspection if it had a minor problem that did not require a physical re-inspection. Ms. Miller stated that they would not be required to have a second year inspection.

Trustee Hayhoe stated that he would be comfortable with a \$250 inspection fee and an increased re-inspection fee. A fine should also be charged to property owners who fail to register their rental properties.

The following individuals spoke in opposition of an increase to the rental inspection fees:

Matt Kolberg, 4753 Crampton
Lonnie Smrkowski, 4829 Tartan Lane

Mike Hamilton, 4541 Sycamore
Jon Addiss, 5885 Rothesay

FY 2008 PROPOSED BUDGET CHANGES

The Board reviewed a memorandum dated September 26, 2007 from Marian Frane, Director of Accounting (ATTACHMENT III).

Marian Frane, Director of Accounting, stated that on September 12, 2007 the proposed 2008 Budget was presented to the Board. Ms. Frane stated the changes that were made to the various funds. The changes to the General Fund resulted in a reduction of \$267,500. The General Fund proposal showed expenditures in excess of revenues of \$768,490; however, after the Board requested changes the figure dropped to \$500,990.

DEPARTMENT OF PUBLIC SERVICES – SEPTEMBER MONTHLY REPORT

James Lenon, POTW Maintenance Supervisor, reported on the highlights of the September 2007 Department of Public Services Monthly Report (ATTACHMENT IV).

PUBLIC COMMENT

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Deborah Canja, 3520 Okemos Road and Edward Woods, III, 6942 Abbey Lane introduced themselves to the Board. Both are Lansing Community College Board member candidates.

Donna Germain, 2061 College Road, spoke against a proposed Capital Area District Library millage.

ADJOURNMENT

Meeting adjourned at 7:32 p.m.

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Date: _____

Evan Hope, Township Clerk

Date: _____

Stuart Goodrich, Supervisor

/af

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON OCTOBER 2, 2007**

The Delhi Charter Township Board of Trustees met in a regular meeting on Tuesday, October 2, 2007 in the Multipurpose Room at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Supervisor Goodrich called the meeting to order at 7:36 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present: Supervisor Stuart Goodrich, Treasurer Harry Ammon, Clerk Evan Hope, Trustees John Hayhoe, Paul Krepps, Roy Sweet

Members Absent: Trustee Jerry Ketchum

Others Present: John Elsinga, Township Manager
Al McFadyen, DDA Executive Director
Marian Frane, Director of Accounting
Tracy Carney-Miller, Director of Community Development
James Lenon, POTW Maintenance Supervisor
Pete Stoughton, Planner
Wendy Thielen, Assistant Township Manager of Human Resources
Tricia Vander Ploeg, Administrative Assistant/Deputy Supervisor
Amy Finch, Assistant Township Clerk/Deputy Clerk

COMMENTS FROM THE PUBLIC - None

SET/ADJUST AGENDA

**HOPE MOVED TO ADD AGENDA ITEMS 20 - SANITARY SEWER
ACCEPTANCE FOR THE GARDENS, PHASE II AND 2P - RESOLUTION NO.
2007-064 – SET PUBLIC HEARING – APPLICATION FOR INDUSTRIAL
FACILITIES EXEMPTION – MPT LANSING, LLC.**

A Voice Poll was recorded as follows: All Ayes

Absent: Ketchum

MOTION CARRIED

PRESENTATION OF DELHI TOWNSHIP MASTER PLAN

The Board reviewed a memorandum dated September 27, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT I).

Tracy Miller, Director of Community Development, stated that the 2007 Delhi Township Master Plan was adopted at the September 24, 2007 Planning Commission meeting. On July 3, 2007 the Board reviewed a copy of the draft Master Plan. Since that time a couple of modifications were made to the text and other materials of the document; no changes were made to the Future Land Use Map. Ms. Miller stated that the objective of the amendments were not to do a comprehensive re-write of the document but to make some targeted amendments to bring it more up-to-date and to reflect the efforts that had been made previously in 2005.

The Planning Commission, by State law (Michigan Zoning Enabling Act 110 of 2006), is the approving authority of the Master Plan. However, the Master Plan talks about the fact that it needs to be supplied to the Board of Trustees for their review, endorsement and understanding.

At the September 10, 2007 Planning Commission Public Hearing, three members of the public offered their comments. At the September 24, 2007 Planning Commission

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meeting when the Commission adopted the Master Plan, two members of the public spoke under Public Comment.

Ms. Miller stated that she understands that the Board members received a letter from Renee Sumerix questioning the procedures of adoption (on file in the Clerk's Office). Ms. Miller stated that she contacted Township Attorney J. Richard Robinson and he assured her that the adoption process was appropriate and legal.

Supervisor Goodrich asked for any comments from the Board. The Board had no comments and was supportive of the Planning Commission's work on the Master Plan.

Donna Germain, 2061 College Road, commented on the zoning of her property.

CONSENT AGENDA

- A. Approval of Minutes – Committee Meeting of September 18, 2007
- B. Approval of Minutes – Regular Meeting of September 18, 2007
- C. Approval of Minutes – Budget Workshop Meeting of September 12, 2007
- D. Approval of Claims – September 25, 2007 (ATTACHMENT II).
- E. Approval of Payroll – September 20, 2007 (ATTACHMENT III).
- F. Reschedule November 6, 2007 Township Board Meetings Due to Elections (ATTACHMENT IV).
- G. Revised Agreement for Local Road Improvement between Delhi Township and the Ingham County Road Commissioners – Pine Tree Road (ATTACHMENT V).
- H. Set Delhi Township Trick-or-Treat Date and Time (ATTACHMENT VI).
- I. Resolution No. 2007-052 – Set Public Hearing – Streetlight Special Assessment District/Roll – Cedar Ridge Subdivision (ATTACHMENT VII).
- J. Resolution No. 2007-053 – Set Public Hearing – Streetlight Special Assessment District/Roll – Deerfield Estates Subdivision (ATTACHMENT VIII).
- K. Resolution No. 2007-054 – Set Public Hearing – Streetlight Special Assessment District/Roll – Duling Farms/Glenmoor Manor Subdivision (Phases 1 through 3) (ATTACHMENT IX).
- L. Resolution No. 2007-055 – Set Public Hearing – Streetlight Special Assessment District/Roll – English Meadows Subdivision (ATTACHMENT X).
- M. Resolution No. 2007-056 – Set Public Hearing – Streetlight Special Assessment District/Roll – Glenmoor Manor Subdivision (Phases 4 and 5) (ATTACHMENT XI).
- N. Resolution No. 2007-057 – Set Public Hearing – Streetlight Special Assessment District/Roll – Grovenburg Woods Subdivision (ATTACHMENT XII).
- O. Sanitary Sewer Acceptance for The Gardens, Phase II (ATTACHMENT XIII).
- P. Resolution No. 2007-064 – Set Public Hearing – Application for Industrial Facilities Exemption – MPT Lansing, LLC (ATTACHMENT XIV).

KREPPS MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED.

A Roll Call Vote was recorded as follows:

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Ayes: Hope, Krepps, Sweet, Ammon, Goodrich, Hayhoe

Absent: Ketchum

MOTION CARRIED

NEW BUSINESS

RESOLUTION NO. 2007-063 – REVOCATION OF INDUSTRIAL FACILITIES TAX ABATEMENT – QUANTUM GRAPHIX, LLC

The Board reviewed memorandums dated September 28, 2007 from Twp. Mgr. Elsinga and Tracy Miller, Director of Community Development (ATTACHMENT XV).

AMMON MOVED TO ADOPT RESOLUTION NO. 2007-063 WHICH REQUESTS THE STATE OF MICHIGAN TAX COMMISSION REVOKE THE INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR QUANTUM GRAPHIX, LLC DUE TO THEIR RELOCATION OUT OF DELHI CHARTER TOWNSHIP.

Tracy Miller, Director of Community Development, stated that in mid-summer 2007 the Township learned that Quantum Graphix was leaving the Township. Attempts were made to contact Quantum Graphix without success. Ms. Miller stated that there is a small contingency left at the property which is believed to consist of three people. The vast majority of the personal property is gone and the personal property that remains was transferred to the property owner for a small fee. Ms. Miller stated that there is no longer an eligible business at this location to receive this abatement. For this reason the Township needs to recommend to the State Tax Commission that they revoke the tax abatement. This needs to be done by October 31, 2007 in order for it to be considered for the 2008 tax year.

Ms. Miller stated that in the Industrial Facilities Exemption Certificate Agreement with Quantum Graphix it states that prior to any revocation of the tax abatement certificate, the Township would provide opportunity for the company to appear before the Board. Ms. Miller stated that the company has been notified. It is noted, that there was no Quantum Graphix representative present at this meeting.

Ms. Miller further stated that the agreement provides for the ability to recapture the amount of taxes that were previously abated. The winter 2007 millages are not yet established; however, it is estimated that the amount is approximately \$16,899.00. Once the millage is finalized, collection will be pursued. Attention will be given to how much it will cost the Township to collect the amount owed.

A Roll Call Vote was recorded as follows:

Ayes: Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope

Absent: Ketchum

MOTION CARRIED

HIGH DEDUCTIBLE HEALTH PLAN AND HEALTH SAVINGS ACCOUNTS

The Board reviewed a memorandum dated September 27, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XVI).

HAYHOE MOVED TO APPROVE THE CONSUMER DIRECTED HEALTH CARE (CDHC) PLAN AS PRESENTED TO THE DELHI CHARTER TOWNSHIP BOARD ON SEPTEMBER 12 AND 18, 2007, WHICH INCLUDES A FLEX BLUE 3 HIGH DEDUCTIBLE HEALTH PLAN (HDHP) WITH A \$2,000/\$4,000 DEDUCTIBLE THROUGH BLUE CROSS BLUE SHIELD OF MICHIGAN (EXHIBIT A) AND ESTABLISHES HEALTH SAVINGS ACCOUNTS (HSAs) FOR ELIGIBLE EMPLOYEES TO BE FUNDED BY THE TOWNSHIP AS PROPOSED IN EXHIBIT B, EFFECTIVE JANUARY 1, 2008.

A Roll Call Vote was recorded as follows:

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Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Krepps
Absent: Ketchum

MOTION CARRIED

**AGREEMENT BETWEEN DELHI CHARTER TOWNSHIP AND IRISH
CONSTRUCTION COMPANY – POTW DIGESTER PROJECT**

The Board reviewed a memorandum dated September 15, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XVII).

**AMMON MOVED TO APPROVE THE AGREEMENT BETWEEN DELHI
CHARTER TOWNSHIP AND IRISH CONSTRUCTION COMPANY FOR THE
CONSTRUCTION OF THE POTW DIGESTER PROJECT IN THE AMOUNT OF
\$8,980,000.**

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Krepps, Sweet
Absent: Ketchum

MOTION CARRIED

**AMENDMENT NO. 2 TO RESOLUTION NO. 2006-042 – FY 2007 GENERAL FUND
BUDGET**

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XVIII).

**SWEET MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO.
2006-042 FOR THE FY 2007 GENERAL FUND BUDGET.**

Marian Frane, Director of Accounting, stated that during the 2008 Budget process, Department Heads were asked to put together a projected 2007 expenditures and revenues report. During the 2008 Budget meeting, it was presented to the Board.

Trustee Sweet stated that the end result of this would reduce the General Fund. Ms. Frane confirmed, stating that originally the Township was going to use \$460,460 and it is now down to \$306,240.

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Krepps, Sweet, Ammon
Absent: Ketchum

MOTION CARRIED

**AMENDMENT NO. 2 TO RESOLUTION NO. 2006-043 – FY 2007 PARKS AND
RECREATION FUND BUDGET**

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XIX).

**KREPPS MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO.
2006-043 FOR THE FY 2007 PARKS AND RECREATION FUND BUDGET.**

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Krepps, Sweet, Ammon, Goodrich
Absent: Ketchum

MOTION CARRIED

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AMENDMENT NO. 2 TO RESOLUTION NO. 2006-044 – FY 2007 FIRE EQUIPMENT, TRAINING, AND APPARATUS FUND BUDGET

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XX).

SWEET MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO. 2006-044 FOR THE FY 2007 FIRE EQUIPMENT, TRAINING AND APPARATUS FUND BUDGET.

A Roll Call Vote was recorded as follows:

Ayes: Hope, Krepps, Sweet, Ammon, Goodrich, Hayhoe

Absent: Ketchum

MOTION CARRIED

AMENDMENT NO. 2 TO RESOLUTION NO. 2006-045 – FY 2007 WATER IMPROVEMENT FUND BUDGET

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXI).

HAYHOE MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO. 2006-045 FOR THE FY 2007 WATER IMPROVEMENT FUND BUDGET.

A Roll Call Vote was recorded as follows:

Ayes: Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope

Absent: Ketchum

MOTION CARRIED

PUBLIC HEARING – 8:00 P.M.

STREETLIGHT SPECIAL ASSESSMENT DISTRICT/ROLLS: a) ASPEN WOODS, b) CENTENNIAL FARMS CONDOMINIUM, c) HOLBROOK HILLS SUBDIVISION, d) KELLER'S RIDGE SUBDIVISION, e) THREE LAKES SUBDIVISION

HOPE MOVED TO OPEN THE PUBLIC HEARING ON STREETLIGHT SPECIAL ASSESSMENT DISTRICT/ROLLS FOR ASPEN WOODS, CENTENNIAL FARMS CONDOMINIUM, HOLBROOK HILLS SUBDIVISION, KELLER'S RIDGE SUBDIVISION AND THREE LAKES SUBDIVISION.

A Voice Poll was recorded as follows: All Ayes

Absent: Ketchum

MOTION CARRIED

Pete Stoughton, Planner, stated that when a subdivision is developed, streetlights are installed for each phase to create a streetlight district. When the subdivision is complete the districts are combined into one district so that everyone in the development pays the same rate.

Also included in this new rate is the Consumers Energy rate increase. Supervisor Goodrich asked if a provision was added so that a public hearing would not be necessary the next time there is a rate increase. Mr. Stoughton answered in the affirmative.

Trustee Krepps questioned the assessment of corner lots. Mr. Stoughton stated that all the streetlights in the subdivision are multiplied by the rate and then divided by the number of the homes.

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Howard Gladding, 3605 Calypso Lane, asked when the streetlight assessments are billed. Treasurer Ammon stated that the assessment is placed on the winter tax bills.

Motion to Close Public Hearing – 8:03 p.m.

GOODRICH MOVED TO CLOSE THE PUBLIC HEARING.

A Voice Poll was recorded as follows: All Ayes

Absent: Ketchum

MOTION CARRIED

AMENDMENT NO. 1 TO RESOLUTION NO. 2006-046 – FY 2007 DEBT SERVICE FUND BUDGETS

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXII).

HOPE MOVED TO ADOPT AMENDMENT NO. 1 TO RESOLUTION NO. 2006-046 FOR THE FY 2007 DEBT SERVICE FUND BUDGETS.

A Roll Call Vote was recorded as follows:

Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Krepps

Absent: Ketchum

MOTION CARRIED

AMENDMENT NO. 2 TO RESOLUTION NO. 2006-047 – FY 2007 COMMUNITY DEVELOPMENT FUND BUDGET

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXIII).

KREPPS MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO. 2006-047 FOR THE FY 2007 COMMUNITY DEVELOPMENT FUND BUDGET.

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Krepps, Sweet

Absent: Ketchum

MOTION CARRIED

AMENDMENT NO. 2 TO RESOLUTION NO. 2006-048 – FY 2007 SEWER FUND BUDGET

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXIV).

HAYHOE MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION NO. 2006-048 FOR THE FY 2007 SEWER FUND BUDGET.

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Krepps, Sweet, Ammon

Absent: Ketchum

MOTION CARRIED

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**AMENDMENT NO. 2 TO RESOLUTION NO. 2006-049 – FY 2007 DOWNTOWN
DEVELOPMENT AUTHORITY FUND BUDGET**

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXV).

**HOPE MOVED TO ADOPT AMENDMENT NO. 2 TO RESOLUTION 2006-049
FOR THE FY 2007 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET.**

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Krepps, Sweet, Ammon, Goodrich

Absent: Ketchum

MOTION CARRIED

**AMENDMENT NO. 1 TO RESOLUTION NO. 2006-050 – FY 2007 BROWNFIELD
REDEVELOPMENT AUTHORITY FUND BUDGET**

The Board reviewed memorandums dated September 27, 2007 from Twp. Mgr. Elsinga and September 21, 2007 from Marian Frane, Director of Accounting (ATTACHMENT XXVI).

**AMMON MOVED TO ADOPT AMENDMENT NO. 1 TO RESOLUTION NO. 2006-
050 FOR THE FY 2007 BROWNFIELD REDEVELOPMENT AUTHORITY FUND
BUDGET.**

A Roll Call Vote was recorded as follows:

Ayes: Hope, Krepps, Sweet, Ammon, Goodrich, Hayhoe

Absent: Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-058 – STREETLIGHT SPECIAL ASSESSMENT
DISTRICT/ROLL – ASPEN WOODS**

The Board reviewed a memorandum dated September 24, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XXVII).

**KREPPS MOVED TO ADOPT RESOLUTION NO. 2007-058, WHICH IS THE
SECOND OF TWO RESOLUTIONS, WHICH CREATES AND APPROVES THE
STREETLIGHT SPECIAL ASSESSMENT DISTRICT NO. SL010 AND SPECIAL
ASSESSMENT ROLL FOR ASPEN WOODS SUBDIVISION.**

A Roll Call Vote was recorded as follows:

Ayes: Krepps, Sweet, Ammon, Goodrich, Hayhoe, Hope

Absent: Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-059 – STREETLIGHT SPECIAL ASSESSMENT
DISTRICT/ROLL – CENTENNIAL FARMS CONDOMINIUM**

The Board reviewed a memorandum dated September 24, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XXVIII).

**SWEET MOVED TO ADOPT RESOLUTION NO. 2007-059, WHICH IS THE
SECOND OF TWO RESOLUTIONS, WHICH CREATES AND APPROVES THE
STREETLIGHT SPECIAL ASSESSMENT DISTRICT NO. SL029 AND SPECIAL
ASSESSMENT ROLL FOR CENTENNIAL FARMS CONDOMINIUM.**

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A Roll Call Vote was recorded as follows:

Ayes: Sweet, Ammon, Goodrich, Hayhoe, Hope, Krepps

Absent: Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-060 – STREETLIGHT SPECIAL ASSESSMENT
DISTRICT/ROLL – HOLBROOK HILLS SUBDIVISION**

The Board reviewed a memorandum dated September 24, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XXIX).

**HAYHOE MOVED TO ADOPT RESOLUTION NO. 2007-060, WHICH IS THE
SECOND OF TWO RESOLUTIONS, WHICH CREATES AND APPROVES THE
STREETLIGHT SPECIAL ASSESSMENT DISTRICT NO. SL027 AND SPECIAL
ASSESSMENT FOR ROLL HOLBROOK HILLS SUBDIVISION.**

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Krepps, Sweet

Absent: Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-061 – STREETLIGHT SPECIAL ASSESSMENT
DISTRICT/ROLL – KELLER’S RIDGE SUBDIVISION**

The Board reviewed a memorandum dated September 24, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XXX).

**HOPE MOVED TO ADOPT RESOLUTION NO. 2007-061, WHICH IS THE
SECOND OF TWO RESOLUTIONS, WHICH CREATES AND APPROVES THE
STREETLIGHT SPECIAL ASSESSMENT DISTRICT NO. SL009 AND SPECIAL
ASSESSMENT ROLL FOR KELLER’S RIDGE SUBDIVISION.**

A Roll Call Vote was recorded as follows:

Ayes: Goodrich, Hayhoe, Hope, Krepps, Sweet, Ammon

Absent: Ketchum

MOTION CARRIED

**RESOLUTION NO. 2007-062 – STREETLIGHT SPECIAL ASSESSMENT
DISTRICT/ROLL – THREE LAKES SUBDIVISION**

The Board reviewed a memorandum dated September 24, 2007 from Twp. Mgr. Elsinga (ATTACHMENT XXXI).

**KREPPS MOVED TO ADOPT RESOLUTION NO. 2007-062, WHICH IS THE
SECOND OF TWO RESOLUTIONS, WHICH CREATES AND APPROVES THE
STREETLIGHT SPECIAL ASSESSMENT DISTRICT NO. SL013 AND SPECIAL
ASSESSMENT ROLL FOR THREE LAKES CONDOMINIUM.**

A Roll Call Vote was recorded as follows:

Ayes: Hayhoe, Hope, Krepps, Sweet, Ammon, Goodrich

Absent: Ketchum

MOTION CARRIED

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON OCTOBER 2, 2007**

ZONING AND DEVELOPMENT

PETITION TO REZONE CASE NO. 07-840 – 2363 CEDAR STREET – TAX PARCEL #33-25-05-15-201-010 – RM-1, MULTIPLE FAMILY TO RM, MULTIPLE FAMILY (PROPOSED ZONING ORDINANCE NO. 608)

The Board reviewed a memorandum dated September 28, 2007 from Tracy Miller, Director of Community Development (ATTACHMENT XXXII).

AMMON MOVED TO APPROVE THE REZONING OF CASE NO. 07-840, 2363 CEDAR STREET, TAX PARCEL NUMBER 33-25-05-15-201-010 (7.64 ACRES), FROM RM-1, MULTIPLE FAMILY, TO RM, MULTIPLE FAMILY, AS RECOMMENDED BY THE PLANNING COMMISSION AT THEIR SEPTEMBER 24, 2007 MEETING, BASED ON THE FOLLOWING:

- 1. THE PROPERTY MUST BE REZONED TO SOMETHING OTHER THAN RM-1 DUE TO THE 1999 & 2000 AMENDMENTS TO THE ZONING ORDINANCE AND THE RECENT DEMOLITION OF THE MOBILE HOME PARK.**
- 2. THE RM ZONING DISTRICT IS CONSISTENT WITH THE PAST AND ANTICIPATED FUTURE USE OF THE PROPERTY AND PROVIDES FOR A “BY RIGHT” DENSITY THAT IS SIMILAR TO WHAT IS PERMITTED IN THE ADJACENT RESIDENTIAL AREAS AND UP TO 12 UNITS PER ACRE WITH THE ADDITIONAL PROTECTION TO THE TOWNSHIP OF AN APPROVED SPECIAL USE PERMIT.**
- 3. THE PRINCIPALS OF TRANSITIONAL LAND USE PLANNING ARE RECOGNIZED AND IMPLEMENTED BY REDUCING INTENSITY OF LAND USES FROM CEDAR STREET (COMMERCIAL) TO MULTI-FAMILY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL IN THE AREA.**
- 4. THE PROPERTY IS OF A SHAPE AND SIZE THAT WOULD MAKE IT VERY DIFFICULT TO USE FOR COMMERCIAL OR SINGLE/TWO FAMILY RESIDENTIAL LAND USES BECAUSE IT IS RELATIVELY LONG AND NARROW.**
- 5. IT IS IMPORTANT TO PLAN FOR HIGH DENSITY AND MULTI-FAMILY LAND USES IN AREAS WHERE THERE IS APPROPRIATE INFRASTRUCTURE AND PUBLIC SERVICES. ALL UTILITIES, PUBLIC TRANSPORTATION AND EMERGENCY SERVICES ARE READILY AVAILABLE AT THE PROPERTY. THE HOLT SCHOOL DISTRICT IS ABLE TO ACCOMMODATE ANY FUTURE NEW STUDENTS THAT MAY RESULT FROM DEVELOPMENT.**
- 6. THE SITE IS LOCATED NEARBY THOSE SERVICES AND RESOURCES THAT ARE NECESSARY FOR DAILY LIVING.**
- 7. THE SITE HAS FRONTAGE AND ACCESS ON A PRIMARY ROADWAY WITHIN THE TOWNSHIP.**
- 8. THE PROPERTY IS SHOWN AS HIGH-DENSITY RESIDENTIAL ON THE FUTURE LAND USE MAP WITHIN THE 2007 MASTER PLAN WHICH CAN BE IMPLEMENTED BY THE RM ZONING DISTRICT.**

(ZONING ORDINANCE NO. 608)

Tracy Miller, Director of Community Development, stated that the Planning Commission was very specific in defining the reasons behind the action that they took on the rezoning. Input was received at the Planning Commission Public Hearing held on September 24, 2007.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON OCTOBER 2, 2007**

Ms. Miller stated that this property is the old Holt Manor Mobile Home Park property. The rezoning was initiated by the Township because, amongst other reasons, it is categorized as RM-1. The 1999 changes to the Zoning Ordinance stipulated that the RM-1 district was only permitted for existing development and that new development was not allowed under that zoning. The Township has been working for approximately two years to identify and rezone the vacant RM-1 properties in the Township. This rezoning is a continuation of that process.

Renee Sumerix, 2616 Frank Street, asked the Board if there was a set and adjust to the agenda that changed the order for the Master Plan Amendment on the agenda. Supervisor Goodrich answered in the negative (the order for the Master Plan Amendment was not changed on the agenda). Ms. Sumerix asked if the Board considered the public comments in regards to the Master Plan Amendment. Supervisor Goodrich stated that they did and they received her correspondence dated October 2, 2007 (on file in the Clerk's office). Ms. Sumerix asked if the endorsement of the plan was issued by the Board. Ms. Miller summarized her previous explanation to the Board that there is not a legal need for a formal action of endorsement; the Plan is submitted to the Board for their information and concurrence since it is ultimately the Board's and Planning Commission's responsibility to implement it in the future. Ms. Sumerix asked if the minutes will reflect the endorsement of the plan or any recommended changes. Supervisor Goodrich stated that the Board did not recommend any changes and was supportive of the plan as it was presented by the Planning Commission.

Ms. Sumerix stated that the September 10, 2007 Planning Commission minutes under the heading "Public Comment" reflect an inaccurate comment made by her. The minutes state "she opposes the section 14 change" when actually this property is located in section 15. Ms. Sumerix requested that the minutes be changed to reflect the proper section.

Ms. Sumerix spoke in opposition to this rezoning.

A Roll Call Vote was recorded as follows:

Ayes: Ammon, Goodrich, Hayhoe, Hope, Krepps, Sweet

Absent: Ketchum

MOTION CARRIED

REPORTS

SUPERVISOR

OHM OPEN HOUSE

Supervisor Goodrich reminded the Board of the OHM Open House on October 6, 2007 from 9:00 a.m. to 12:00 p.m.

LEGISLATIVE BREAKFAST

Supervisor Goodrich stated that he received an invitation to the Legislative Breakfast on October 24, 2007 at 7:30 a.m. at the Capital Area Michigan Works and invited the Board members to attend as well.

DDA UPDATES

Supervisor Goodrich reported that the DDA is continuing to look at the old "fire barn" in regards to turning it into a new Senior Center.

CLERK

MTA INGHAM COUNTY CHAPTER MEETING

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON OCTOBER 2, 2007**

Clerk Hope reminded the Board of the Michigan Townships Association - Ingham County Chapter meeting on October 23, 2007 at 6:00 p.m. Members will meet at the Ingham County Clerk's Office for a tour with the regular meeting to follow at City Limits Restaurant.

NOVEMBER 6, 2007 BOARD MEETING CHANGE OF DATE

Clerk Hope stated that when the 2007 Board meeting schedule was drafted last year, an odd year November election was not expected; however, because of the November 6, 2007 election the Board meeting will be rescheduled to Wednesday, November 7, 2007 (this item approved earlier in the evening under consent agenda).

TOWNSHIP MANAGER

SEPTEMBER MONTHLY REPORT

The Board reviewed the September Township Manager Report (ATTACHMENT XXXIII).

PROPOSED 2008 HOLIDAY SCHEDULE

Tricia Vander Ploeg, Administrative Assistant/Deputy Supervisor, reported on the 2008 proposed holiday schedule. Ms. Vander Ploeg stated that while preparing the 2008 Holiday Schedule it was noticed that the Christmas holiday falls on a Wednesday and Thursday (December 24 and 25) in 2008. It was suggested to offer employees Friday, December 26th off in lieu of the Good Friday holiday (March 21) holiday.

Another holiday in question is New Year's Day which falls on a Tuesday in 2008. It was suggested to offer employees Monday, December 31st off in lieu of Presidents Day (February 18). Treasurer Ammon stated that December 31st may be a problem for his office in regards of tax collections.

SENIOR CENTER / COMMUNITY CENTER

Discussion was held regarding the naming of the Senior Center/Community Center. Trustee Krepps asked if private funding is available for the center. Twp. Mgr. Elsinga answered in the negative. Trustee Krepps stated that in his opinion, since the center would be funded by taxpayer dollars, it should be available for use by the entire community and by calling it a Senior Center narrows the options. Clerk Hope stated that the building is replacing the current Senior Center and he would not want the center to be called a Community Center unless space was available to accomplish the needs of a Community Center. Trustee Krepps stated that if the building is known as a Community Center, it would not exclude senior activities. Trustee Krepps stated that the Sam Corey Senior Citizen Center had private funding and with that not being true for the new facility, is questioning whether there should be the same constraints on it.

LIMITED PUBLIC COMMENTS

Donna Gemain, 2061 College Road, commented that she is concerned about the large number of properties being foreclosed on in the Township.

ADJOURNMENT

Meeting adjourned at 8:47 p.m.

FYI

1. Letter dated September 20, 2007 from City of Mason Administrator Martin A. Colburn re: Randy Mastin, Delhi Township Building Inspector.

SUBJECT TO APPROVAL

**DELHI CHARTER TOWNSHIP
MINUTES OF REGULAR MEETING HELD ON OCTOBER 2, 2007**

Date: _____

Evan Hope, Township Clerk

Date: _____

Stuart Goodrich, Supervisor

/af

SUBJECT TO APPROVAL