

CHARTER TOWNSHIP OF MONITOR
REGULAR TOWNSHIP BOARD MEETING
APRIL 23, 2012

The Supervisor called the meeting to order at 7:00 p.m.

Members present: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller
Members absent: None

The Pledge of Allegiance was recited by all present.

Public Input opened at 7:01 p.m.

County Commissioner V. Begick updated the board regarding the Kachiros situation discussed at the last meeting. Begick reported Ms. Kachiros has moved out of the duplex and will send copies of the independent inspection reports to the health department.

Begick also reported he attended a conference in Lansing today and it looked promising that more revenue sharing dollars may be available to the County.

Public input closed at 7:04 p.m.

Motion by Miller supported by Kochany to adopt the agenda with the addition of the estimate for N. Union road and 2012 road improvement contracts.

Motion carried.

Motion by Malkin supported by Miller to approve the minutes of the April 9, 2012 regular meeting as presented.

Motion carried.

Motion by Kochany supported by Pike to pay the bills in the amount of \$31,039.06 from General Fund.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

Motion by Kowalski supported by Kochany to receive the Treasurer's Report for March 2012.

Motion carried.

Planning Commission Request for Board Direction Regarding Sign Amendment

The board received copies of the Kochville, Saginaw and Frankenlust Township sign ordinances. Malkin stated he was in favor of amending our ordinance by 1) reducing the frequency for the change on electronic message boards and 2) provide clarification by providing definitions for a ground and pole sign.

Brandt stated he was in favor of limiting the height for ground and pole signs to 12 feet.

Miller stated the ZBA would like input if there are to be any substantial changes to the sign ordinance.

Kowalski stated she is not in favor of amending the ordinance to provide a time limit for the replacement of non-conforming signs in the event a 12 foot height limit should be established as in Kochville and Saginaw township ordinances. Kowalski feels this would put a burden on business to replace their signs where if may not be justifiable if the current signage is in good repair. Kowalski stated she is not opposed to a change in height limitations, just that the change goes into effect from the time of ordinance adoption forward.

Malkin and Miller both expressed the opinion they liked the dimmer provision for electronic message board signs as provided in the Kochville and Saginaw Township ordinances.

Arnold felt that may not be necessary because our ordinance provides a maximum candle power output in 15.06 (g). It was also Arnold's opinion that the 8 foot height limitation for ground and pole signs is clearly stated in our ordinance.

There was board discussion regarding the frequency LED signs can change text; the possibility of removing the limitation that LED signs can only be on ground signs provided they do not exceed the size limit and candlepower stated in the ordinance, the need for clear definitions regarding signs; and the unanimous agreement for messages displayed on LED signs to be stationary (no blinking, flashing, strobing, or scrolling).

Following discussion it was the consensus of the board to direct the Planning Commission to amend the sign provisions contained in Chapter 15 of the Zoning Ordinance as follows:

- 1) Generally, the sign ordinance is working well and there is no need to regulate the maximum sign height with a terminal date.
- 2) No moving signs (defined and prohibited).
- 3) Improved definitions at the beginning of the chapter for wall, ground, pole, tower and roof signs, as well as a definition for electronic message boards.
- 4) Remove any inconsistencies.
- 5) Review arguments pro/con for LED change from four hours to between 10 to 30 seconds and determine the legality of regulating gas price changes.
- 6) Specify the need to have dimmer controls on any electronic message boards.

Estimate for N. Union Road & 2012 Road Improvement Contracts

As requested by the board at the last meeting, Brandt provided an estimate from the Road Commission to do N. Union Road between 4 Mile & Mackinaw. The total estimated cost for crush & shape, add aggregate and provide drainage was \$79,873. This was considerably more than the board had anticipated. The estimated amount for the drainage alone was \$30,000. Brandt will investigate the additional process necessary to contract outside of the county road commission for ditching/drainage work. Factoring in the road improvements that were approved at the April 9, 2012 meeting were over budget by \$9,414, the board will postpone work on N. Union.

Brandt stated the Road Commission contracts for the approved road improvements came in \$257 over the estimates that were provided and additional approval is necessary.

Motion by Pike supported by Malkin to approve an additional \$257 for the 2012 road improvement projects previously approved at the April 9, 2012 meeting.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

Extension Request - Final Preliminary Plat Approval of Holly Springs Subdivision Phase I

A letter has been received from R. Schauman requesting a one year extension on the final preliminary plat approval for Holly Springs Phase 1. The board had granted final preliminary plat approval on May 10, 2010.

Motion by Malkin supported by Miller to grant the April 3, 2012 request submitted by R. Schauman for an extension of the May 10, 2010 final preliminary plat approval for Holly Springs Subdivision Phase I to May 10, 2013 as provided by Section 3.3 (5)(b) of Monitor Township Subdivision Control Ordinance No. 45.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

Review of Resolution R-2012-002 of Resolution Requiring Inspection of Connections to Public Water Supply

Arnold requested at the last meeting for the board to review Resolution R-2012-002 that required township inspection all new connections to the public water supply lines in the township.

Arnold does not feel that the township should require inspection of waterlines that are not in the Monitor 2 district.

Arnold will submit his questions concerning the resolution to Austin.

R-2012-006 Resolution Adopting and Establishing Fees for Building, Mechanical & Plumbing Permit Applications

D. DeGrow reported the majority of the fees contained on the revised plumbing and mechanical permit applications approved at the last meeting by the adoption of resolution R-2012-004, had not been updated in quite some time. The fee schedules contained on the plumbing and mechanical permit applications have since been updated.

DeGrow also submitted a proposed building permit fee schedule and valuation table to for building permit applications fees.

There was board discussion regarding the proposed fees presented for mobile home placement, residential demolition, and for contractor registration.

Motion by Arnold supported by Pike to table consideration of resolution R-2012-006 to the next regular meeting.

Motion carried.

Discussion Regarding Organizational Structure of New Water Membrane Plant

Brandt reported on April 12, 2012 an initial governance workshop meeting was held at Bangor Township for all water districts in Bay County to discuss the goal as to how each local unit would like the new Saginaw-Midland water membrane plant to be set up. Tom Traciak of H.J. Umbaugh & Associates conducted the workshop and gave a presentation regarding the goals each of the water district governing bodies need to consider when establishing a new plant cooperative. These goals included establishing the basis for the budget, user rates, operations, capacity rights, expansion, debt and ownership, and representation. At the end of the meeting, Traciak encouraged district representatives to discuss the information with their boards/commissions before the next meeting.

Arnold feels that the township should remain a customer and not an owner of the new water plant.

Kowalski stated on consideration would be if we were a part owner, we would have some say as to the rate charged for the water. As a customer we would have no input.

Brandt responded that if Bay City updates their current plant, the cost of the improvement would be passed along to us as a customer. If the township joins to become part owner of a new plant, it would assume a portion of the debt and would still pay our share. There is going to be a cost either way. Brandt is concerned that even if the water membrane plant is operated and maintained by the Bay County Department of Water & Sewer, it would still be under the governance of the Road Commission where they would set the policy (i.e. budget/wages etc.) and we would still be, in effect, a customer.

Brandt would like to see a new plant, but set up under the control of a water authority.

Kowalski stated this should be discussed at the next meeting to see what direction to take to safeguard the township's best interests so it does not happen that the managing entity becomes the controlling entity.

All board members were encouraged to attend the next workshop meeting to be held on May 3, 2012 at 1:30 p.m. at Bangor Township Hall.

Hall Request ó Fire Department Pancake Breakfast 2013

Motion by Kowalski supported by Miller to grant the Monitor Township Firefighters Association request for use of the township hall March 14-17, 2013 for the 43rd Annual Pancake Breakfast to be held on Sunday March 17, 2013; signed contract, all fees waived.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

The meeting adjourned at 9:50 p.m.

Cindy L. Kowalski, Clerk

Gary A. Brandt, Supervisor