

CHARTER TOWNSHIP OF MONITOR  
SPECIAL TOWNSHIP BOARD MEETING  
MAY 15, 2017

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

Members present: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh  
Members absent: None  
Also present: M. Norton, Township Engineer

The Pledge of Allegiance was recited by all present.

Public Input opened at 7:01 p.m. No public present wished to speak and public input was closed.

Motion by Reder supported by Walsh to adopt the agenda as presented.  
Motion carried.

Malkin explained the purpose of the meeting is to conduct the public hearing to create a special assessment district for Goetz Ct. Subdivision drainage improvements. After the district is created and the costs are obtained, there will be a second public hearing of the assessment roll to allocate the costs over the term of the bond.

The public hearing opened at 7:07 p.m.

M. Norton gave a history of the previous subdivision meetings leading up to tonight's meeting, enforcing the drainage expense is additional to the township road millage paving project. Norton showed a powerpoint of the parcels included in the proposed special assessment district.

Norton stated the road will be crushed, shaped and graded to the correct grade to allow proper flow. That portion will be paid by the road millage.

Norton has investigated the current drainage. Part of the improvements include the addition of one drain, the need to re-set other drains and the replacement or addition of driveway culverts. The approximate cost of the improvements is estimated at \$150,000.

As previously stated, the purpose of the meeting is to set the special assessment district. If the parcel owner has an open ditch, it will remain an open ditch. If driveways are gravel, they will be replaced with gravel. If the driveway is concrete, it will be replaced with asphalt due to the regulation adopted by the Road Commission prohibiting concrete abutting a road.

Malkin stated the process is long and involved to create special assessment districts, obtain bids and go through the bond process to obtain financing. The earliest start date of the project may be late Fall 2017, but would more likely be Spring of 2018.

Mr. L. Jebb, 2654 Fairfield Dr., asked if the drainage pipes will be replaced.

Norton stated if the drainage pipe was installed properly and at the correct grade, it would not be replaced.

Mr. K. McMullen, 5430 Goetz Ct., asked if the drain on the Road Commission property was included; stating the drain is plugged and at a higher grade. The Road Commission has not maintained the drain and McMullen asked why they would be paying to have it replaced. Norton stated all property owners would receive benefit from the drainage improvements. He will check with the Road Commission to see if they will take care of that drain or be included in the special assessment district.

S. Cardinal, 5402 Goetz Ct., asked if the grade slope will start at the cul-de-sac and proceed to Salzburg. Cardinal also asked Norton to show where the catch basins would be installed. Norton showed on the powerpoint map the estimated location of the catch basins and the intent of the drainage flow.

R. Bell, 5433 Goetz Ct., stated there is a catch basin located on his property that is buried and does not connect anywhere. The new drain that was installed in 2007 was not tied into the old one.

Mr. L. DeYoung stated he was in attendance to represent his mother's property at 5473 Goetz Ct. He stated there is a ditch in the front yard that does not do anything. Norton agreed stating that is a high point in the grade. His design is for it to remain an open ditch and to install driveway culverts.

R. Bell stated he was concerned regarding the timeline. He has been waiting since 2007 for the drainage to be fixed.

Mrs. B. Jebb, 2654 Fairfield Dr., stated she was concerned the drainage fix would be done and it would not last after a few years.

Norton stated the improvement is designed to provide drainage over the course of the bond.

Mrs. M. Bell, 5433 Goetz Ct., stated her property floods every time it rains and has caused her driveway to drop due to the standing water.

Mrs. S. Thibo, 5413 Goetz Ct., asked if the road would be raised.

Norton replied the road would be crushed and re-graded as base and paved with three (3) inches of asphalt. Driveways would be cut back to tie them into the new grade and the cut out portion would be restored.

Norton did state the Road Commission does not allow concrete to the street. If the driveway cutout was concrete, it will be restored with asphalt.

Mr. Bell stated every manhole is 4 to 6 inches above the road and the snow plow takes them out. Norton stated the road will be repaved then the manholes would be cut out and raised to the road grade.

P. Baran, 5447 Goetz Ct., asked what would happen if she wanted to enclose her ditch.

Norton recommended waiting until after the improvements were done to know the correct grade.

Mr. DeYoung asked how far the ditching would come into the yard, adding his mother wants to replace her driveway.

Norton stated all ditching will be done in the road right-of-way which extends 33ø from the center of the road. Norton also suggested his mother wait until the drainage and road improvements are completed before replacing her driveway.

Mr. R. Thibo, 5413 Goetz Ct., stated it appears the cul-de-sac will receive minimal improvements.

Norton stated there would be replacements of the culverts.

J. Smith 5393 Goetz Ct., showed the location of the drain on his property and asked how it would be impacted. Mr. Smith stated he also gets ponding in his front yard and asked if the yard would be graded to slope to the drain.

Norton stated the impact the drain on his property would be dependent on the elevation. The project is designed to provide drainage for the road. It is not designed to alleviate yard drainage outside of the road right-of-way.

D. Stringer, 5462 Goetz Ct., stated he has an open ditch and had asked at a previous meeting if it could be enclosed.

Norton stated the ditch could be enclosed but he would have to assume the additional cost. It would also be dependent if there would be sufficient grade to bury the pipe and maintain drainage.

J. Smith asked if they had the proper number of petition signatures to create the district.

Norton stated they had signatures from property owners for 14 out of the 22 parcels.

Mrs. R. King, 5412 Goetz Ct., stated part of the drainage problems are a result of when I-75 was put in. At that time the property owners were promised fencing and other items would be done and nothing was followed through.

R. Bell asked if there was any guarantee of performance.

Norton stated he cannot guarantee drainage in a major rain event where the volume of water may offset the ditching size and gravity but did state it would eventually drain away.

K. McMullen asked where the ditch water would be directed to go.

Norton stated the water will flow north to the MDOT ditch.

J. Smith stated he is concerned there will be the need to replace additional items which would escalate the costs. Smith also asked if the radius of the cul-de-sac would change.

Norton stated he is confident in his cost estimate and added there is also a built in contingency. As for the radius, it should stay the same.

Mrs. S. Thibo 5413 Goetz Ct., asked if they do not have an open ditch, would they get one?

Norton replied they may have a slight slope put in to direct the water to the drainage.

Mr. L. Jebb, 2654 Fairfield Dr., asked if cement culverts would be put in.

Norton stated he is planning for cement but if the costs come in too high, they may explore putting in plastic pipe.

Malkin asked if there were any other public that wished to speak.

Hearing no reply, the public hearing was closed at 8:07 p.m. and the meeting was adjourned.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor