

**THE CHARTER TOWNSHIP OF OSHTEMO**  
**Township Board Meeting**  
**June 12, 2007**

Township Board work session was held at the Township Hall. Supervisor VanDyke called the meeting to order at 5:00 p.m.

**PRESENT:**

Supervisor John VanDyke  
Clerk Deb Everett  
Treasurer Nancy Culp  
Trustee Dave Bushouse  
Trustee James Grace  
Trustee Stan Rakowski  
Trustee Neil Sikora

Also present was James Porter, Township Attorney, Marc Elliott, Township Engineer, and 4 interested people.

**Meeting Room Upgrade** – Kris Nelson from Schley Architects reviewed with the Board the bids received for upgrading the meeting room. He advised two bids had been received with the low bid from Cornerstone Construction in the amount of \$54,500 with a \$2,600 credit if walls are painted instead of vinyl covered and a \$2,500 allowance for wall prep. Consensus was to accept the low bid from Cornerstone Construction with the paint and wall prep options and Trustee Bushouse as Township contact for the project.

**Building Permit Bond Proposal** – Building Official Bob Horton presented to the Board information regarding outstanding building permits due to final inspections not being requested. After lengthy discussion, consensus was Mr. Horton, Supervisor VanDyke, and Attorney Porter would meet with representatives of the Home Builders Association to study and make a recommendation on the issue.

**Citizen Comment** – Robert Kaufman commented on the need for the community to support the Kalamazoo Promise.

**Closed Session** - Motion by Culp, second by Sikora to move into closed session to discuss a real estate transaction. Roll call showed Bushouse-yes, Culp-yes, Everett-yes, Grace-yes, Rakowski-yes, Sikora-yes, VanDyke-yes.

The meeting was adjourned to closed session at approximately 6:30 p.m.

The open meeting was reconvened at approximately 6:50 p.m.

The board work session was adjourned at approximately 6:50 p.m.

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

Also present were James Porter, Township Attorney, Marc Elliott, Township Engineer, Senior Planner Mary Lynn Bugge, Deputy Fire Chief Paul Karnemaat and 6 interested people.

Clerk Everett noted corrections to the May 15<sup>th</sup> minutes; reference to pervious pavement and spelling of Jason in the various text amendments item. Motion by Sikora, second by Grace to approve the May 15<sup>th</sup> regular meeting minutes as corrected and the May 17<sup>th</sup> special meeting minutes as presented. Carried.

Income to the General and Fire Funds of \$168,775.16 and disbursements of \$292,918.67 were reported. Motion by Grace, second by Rakowski to accept the receipts and disbursements report. Carried.

**CITIZENS COMMENTS**

None.

### **FIREWORKS PERMIT – 10463 WEST H AVENUE**

An application from Andy Webb for a fireworks permit to conduct a fireworks show on June 30<sup>th</sup> at 10463 West H Avenue was before the Board for consideration. Clerk Everett advised the details of the application, including Fire Department approval, were the same as the one Mr. Webb obtained last year.

Motion by Grace, second by Rakowski to approve the fireworks permit. Carried.

### **LOT SPLIT 6460/6438 HOLLISON DRIVE**

Senior Planner Bugge presented a request from Katie Jacobs for approval of a lot split to allow the east 20 feet of Lot 15, West Port Trails No. 1, to be combined with Lot 16 noting Lot 15 is vacant, Lot 16 contains a dwelling and both are owned by the applicant.

Ms. Bugge further advised the lots as proposed would meet dimensional requirements, each lot would have direct access to a public roadway, access to public utilities and public water, and conform in all particulars to the requirements of the Land Division Act and Township Ordinances.

Motion by Culp, second by Rakowski to approve the lot split subject to the applicant obtaining approval/determination from the Kalamazoo County Human Services Department that reconfigured Lot 15 is found satisfactory for a septic system and subject to the applicant providing legal descriptions of the revised lots for Township review and the split and combination shall be evidenced by a recorded deed for each redescrbed lot. Carried.

### **VARIOUS TEXT AMENDMENTS – ZONING ORDINANCE – SECOND READING**

A recommendation from the Planning Commission for proposed ordinance amendments to increase various minimum requirements of the Zoning Ordinance, language clarifying density calculations for a PUD, increases to minimum width and area required for a two family home along with correction of a typographical error was before the Board for Second Reading. The Planning Commission recommendation included clarifying that density calculations for a PUD does not include areas encompassing existing and future public street right of way or private street easement, increasing minimum living area to 1,000 square feet for one and two family dwellings, increase minimum lot area for two family dwellings with sewer and water to 16,000 square feet, increase minimum lot width at building set back line to 100 feet for single family dwellings and 160 feet for two family dwellings, and correct a typographical error referring to pervious payment.

Motion by Grace, second by Culp to adopt the text amendments. Carried.

### **REQUEST FOR PURCHASE FROM FIRE DEPARTMENT – SCBA AIR CYLINDERS**

Deputy Fire Chief Karnemaat presented a request for purchase of 16 self contained breathing apparatus. He advised the cylinders have a 15 year life span and will expire in October, 2007. He noted the cost is \$831.00 per cylinder but if purchased before the end of June, a \$200.00 per cylinder credit would be available along with free shipping.

Motion by Rakowski, second by Culp to approve the expenditure in the amount of \$10,096.00. Carried.

### **RESOLUTION TO AMEND BUILDING PERMIT FEE SCHEDULE**

Attorney Porter advised it had come to his attention the resolution previously adopted establishing building permit fees needed to be clarified regarding the formula multiplier and no fee had been established for the Building/Fire Code Board of Appeals.

Motion by Everett, second by Sikora to adopt the resolution. Roll call showed Bushouse-yes, Culp-yes, Grace-yes, Everett-yes, Rakowski-yes, Sikora-yes, VanDyke-yes.

### **BUILDING PERMIT BOND PROPOSAL**

As discussed at the work session, Building Official Horton, Supervisor VanDyke, and Attorney Porter will meet with representatives of the Home Builders Association to study and make a recommendation on the issue.

### **MEETING ROOM UPGRADE**

As discussed at the work session two bids had been received for upgrading the meeting room to include new carpeting, wall paint, ceiling tiles, laminate surfaces and trim, with the low bid from Cornerstone Construction in the amount of \$54,500 with a \$2,600 credit if walls are painted instead of vinyl covered and a \$2,500 allowance for wall prep. Consensus was to accept the low bid from Cornerstone Construction with the paint and wall prep options and Trustee Bushouse as Township contact for the project.

Motion by Bushouse, second by Grace to accept the bid from Cornerstone Construction. Carried.

#### **MICHIGAN TOWNSHIPS ASSOCIATION DUES**

Membership dues for the Michigan Townships Association in the amount of \$5,594.96 were before the Board for consideration. In response to a question from Justine Hertzell, 2484 Isle Harbor, it was noted MTA is working to oppose legislation introduced in the State House to move election administration, tax collection and assessing duties away from townships to the counties, but require the townships to reimburse for the cost.

Motion by Sikora, second by Grace to approve the expenditure for payment of the dues. Carried.

#### **OTHER BUSINESS**

##### **M-43 WATER MAIN PROJECT**

Engineer Elliott advised a contract had been negotiated with Peters Construction, MDOT's contractor for the M-43 road project, for installation of water main in the south right of way between 9<sup>th</sup> Street and Lodge Lane, and a drainage improvement at 6446 West Main in the amount of \$171,970. Board member comments included the hope better public relations would be seen with this project than were received on the North 6<sup>th</sup> Street project.

Motion by Culp, second by Grace to accept the bid from Peters Construction.

#### **JUNE 26<sup>TH</sup> TOWNSHIP BOARD MEETING**

Discussion was held concerning the next regular meeting on the 26<sup>th</sup> being the same date as the next scheduled Alamo Zoning Board meeting regarding the gravel pit and the need to have our representation there.

Motion by Everett, second by Culp to change the time of the regular meeting for June 26<sup>th</sup> to 6:00 p.m. to adjourn at 7:00 p.m. Carried.

#### **REAL ESTATE TRANSACTION**

Motion by Bushouse, second by Sikora to direct the Township Attorney to prepare the offer for purchase of real estate from Kalamazoo College adjoining the Drake House property as discussed in the earlier closed session. Carried.

#### **BOARD MEMBER COMMENTS**

Trustee Sikora advised the Park Committee discussed the need for a recreation plan and reviewed a proposal for security lighting at the Drake House.

Trustee Bushouse commented he received some phone calls following the recent occurrence of City's tornado sirens being activated inquiring why the Township does not have them. He advised Deputy Chief Karnemaat he would like to see a proposal. Trustee Rakowski concurred.

There was no further business and the meeting was adjourned at approximately 7:40 p.m.

**DEBORAH L. EVERETT**  
Township Clerk

**Attested: JOHN VANDYKE**  
Supervisor