

**MINUTES OF PINE RIVER TOWNSHIP BOARD
REGULAR MONTHLY MEETING
NOVEMBER 13, 1996**

1. The regular monthly meeting of Pine River Township was called to order at 7:00 p.m. by Supervisor Arnold at the Township Hall.
2. The Board and guests gave pledge to the Flag.
3. Present for Roll Call: Linn, Smith, Arnold, Best and Mitchell
4. Approve the Agenda: **(2) Additions**
Under "Old Business" ADD **"9d"** Fire Agreement and **"9e"** Blight Concern Statement.
Motion made by Mitchell, seconded by Best to approve the agenda with 2 additions. 5 Yeas 0 Nays.
5. Approval of the Regular Meeting Minutes dated October 9, 1996 and closed door session.

Moved by Best, seconded by Smith to approve the meeting minutes and closed door session.
5 Yeas 0 Nays.
6. Brief Public Comment:
7. Payment of the Bills: The October bills were reviewed. Motion made by Best, seconded by Smith to approve the October Bills. Roll Call: Best yes, Arnold yes, Smith yes, Linn yes and Mitchell yes.
5 Yeas 0 Nays.
8. Reports by Boards and Commissions:
 - 8a. Treasurer - Treasurer's report was approved as presented.
 - 8b. General Fund Budget: Arnold went over the General Fund. Questions were asked and answered.
 - 8c. Planning and Zoning Commission: A commission member reported the out come of the Alma College request and how they have approved it.
9. Old Business:
 - 9a. Special Use Permit: Alma College - Mr. Jon Groteluschen: In the absence of Mr. Jon Groteluschen, Mr. Duane Knecht ran us through relevant background. This past year Alma College purchased approximately 9 acres on Charles Road with the expansion of a baseball field in mind. They intend to relocate the field from the main campus to free up some land. He gave each Board Member a copy of the "Klenk Field Master Plan" which showed the entire layout of the projected facility. (Copies attached and made part of these minutes). The estimated time to completion is one year. (To be discussed under 10b).
 - 9b. St. Louis sewer agreements - Mr. Dennis Collison: Mr. Dennis Collison, City of St. Louis, Manager, read us through a recommended Third Amendment to the original Wastewater Treatment Agreement of the 10th of May 1977. After hearing the recommended changes, motion made by Smith, seconded by Linn to table this decision until the December 11, 1996 meeting, so the new Board can make its own decision. 5 Yeas 0 Nays.

Another letter from Collison related to the sidewalk improvements on M-46 by David Street to Pine River Bridge in St. Louis, the City would like Pine River Township to pay half the paving costs. They would appreciate Pine River Township's answer by early Spring.

- 9c. (To be heard under 10f)
- 9d. Fire Agreement: An updated agreement of an original agreement dated July 1, 1987 was presented. The terms of this agreement shall be extended to June 30, 2003. The parties' allocation of revenue and expenditures shall for the year, July 1, 1996 to June 30, 1997 be referred to as 'FY 1997'. The agreement would be between the Townships of Arcada, Sumner, Seville and Pine River, and the City of Alma, all of Gratiot County Michigan. This agreement would be for the purchase of a new fire truck for FY 1997 for a total approximate cost of \$250,000.00, which cost shall be borne by the parties in accordance with a subsequent financing agreement to be entered into at the time of the purchase of said vehicle. Smith raised concerns regarding the length of contract time with City of Alma, stating his belief that 5 years was too long.
Motion made by Smith, seconded by Best to table the decision until the December 11, 1996 Board Meeting. 4 Yeas 1 Nay. Motion passes. A copy of this agreement is attached to these minutes.
- 9e. Blight Concern Statements: The Board received four Blight letters all dealing with the same situation. Motion made by Smith, seconded by Mitchell to turn them over to the new Supervisor-Elect.
Discussion. 5 Yeas 0 Nays.
10. New Business:
- 10a. Garr Tool: Industrial Exemption - Mr. Raymond Wilcox and John Leppien: Garr Tool Company would like the Board to consider a new Industrial Facilities Tax Exemption covering recent and anticipated improvements, as they continue to upgrade their facility through machinery, equipment purchases and building expansion. This one is for about \$ 3.8 million.
Motion made by Mitchell, seconded by Linn to accept the application request. 5 Yeas 0 Nays.
Motion made by Mitchell, seconded by Best to establish December 11, 1996 at 7:15pm as the Public Hearing time for Garr Tool Company. 5 Yeas 0 Nays.
- 10b. Resolution on Special Use Permit for Alma College: Resolution # 96-066 **"A RESOLUTION TO GRANT A SPECIAL USE PERMIT"**
WHEREAS, the revised zoning ordinance of Pine River Township establishes primary uses for all categories of land within the township but also allows certain secondary, acceptable uses to apply, upon the issuance of a special use permit; and

WHEREAS, the issuance of a special use permit is contingent upon review by the Pine River Township Planning and Zoning Commission, which must hold a public hearing upon the application for the special use permit prior to deciding the merits of the request; and

WHEREAS, Alma College has made an official request for such a special use permit for the purposes of creating a non-profit recreational facility on Smith Road, an approvable special use in the agricultural district in which the property in question is located, and

WHEREAS, the Planning and Zoning Commission, after publishing notice of a public hearing in the Morning Sun and after sending official notification of same to all residents within a 300' radius of the property in question, did hold the stipulated public hearing on Wednesday, October 23, 1996, commencing at 7:30 p.m. at the Township Hall, 1495 W. Monroe Road, St. Louis, Michigan; and

WHEREAS, at the regular monthly meeting of the Board of Trustees of Pine River Township the Planning and Zoning Commission did report its support for the aforementioned special use permit;

10b (Con't)

NOW, THEREFORE, BE IT RESOLVED:

- 1) the township board approves the issuance of a special use permit for the establishment of a non-profit recreational facility, to wit a baseball stadium and allied practice areas, providing that this facility not include floodlights and not be used for evening events requiring special lighting.
- 2) this special use permit is to be reviewed annually, to assure continued compliance with the principles contained in the amended zoning ordinance.

Motion made by Mitchell, seconded by Linn to approve the Resolution. Discussion.

Roll Call - Smith yes, Linn yes, Best yes, Mitchell yes and 1 Abstaining - Arnold

The Supervisor declared the resolution passed.

- 10c. Authority to print amended zoning ordinance: Arnold received two quotes for printing the new zoning ordinance, one from Brown Printing and one from Quality Printing. For one hundred copies of the zoning ordinance, which involves 66 pages, plus an insert of the map on both sides, and a heavy cover Brown Printing wants \$1,442.00. Quality Printing had several choices: 100 copies = \$1,056.30, 200 copies = \$1,220.79 and 300 copies = \$1,385.69.

We have the money in the Planning and Zoning to cover either of the costs, even though it is not listed only under publication. However, we can recoup some of the costs by selling the copies as they are requested. Best estimated a per copy cost to be \$5.00 so that the sale would cover printing costs. If we get them to camera soon, we could have them by the 2nd week of December, 1996.

Motion made by Smith to have 300 copies printed by Quality Printing for \$1,385.30, seconded by Best with the figure of \$5.00 each to sell them. Discussion. Roll Call: Best yes, Arnold yes, Linn yes, Smith yes, Mitchell yes. 5 Yeas 0 Nays. Motion passes.

- 10d. Request for Rezoning: Arnold read a letter received from C.J. Holmes M.D., as follows: "AFP Partnership has tendered a purchase agreement with J.B. Hoard for the land that extends 340 feet directly north of Alma High School from Pine Avenue to Begole Road. This area consists of approximately 19 acres. We intend to use this land to construct an office building for the purpose of a medical practice. We also intend to develop that land to encourage other types of professional development and other commercial interest.

For these reason it is important for us to have the zoning appropriate for this purpose. We have been informed that there is an intent to change the zoning in this area and that the paperwork is at a law office for this purpose. Would you please inform us as to whether this land has been re-zoned for commercial use. If this process has not been initiated we would request that this process be started. Please inform us of any other measures we must take to initiate a zoning change. Thank you for your assistance in this matter.

Arnold stated that he had told Mr. Holmes we were having the whole zoning ordinance reviewed and told him we were waiting for something to move the particular property in question towards a new zoning category, and this request was not out of the question. Arnold recommends that the Board turn this over to the Zoning and Planning Commission.

Motion made by Best, seconded by Linn to turn this request over to the Planning and Zoning Commission. 5 Yeas 0 Nays.

- 10e. December Board of Review and appointments: Elnora, Supervisor-Elect, stated that the Board of Review is solely to correct errors in the tax roll, not to hear appeals. Arnold stated that the Board of Review is made up of three members of the Township. The Supervisor-Elect turned in three names of township members to serve on the Board of Review. They are Mr. Eugene Sinclair, who served last year and agreed to continue, Mr. Gary Dickman, who represents interests and concerns of the agricultural community and Mr. Lee Aldrich, who lives on Winans Road.

Motion made by Best, seconded by Smith to accept Mr. Eugene Sinclair, Mr. Gary Dickman and Mr. Lee Aldrich as the Board of Review members for this term. 5 Yeas 0 Nays.

- 10f. Review township sewer situation - Mr. Lou Scott wrote a letter to the Township Board explaining his resignation as Pine River Township Sewer Inspector. There follows a verbatim account of Mr. Scott's remarks: "However, before I leave I would like to make some recommendations to the Board. On the St. Louis sewer side, we can get along with them, as they send a guy to go out with me every time, but Alma Sewer, I don't know, I have little feeling there. They don't seem to be as cooperative. We should have the same agreement with Alma as we have with St. Louis as far as what we do on the sewer system.

Way back when we were at Forest Hill we had problems. Here are a few of the recommendations I am going to make: Any business that is serving food should have a manhole to the sewer line and inspected at the point of connection. Especially along Alger Road and M46 in Pine River Township. The reason I say this is because we have found 5 feet of grease in these manholes and the owners say that it is not theirs. We have in the past removed it (more than once) at no charge to the owners but in the future I recommend we charge the business involved as they are not cleaning their grease traps. Somebody has got to be on these people because they are not doing their job. All on Wright Avenue should be inspected. Another thing, I don't know how you are going to do this or have anyone do it, but all the residents in businesses property on M46 and Alger Road should be dyed and inspected to verify the proper hook up to respected sewer lines. Recently, I have discovered two properties in Pine River Township that were never connected to the sewer system at Alger and along M46. **Never connected.** How long as the sewer system been in - since 1976 and these were never connected, and yet they have been paying into the Board. Well, the way I found out, the contractor was digging a hole to attach the toilets for the new Doctor's office to the sewer system and it went right out into the septic tank and poured out on the ground. Also, Muffler Man was not hooked up on the sewer system. The last manhole is right next to his west drive in at the Muffler Man and yet he's paying the sewer system. They ran a sewer tape out and it went north east, there is no sewer line north east of there, it went to US27 in a ditch. Now when he hooks up to the Sewer system he really can't be charged as much money cause he's been paying all this while for sewer hook up. He can't hook up to the manhole, you'd have to dig up all of his cement and black top his got to come off the back go around and hook up next door. You know what the City of Alma tells him? You can't do that cause it's an indirect hook up. City of Alma does not run that and the township already has I don't know how many indirect hook ups. The Alma Estates are all indirect hook ups. I bet your going to find out that there are a whole lot of places around here that are not hooked up on this sewer system. Some place along the line when the two systems were put in the State or whoever was doing it didn't do there job. Somebody did not inspect the system or we wouldn't have the problems were having now. City of Alma did not tell me they had a map. Just another example of how Alma does not cooperate with us. Something has to be done. You need someone to get this straightened out. I hope the new Board can do something and with that I leave you."

11. Public Comment (4 minutes) The comments were on the new prison and how it is changing the St. Louis sewer system. Another comment, in lieu of paying \$90,000.00 would it be cost effective to the Township to let any new hook ups over your present 10% pay their money to the City? Could customers pay directly to the City and by pass the township.

12. Announcements. Mr. Lou Scott was asked to stand.

Supervisor Arnold read the following:

WHEREAS, Mr. Lou Scott has diligently fulfilled the office of Township Inspector and for several years has freely given his time and lent his expertise to that endeavor, and

WHEREAS, he has shown both engagement and concern for the safety and healthy operation of these township facilities, and

WHEREAS, Mr. Lou Scott has participated in critical and fruitful negotiations on behalf of the township with both the City of St. Louis and the City of Alma sharing valuable history and a keen sense of dedication always considering the best interest of the township, and

WHEREAS, Mr. Lou Scott has chosen to leave this post due to mitigating circumstances, having served long and well,

THEREFORE, NOW BE IT RESOLVED that the Board of Trustees of Pine River Township solutes Mr. Louis Scott for superior service and wish him well in his future endeavors.

Moved by Linn, seconded by Best to approve this resolution. 5 Yeas 0 Nays

Bertha Davidson furnished coffee and donuts for the out going officials and the incoming officials after the meeting.

13. Adjournment.

Motion made by Best, seconded by Mitchell to adjourn the meeting.

Meeting adjourned at 9:05 p.m.

Karen L. Mitchell
Clerk