

**ANN ARBOR CHARTER TOWNSHIP
BOARD OF TRUSTEES
MINUTES OF MEETING - MONDAY, AUGUST 15, 2016**

I. CALL TO ORDER

The regular monthly meeting of the Ann Arbor Charter Township Board of Trustees was called to order by Supervisor Moran at 7:35 p.m.

Present: Supervisor Michael Moran, Clerk Rena Basch, Treasurer Della DiPietro, Trustees John Allison, Ken Kohrs and Claudia Sedmak.

Absent: Trustee Randolph Perry

Also Present: Township Attorney Matt Rechtien, Fire Chief Brian Thurston, and Utilities Director Rick Judkins.

II. CITIZEN PARTICIPATION

1. Kristin Bolhuis, 4099 E. Huron River Drive, President of Thornoaks Neighborhood Association. Bolhuis requested that the Board please allow the County to establish a historic district study committee; they have received a grant which they will lose if we do not move forward this evening. They have gotten more signatures in support of the study – 25 of 32 homes in the proposed district, 78% support. Two of the 32 homes are currently un-occupied, another one owner lives overseas; one resident continues to abstain from signing, but said he does “not want to stand in the way if that’s what the majority wants.” Only 4 of the 32 residents do not want to sign in favor, two of those just don’t understand why their homes should be considered historic. 83% of the people living there are in favor. Bolhuis reminded everyone the neighborhood association has been operating since the 1950s, and that this historic district initiative has been driven by conversations with longtime residents.
2. Jim Bardwell, 4151 Thornoaks. Jim said he’s a newer resident of 10 years. He distributed an architectural magazine featured their remodeled kitchen. He said we have 83% of the community in favor, which is a lot in our democracy. Please vote to move forward with the study.
3. Ellen Vaughan, 4038 Thornoaks. Ellen said she and husband Pat have lived there 29 years, and feel the neighborhood was and is just perfect for their family. Requested that the Board please move forward with the study. The \$7,000 grant will pay grad students in the unique historic preservation program at EMU.
4. Joellen Vinyard, 4193 Thornoaks, resident of 20 years. Having a PhD in history from U of M, Vinyard emphasized the historical value of doing the study. The materials will remain at the Bentley Historical Museum. The study would be of great value to students, neighborhoods and the historical record. The study is a separate issue from the actual establishment of a historic district.
5. Lisa Cronin, 4021 Thornoaks, resident of 4 years. When they purchased their home, it was because they were excited to live along South Pond, and didn’t care much about the

architecture, but after moving in they have come to really appreciate the thought and design. They do have architectural plans signed by “Livingston”. Lisa asked the Board to move forward with the study because, “why not?” study just researches the question is this some part of history worth preserving.

6. Rosella Bannister, 4161 Thornoaks. Rosella said she’s lived there 43 years, after purchasing her Livingstone designed home in 1974. She is in favor of the study.

III. APPROVAL OF MINUTES

DiPietro moved approval of the July 18, 2016 meeting minutes as drafted. Kohrs seconded the motion which was adopted unanimously.

IV. ANNEXATIONS, ORDINANCES, CONDITIONAL USES, ZONING - None

V. APPOINTMENTS, RESOLUTIONS, REPORTS, DISCUSSIONS

A. Contract with Woodhill Group (Controller)

The original draft document was included in the Board’s packet, but the Township attorney has since reviewed it and made changes. Changes are underlined in the updated version distributed tonight. Moran explained that we previously had a set fee with Colleen Coogan, who has now formed the Woodhill Group. This new contract is for an hourly rate, and we expect it could cost more, but we have a lot of positive experience with Coogan. We will get estimates ahead of authorizing the Woodhill Group to do special projects, such as grant administration. One of Woodhill’s Principals, Becky Jacques, has been working in the Township office. **DiPietro moved approval of the Woodhill Group engagement letter and contract. Allison seconded; motion passed unanimously.**

B. Annual Dues Invoice from SPARK

Moran reported that the proposed annual contribution to SPARK is the same as in previous years. **Sedmak moved to approve and pay the annual dues invoice of \$2,000 to SPARK. Kohrs seconded; motion was adopted unanimously.**

C. Continued – Discussion Regarding Mid-Century Modern Historic District Study

Basch moved to amend the agenda to postpone item C until Commissioner Andy LeBarre arrives. Sedmak seconded; motion passed.

D. Public Safety

1. **Sheriff’s Office** - The Board received an emailed report from the Sheriff’s Office

2. **Fire Department**

Chief Thurston submitted a written report to the Board on the department’s activity for the month of July 2016. He reported that three POCs resigned – one decided the job was not for him, one relocated to Northfield Township and the third moved back to Texas. In July the POC response rate was 69%. The warning siren installation did not meet anticipated completion timing of 7/29, but we will know more shortly. Chief intends to go door-to-door in neighborhoods where the sirens are getting installed to let the residents know about them. The

POC recruitment ad continues to run in the movie theatre, but it is not clear if any candidates have resulted from the ad. A Craigslist job posting is getting responses.

E. Utilities Department

Judkins submitted a written report to the Board on the department's activity for the month of July 2016; he had no topics to discuss. Board inquired about AA Wastewater Treatment Plant, as the smells seem to have decreased this summer. Rick reported the City is doing some cleaning, and that they are logging complaints online. Moran asked the Thornoaks residents present at the meeting, who indicated that they do get a lot of odors. ~~Moran asked them~~ to call the City at the time when they smell sewer odors. Thornoaks residents also reported earlier this morning the City utilities department had started work in their neighborhood without notification, other than bulldozers showing up in their yards. Judkins looked into it this morning and discovered the City had failed to notify the Township of this utility work.

F. Supervisor's Report

- Moran gave a dioxane plum update – the County revisited the issue and re-affirmed their decision to “draft a petition,” not an action to file a petition, however. During continued meetings with MDEQ, Mike has lost all confidence that MDEQ can handle this problem. Unfortunately the CARD consensus is no longer as clear. Moran still strongly supports petitioning the EPA, but the County and the City have not embraced that route. County is concerned that the EPA would take a year before beginning the investigation, but Moran points out that is a good reason to get started. City is still uncomfortable being labeled a Superfund site.
- Dixboro Trail just received a \$50,000 grant from the local Toyota division. To date we have raised nearly all the money required for Phase I. The holdup right now is the U of M Board of Regents who have to commit to the easements ~~ASAP~~ or this doesn't move forward. Moran asked the Board to authorize committing another \$50k of Township general fund money, in case there is a gap in the funding when it's needed to be committed. If all the other sources come through this extra \$50k can be held until Phase II. **DiPietro moved to authorize the Supervisor to commit another \$50k for Phase I of the Dixboro Trail if needed, and for Phase II if not needed at project start. Kohrs seconded. Motion passed unanimously.**
- Moran reported another trail project is being discussed – along Pontiac Trail, in which Northfield and Salem Townships appear to be interested. That trail project could be significantly more expensive due to ROW issues and easements.
- DF Land has been inquiring about the Open Space Residential District ordinance in order to develop one of their properties.
- Tech Park road special assessment district formula being developed. Mike connected with U of M and Toyota. Hopefully the Township's share will be due to our road frontage of Fire Station 2, and that might only be ~ \$25k.

C. Continued – Discussion Regarding Mid-Century Modern Historic District Study

County Commissioner Andy LeBarre arrived and addressed the Board to express his support for the Mid-Century Modern Historic District Study of the Thornoaks neighborhood. LeBarre had previously also submitted an email to the Board in support, addressing our concerns regarding the local unit control, future oversight after annexation and the study grant funding timeline. LeBarre said that while he can in no way guarantee what the Board of Commissioners might do in the future, he personally would always respect the opinion of the local unit. He also suggested that if there was discomfort with the possibility that the City of Ann Arbor's Historic Commission would assume oversight after annexation occurs, then perhaps a legal agreement could be written to keep oversight with the Washtenaw County Historic Commission. Moran pointed out that in the process, the "local legislative body" is the County, not the Township according to his reading of the statute. Therefore, once we give the OK to the study, the Township may no longer have yes any authority in the determination-establishment of an historic district ~~or not~~. Board members also expressed a lot of concern regarding what happens after annexation.

The Board had a discussion regarding the Thornoaks Amended Agreement for Restrictions document which was in the packet, as "architectural control" is specifically listed, and therefore the document could be used to achieve historical preservation. Kohrs urged the homeowners to use the authority they already had with the deed document. DiPietro warned that future homeowners might be surprised with the cost of remodeling a mid-century modern historic home, as she was with her recently purchased home, wondering if perhaps this was the reason for the recent teardown in the neighborhood. The Thornoaks homeowners present felt their association was "toothless", had no history of enforcing the deed restrictions, and was not able financially to take legal actions. Washtenaw County Historic Commission staff person Melissa Milton-Pung answered questions. It was noted that homeowners can do whatever re-modeling or rehab they would like on the interior; if a historic district is created, it only pertains to the buildings' exterior architecture. It was noted that the vote tonight is merely to authorize the County to conduct a study.

Basch moved to authorize Washtenaw County Historic District Commission to appoint a historic district study committee and to conduct a mid-century modern study of the Thornoaks neighborhood. Allison seconded. Motion passed with 4 in favor and 2 opposed.

G. Clerk's Report - Basch provided a written report summarizing the voting statistics of the Primary; for example, the Township voter participation rate was 19%, exactly the same as in 2012. The write-in candidate for Township Trustee did not receive enough votes to appear on the November ballot. Basch thanked the Fire Department and Utilities staff for their assistance. For the November 8 General Election, we intend to have an absent voter ballot counting board.

H. Treasurer's Report - DiPietro provided a written report.

I. Planning Commission

The minutes of the August 3, 2016 Planning Commission meeting were included in the Board's packets. Allison looked back at the July minutes to answer a concern DiPietro had about the

Empty Nesters project proposed density. In August the Planning Commission held a public hearing on ordinance amendments pertaining to medical marijuana grow operations, and they set a public hearing for September for Cornwell Farms zoning change from A-1 to PUD.

J. Building Department - Pace submitted a written report to the Board.

K. Farmland Preservation Committee – Did not meet this month.

L. Approval of Claims Listings

Sedmak moved approval of the claims listing dated 07/19/2016 – 07/19/2016 in the amount of \$10,000. Allison seconded the motion which was adopted unanimously. Kohrs moved approval of the claims listing dated 06/30/2016 – 08/02/2016 in the amount of \$478,177.97. Sedmak seconded the motion which was adopted unanimously. Allison moved approval of the claims listing dated 08/10/2016 – 08/10/2016 in the amount of \$236,231.99. Kohrs seconded the motion which was adopted unanimously.

VI. INFORMATION ONLY ITEMS - None

VII. NON-AGENDA ITEMS - None

VIII. PUBLIC COMMENT – Dan Smith cautioned the Board on relying on promises of possible future actions by the County Board of Commissioners.

IX. ADJOURNMENT - DiPietro moved to adjourn the meeting at 9:44 p.m.