

**CANNON TOWNSHIP BOARD MEETING
HELD ON JULY 23, 2018**

Supervisor Steve Grimm called the regular meeting of the Cannon Township Board to order at 7:00 pm. Trustee Jim Alles offered the invocation.

MEMBERS PRESENT: Supervisor Grimm, Clerk Diepenhorst, Treasurer McKay, Trustees Alles, Brod and Davies

MEMBERS ABSENT: Trustee David Spencer

AGENDA & CONSENT AGENDA:

- 1) Approval of Minutes – Regular Meeting – July 9, 2018
- 2) Approval of Bills: General Fund #13778 - #13806

Motion by Dick Davies, supported by Terry Brod, to approve the Agenda and the Consent Agenda. Roll call vote: Diepenhorst-yes, Grimm-yes, McKay-yes, Alles-yes, Brod-yes, Davies-yes. Ayes-6, Nays-0, Absent-1. Motion carried.

BRIEF PUBLIC COMMENT: Communication with the public (Grimm)

- Karen Fiebig, 6901 Camino Del Rey, would like the zoning to remain as is.
- Jack Gibbons 4645 Skyhawk, Plainfield Twp, provided his analysis on reasons to table the rezoning request for Orchard View.
- Jeanne Haenisch, 6712 Cannonsburg, believes a major rework is necessary for the amount of traffic that is being proposed.
- Ed Kotarski, 4748 Hidden Highland, Plainfield Twp, talked about pride and home ownership, concerned about apartment rentals and increased traffic.
- Kurt Veitengruber, 5184 Glen Oaks Dr, Hunters Ridge development, talked about the well drilling at the corner of Courtland and Kies, the close proximity to this area and Tiamo Lane, impact on the aquifer draw down.
- James Stover, 5545 Chauncey, talked about 2-acre lots and open space, not in favor of PUD's.
- Cathy Nezwek, 4875 Belding Road, remains opposed to the Orchard View development and feels 7 Mile is in no condition to handle the increased traffic.

****The agenda was adjusted to move the Kent District Library next on the agenda under NEW BUSINESS**

1) Kent District Library

Representatives from the Kent District Library were present and gave an overview of the 2017 Annual Report, along with an update of programs and services at the Krause Memorial Library. It was also mentioned that Lance Werner received the National Librarian of the Year Award.

PENDING BUSINESS

1) Water Update - Grimm

Mr. Grimm will follow up with MDEQ regarding possible PFAS found south of Boulder Creek.

2) Orchard View Planned Unit Development

Mr. Grimm noted that the Township is thoroughly analyzing and researching the pros and cons very carefully and asked for reports from the following consultants.

Paul LeBlanc, PLB Planning Group, explained the project initially started out as a PUD with all single-family lots. The Master Plan showed this property as Moderate Density Residential. It was suggested to the developer to consider a mixture of residential multiple-family and single-family homes due to the interest to have housing options in Cannon Township. Most of the residential development that has occurred in Cannon Township over the last 10 or more years is in Planned Unit Developments. PUD's are a great development tool especially in a community where there is such an abundance of natural features and great local sensitivity to protecting the character of the Township. A PUD allows this; it balances the opportunity for development with the ability to create open space and work around the natural features. He also noted that the 2003 Master Plan recommended moderate density residential west of Blakely. The 2008 Master Plan update continued with the concept of moderate density west of Blakely and pinpointed this particular site for moderate density development. The big difference between the 2008 and the 2015 Master Plans is that the 2008 Master Plan specifically recommended against any access to Belding Road so all the curb cuts, if it had been developed at that time, would have been on Courtland Dr. The 2015 Master Plan not keep that recommended condition.

Jim Alles, Road Committee, gave an update from MDOT. Since they have not formally seen the development yet, they cannot make an official comment. Based on what they have seen, preliminary information and the traffic study, they would require a left-hand turn lane into this development and a left turn lane heading east into Fox Meadow. Kent County indicated they would probably require that Courtland Dr. have an extended lane which would make a dedicated left turn lane onto Wolverine Blvd and a right turn lane on to Belding Road. Courtland Dr and 7 Mile are both rated as "A" roads now and according to the County they can handle the traffic.

Mr. Grimm obtained reports from the Fire Department reflecting accident rates. The total was 14 for the last five years between Bella Vista Church and Courtland Dr. The Kent County Sheriff office also provided a report of accidents from 2015 to-date at the intersection of Wolverine and Belding Road. After review with the Kent County Road Commission their opinion is that the roads can handle the traffic.

Mark Prein, Township Engineer, talked about the sewer capacity, water distribution and water production capacity associated with Plainfield Township Water Treatment Plant. As part of the MDOT project last year, the trunk line that goes down Belding Road from Wolverine Blvd to Blakely was rebuilt and replaced with plastic pipe. Capacity was also addressed at that time. North Kent Sewer has more than adequate future expansion that can support additional homes. He provided statistics on current usage with the Plainfield Township Water System. The plant has the ability to handle the number of

homes. The plant is actually set up for a significantly higher growth need than it is currently experiencing.

Mr. Grimm added that if this ordinance is approved there will be an amendment to Page 11 Other Matters – Fire Chief Approval. After talking with the Fire Chief, a sentence will be added to sub paragraph (1) “including but not limited to access to Phase 4 during final PUD plan approval for that phase.” Mr. Grimm added as a condition of approval the Township will work on a joint agreement with Plainfield Township to share in the cost of Courtland Drive.

ORDINANCE NO. 2018-4Z – Orchard View Planned Unit Development

Motion by Jim Alles, supported by Kim McKay, to adopt ORDINANCE 2018-4Z – Orchard View Planned Unit Development amendment to Section 4.02 rezoning from the RR Rural Residential District to a Residential Planned Unit Development District.

Comments from the Board members: The availability of public water and public sewer, the development will be done in phases, the development meets the criteria of our Master Plan, tying into Plainfield water will mitigate any future water issues, an additional turn lane by Fox Meadow is a benefit at the expense of the developer; not the Township residents, the developer is proposing 1½ houses per acre versus 8 houses which he could have gotten, road improvements are extremely important because Belding road needs improvements, the development funnels the kids to the school, the development is set off the road and buffered by trees and berms.

Roll call vote: Brod-yes, Davies-yes, Diepenhorst-yes, Grimm-yes, McKay-yes, Alles-yes. Ayes-6, Nays-0, Absent-1. Motion carried.

This will go to the Planning Commission for final site-plan approval for Phase 1. Mr. Grimm will work on a joint agreement with Plainfield Township to share in the cost of Courtland Drive. Mr. Alles will talk with the Road Commission to get “No Parking” signs. Mr. Grimm will contact the KC Sheriff for speed boards.

3) Plainfield Township Water Service Agreement

Motion by Dick Davies, supported by Jim Alles, to approve the Plainfield Water Service Agreement. Voice vote: Ayes-6, Nays-0, Absent-1. Motion carried.

NEW BUSINESS

2) Waive Penalty for Failure to File L-4260 Transfer of Property Affidavit

This is from Assessor Matt Frain. This approval will waive the fee for the residents.

Motion by Deb Diepenhorst, supported by Kim McKay, to waive the penalty for Failure to File L-4260 Transfer of Property Affidavit. Voice vote: Ayes-6, Nays-0, Absent-1. Motion carried.

2) ORDINANCE 2018-5Z - Proposed Zoning Ordinance Text Amendment–Lot Coverage

Attorney Jim Scales letter reflects the text amendments for the lot coverage provision.

Motion by Terry Brod, supported by Dick Davies, to adopt ORDINANCE 2018-5Z text amendments to Sections 2.09 Lot Coverage, Section 3.08 Maximum Lot Coverage, Section 6.04 Minimum Required Lot Area and Lot Width; Minimum Required Building Setbacks; Maximum Lot Coverage Voice vote: Ayes-6, Nays-0, Absent-1. Motion carried.

3) Fire Department Online Training and Record Keeping Program (Chief Morris)

Chief Morris requested approval for Target Solutions, Online Training Management System. The total cost for the first year is approximately \$3000.00. He will evaluate the system after the first year.

Motion by Jim Alles, supported by Kim McKay, to approve the \$3000.00 expenditure for a minimum of one year for Target Solutions Online Training and Record Keeping Program for the Fire Department. Roll call vote: Davies-yes, Diepenhorst-yes, Grimm-yes, McKay-yes, Alles-yes, Brod-yes. Ayes-6, Nays-0, Absent-1. Motion carried.

CORRESPONDENCE:

- 1) Chronology of Belding Road Development (Grimm)
- 2) Orchard View Memo (Grimm)
- 3) Correspondence – attachments (Grimm)

COMMENTS BY BOARD MEMBERS:

Alles – There are traffic concerns at Egypt Valley and Cannonsburg Road. The KCRC will be putting oversized stop signs and oversized stop ahead signs on both sides of the road.

Brod – There is a Clean Air Action Display in the lobby. The Professional Oversight Committee will have a recommendation for the Building Department changes at the next Board meeting.

EXTENDED PUBLIC COMMENT:

Karen Fiebig, 6901 Camino Del Rey, came to the meeting tonight because of the Orchard View development. She feels that the Board has made the right decision with all the research and information obtained. She also mentioned that it is already against the law to park on County roads. She agrees that putting up No Parking signs by the school is a good idea to let the people know this.

James Stover, 5545 Chauncy Dr, Plainfield Township, gave the Board credit for doing all their research.

ADJOURNMENT – 9:18 p.m.

Respectfully submitted:

Nancy L. Popma, CMC/MMC/CMMC
Cannon Township Deputy Clerk

Respectfully submitted:

Deb Diepenhorst
Cannon Township Clerk