

HOWELL TOWNSHIP BOARD REGULAR MEETING
October 24, 2011
Howell Township Hall
7:00. p.m.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Carolyn Eaton	Clerk
Jonathon Hohenstein	Treasurer
Matthew Counts	Trustee
Dar Howard	Trustee

MEMBERS ABSENT:

Carolyn Henry
John Hubbel

Supervisor Coddington called the meeting to order at 7:00 p.m. The roll was called. All rose for the Pledge of Allegiance.

CALL TO THE BOARD: **MOTION** by Eaton, seconded by Howard **“TO APPROVE THE OCTOBER 24, 2011 AGENDA AS AMENDED MOVE ITEMS 9A AND 9B TO IMMEDIATELY FOLLOW APPROVAL OF THE MINUTES.”** Motion carried unanimously.

APPROVAL OF MINUTES: **MOTION** by Eaton, seconded by Counts, **“TO APPROVE THE OCTOBER 10, 2011 REGULAR BOARD MEETING MINUTES AS PRESENTED.”** Motion carried unanimously. **MOTION** by Counts, seconded by Hohenstein, **“TO APPROVE THE OCTOBER 12, 2011 SPECIAL BOARD MEETING MINUTES AS PRESENTED.”** See appropriate Board Meeting Minutes.

NEW BUSINESS:

A. Industrial Facilities Exemption Agreement – Zoning Administrator Eaton reported a change in the IFT Agreement. The previous agreement required the holder of an IFT to pay entire back taxes that were abated. The new agreement requires they will pay \$2,500.00 times the number of years remaining on the certificate. This full amount goes to the township. **MOTION** by Eaton, seconded by Hohenstein, **“TO APPROVE THE NEW FORM OF AGREEMENT AS PRESENTED.”** Discussion followed. Fred Dillingham from Livingston County Economic Development and Frank Ervin from Magna gave an overview of the agreement. Motion carried unanimously.

B. Public Hearing Magna Exteriors and Interiors USA, Inc, IFT – At 7:12 p.m. **MOTION** by Howard, seconded by Counts, **“TO OPEN THE PUBLIC HEARING ON MAGNA EXTERIORS AND INTERIORS USA, INC.”** Fred Dillingham from Livingston Economic Development stated that the proposal was just under 1 million dollars in real property improvements. It will retain the 400 jobs that are currently there with an additional 13 jobs. After the Magna Fire they never lost 1 day of production or employment. Frank Ervin from Magna reported that that the fire took out 40% capacity. It was back to 60% capacity in 5 days and 100% in 2 weeks. They are now running over that 100% capacity with 40% of the facility still being worked on. Magna bought Continental Plastic which was in China. Magna is proposing to add 40,000 square foot addition with additional 350 people by 2016. Mr. Ervin also stated that they are in 14 states. They have 104,000 employees worldwide. In the United States they have 19,000 employees and 9,000 of those are in Michigan. He stated that their unwritten rule is “Where we sell it, we make it”. Zoning Administrator Eaton stated that they are a vital part of our community. At 7:21 p.m. **MOTION** by Howard, seconded by

Counts, **“TO CLOSE THE PUBLIC HEARING ON MAGNA EXTERIORS AND INTERIORS USA, INC.”** Motion carried unanimously. **MOTION** by Eaton, seconded by Howard, **“TO APPROVE RESOLUTION #10.11.298, THE APPLICATION OF MAGNA EXTERIORS AND INTERIOIRS USA, INC FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR PERSONAL AND REAL PROPERTY IN THE AMOUNT OF \$964,000.00 IN REAL PROPERTY AND \$24,618,586.00 IN PERSONAL PROPERTY FOR SEVEN (7) YEARS FOR 50% ABAIDMENT AND TO APPROVE THE AGREEMENT AS PRESENTED.”** A roll call was taken, Howard-yes, Hohenstein-yes, Coddington-yes, Counts-yes, Eaton-yes. Motion carried.

MOTION by Eaton, seconded by Howard, **“TO RETURN TO THE ORIGINAL AGENDA.”** Motion carried unanimously.

CORRESPONDENCE: See attached list. Trustee Howard added, “Howell Area Football League”.

CALL TO THE PUBLIC: No response.

OLD BUSINESS:

A. Property Committee Township Owned Properties, Discussion & Appointment – Supervisor Coddington reported that the township only received one (1) response to be on the committee, Bill Park. It was decided that there will be 4 members on this committee with no more than 3 from the township board. **MOTION** by Eaton, **“TO APPOINT MATTHEW COUNTS TO THE PROPERTY COMMITTEE FOR TOWNSHIP OWNED PROPERTIES.”** Discussion followed. Motion failed due to lack of support. **MOTION** by Eaton, seconded by Hohenstein, **“TO APPOINT MATTHEW COUNTS, MIKE CODDINGTON, DAR HOWARD, BILL PARK AND CAROLYN EATON AS ALTERNATE TO THE PROPERTY COMMITTEE FOR TOWNSHIP OWNED PROPERTIES.”** Motion carried unanimously.

B. Land Lease Discussion – Supervisor Coddington reported that Rocky Ridge to accepted continuation of the agreement. John Mills did not accept to pay the same price that Rocky Ridge is paying for rent on properties on next year’s agreement. If it goes up for bid, he would like to put a bid on those properties. **MOTION** by Howard, seconded by Counts, **“TO OFFER ROCKY RIDGE FOR NEXT YEAR, AN ADMENDMENT TO HIS CURRENT LEASE THE ADDITION OF THE PROPERTY LOCATED AT 1907 OAK GRAVE RD. AT THE SAME COST. IF ROCKY RIDGE DOES NOT ACCEPT THAN THOSE PROPERTIES WILL GO UP FOR BID.”** Motion carried unanimously.

NEW BUSINESS CONTINUED:

C. Livingston County Economic Development, Spark Contract – Zoning Administrator Eaton gave an overview of the contract. Discussion followed. Zoning Administrator Eaton will bring the issue back to the board at the next meeting.

REPORTS:

A. Supervisor – Supervisor Coddington reported that he had answered several phone calls and complaints. He met with one realtor.

B. Treasurer – Treasurer Hohenstein reported that he has been spending time on Personal Properties and Taxes.

C. Clerk/Zoning – Clerk/Zoning Administrator Eaton reported that she had sent a letter to Joseph Perrone on Burkhart Rd. shutting down his business. There is a Traffic Summit for Livingston County on Nov. 30 at 9:00 a.m. She will attend. She went out and looked at all the street lights that the township is billed for. She discovered that one of those lights is in Handy Township, 3 are in the city and 2 are gone with the widening of M59. The township will receive \$3,200.00 for 2 years worth of reimbursement. Bob Hotaling, the township planner recently passed away. There have been 4 planners contacted. Two appointments have been scheduled, more to be set. A recommendation will be brought back to the board. A church owned property on Oak Grove is starting the Site Plan Review process and hopes to build next summer. It will have 5 REU’s and they are planning to pay the fees by December. In Pineview Village a builder is interested in purchasing and completing some the buildings, one at a time.

D. MHOG – Trustee Howard reported on the last 2 meetings and the education he received on how MHOG started as 4 entities and is now one large one. Supervisor Coddington also reported that the Water Tower Plan Improvement is moving along.

E. Fire Authority – Supervisor Coddington reported on the millage coming up. There needs to be a decision made on how much and when the millage should take place.

F. Assessing – See attached. Zoning Administrator reported that she and Assessor Collins checked on a building on Grand Commerce Drive, Flipped Out Gymnastics run their business out of the building without permission from the township. It is Heavy Commercial zoning. The business never came to the township to inquire about permits or change of use until they wanted additional signs. There are other gyms along M59 paying to be in Regional Service Commercial. Heavy Commercial is not zoned for this type of use.

DISBURSEMENTS: MOTION by Eaton, seconded by Counts, “**TO PAY REGULAR DISBURSEMENTS AS PRESENTED**”. Motion carried unanimously.

CALL TO PUBLIC: Deann Johnstone, 2287 Grand Commerce Drive – Stated that she is the co-owner of the Flipped Out Gymnastics. Ms Johnstone also stated that you cannot put a gymnastic facility in a Retail Area. The ceilings are not high enough. Most gymnastics are in a warehouse building. You need at least 17 to 18 foot clearance. We have recreational and competitive gymnastic teams. We are not a work out gym. Melinda Everhart, 2287 Grand Commerce Drive – also co owner of Flipped Out Gymnastics stated that the Livingston County Gymnastics is across from the Pepsi Plant which is in an Industrial Park. When the girls work on the uneven bars they need that 18 foot clearance. We went to the city of Howell with our DBA, Incorporation Papers and asked if they needed anything else. They never mentioned Howell Township. Nothing on any of the papers mentioned Howell Township. We had to show the layout of building, blueprint of the building, showed handicap parking, the fire extinguishers. We thought we were all in the right. It is hard to find a facility that works with a ceiling that is high enough. There is a battery company in half of the building so we are not the soul company in that building.

Bill Park, 437 Burkhart - Stated he wanted to make a comment about the previous Spark Conversation. He believes that there is a huge Industrial Investment in the township. We need to sell ourselves. The area along Grand River and I96 is very developable. He would like us to take advantage of this possibility. Mr. Park also stated that he believes there might be a water main leak by the church. There is a puddle standing there and there hasn’t been any rain in the last few days.

ADJOURNMENT: MOTION by Counts, seconded by Howard, "**TO ADJOURN.**" Motion carried.
The meeting adjourned at 8:18 p.m.

Approved: X

Carolyn Eaton
Howell Township Clerk

As Amended: _____

As Corrected: _____

Mike Coddington
Howell Township Supervisor

Dated: 11/14/2011

Signed: _____
Debby Johnson
Recording Secretary