

**MINUTES OF A JOINT MEETING
AND PUBLIC HEARING
OF THE
LAPEER CITY COMMISSION
AND
LAPEER TOWNSHIP BOARD**

July 20, 2006

A joint meeting and public hearing of the Lapeer City Commission held in conjunction with the Lapeer Township Board was held on July 20, 2006 at Lapeer Township Hall, 1500 Morris Road, Lapeer Michigan. The meeting was called to order at 6:44 p.m.

Present: Mayor Charles Treece
Commissioners Farrington, Marquardt, Robinet and Sprague

Absent: Commissioner Turkelson (excused)

Also Present: City Manager Dale Kerbyson
Director of Financial Services Paul Boucher
Police Chief Todd Alexander
Fire Chief Terry Kluge
Planning Director Linda Jackman
Director of Public Works John Lyons
City Assessor Tom Hubbell
Deputy City Clerk Kim Hodge

Lapeer Township Supervisor Scott Jarvis
Lapeer Township Clerk Dawn Walker
Lapeer Township Treasurer Lori Ann Taylor
Lapeer Township Trustee Howard Stack
Lapeer Township Trustee John Rutzen
Lapeer Township Attorney Gary Howell

Township Supervisor Jarvis provided a brief synopsis and timeline of the events leading up to the proposed Interlocal Sharing of Revenue and Annexation of Property Agreement between the City of Lapeer and Lapeer Township which began in June 2004.

Township Attorney Gary Howell provided an overview of the agreement and summarized various details of the proposed agreement including the approval procedure, waiting period, water and sewer taps, usage rates, development restrictions, revenue sharing, Community Center use rates, police services, boundary protection and compliance requirements.

Mayor Treece opened the public hearing at 7:04 p.m.

Lapeer Township Supervisor Jarvis opened the township public hearing.

Mr. Richard Witek, 1080 Cliff Drive, expressed concerns regarding the fact that no notifications of the meeting were mailed, the right-of-way width for Cliff Drive, whether Lapeer Township will use their powers of eminent domain to annex properties and inquired what Exhibits A & B in the agreement refer to.

Ms. Barb Walker, 948 Turrill Road, inquired how long township residents will have to decide if they want to be annexed into the City.

Ms. Julie Wilcox, 1071 Kathleen Drive, inquired regarding the cost and process for tap ins and if the cost may be increased in the future.

Ms. Donna Hoisington, 2100 Peppermill Road, inquired if the City would need to construct a new sewer plant to handle the additional sewage.

Ms. Melanie Dicenso, 1069 Lapeer Road, inquired where the extent of the sewer and water lines will be located.

Mr. Brad Walker, 948 Turrill Road, inquired if City or Township rules will apply to his township property if he is surrounded by City properties.

Mr. Earl Sauger, of the 7th Day Adventist Church located at 986 Turrill Road, inquired where the sewer and water lines and tap ins will be located.

Mr. Lucis Welch, 1061 Baldwin Road, inquired who gets charged for the construction of the utility lines.

Mr. John Olivo, 1214 Oakridge Drive, inquired who will pay for the upgrades to Turrill Road, whether the new developments will incorporate berms or landscaping to block the view for residents and why he would want to tap into City utilities when his well and septic are working fine.

Ms. Ann Makarchuk, 973 Turrill Road, expressed concerns regarding the possibility of her basement flooding due to water draining issues from the new developments, whether she would be forced into the City if she decides to hook into City utilities, increased traffic concerns, access to the new development from Turrill Road and the erosion rate.

Ms. Barb Walker, 948 Turrill Road, inquired about the income tax rates for the City of Lapeer, the sewer line construction costs, tap in costs for City residents, the average cost of a water bill for City residents and whether there are any firm commitments from specific retailers to build on the properties.

Mr. Burton Hodges, 1125 S. Main Street, inquired if the millage rate for township residents would be higher, the plan for rezoning the properties, the cost for the utility line construction, tap in fees and whether there is any guarantee that the utility lines will be constructed in the future.

Mr. Richard Witek, 1080 Cliff Drive, inquired if either the City or Township would be completing a baseline environmental assessment to determine contamination levels in the area.

Mr. John Olivo, 1214 Oakridge Drive, inquired if there would be a new sewer plant or new holding pond.

Mr. Joe Adams, 1141 Turrill Road, inquired if the options will be transferable to new property owners.

Mr. Tim Roodvoets, 2126 E. Newark Road, a member of the Lapeer Township Planning Commission, stated that he has significant personal interests in both communities, that he supports the efforts so far, that it is a very good time to have the proposed agreement and that he has many concerns with the City's capability to properly plan for the developments based on poor planning in the past by the City regarding the downtown area and the M-24/DeMille intersection. Mr. Roodvoets stated that he is concerned with the traffic planning in the area, inquired what constitutes substantial conformance to the township's zoning ordinance and that he is concerned that the City will occur in the township.

Mr. John Olivo, 1214 Oakridge Drive, inquired what advantage there is to a property owner to be in the City.

Ms. Barb Walker, 948 Turrill Road, inquired whether the City has a Planner on staff or utilizes planning consultants.

Ms. Donna Hoisington, 2100 Peppermill Road, inquired if the residents were ready for the increased traffic and inquired if it would be like the Great Lakes Crossing area recently developed.

Mr. Jack Tindall, 612 Greensway Blvd., stated that he commends both boards for their efforts, that the area has needed this type of treatment for years, that new jobs and tax revenues will be created and that it will be beneficial to the area.

Ms. Shirley Adamson, 1141 Turrill Road, inquired if the township residents would have the right to come to City public meetings to express any concerns that may arise with the new developments and whether the area really needs more big box retail stores.

Mr. Fillmore Thomas, stated that the boards have done a good job and that the development is coming.

Mr. Brad Walker, 948 Turrill Road, inquired if the members making up the Citizens for Greater Lapeer who submitted the annexation petition to the State Boundary Commission are from the Lapeer area.

Mr. Gerry Reynolds, 1275 Sharon Drive, inquired if the developers have committed tenants, whether spaces for lease will be constructed and stated that he would hate to see empty buildings in the area.

Mr. Tim Roodvoets, 2126 Newark Road, inquired if there will be any efforts to develop a transition area to blend the intensity of the uses in the City and Township.

Mr. Richard Witek, 1080 Cliff Drive, stated that he believes property owners should be able to develop their property, that sidewalks are needed in the area and inquired if an additional public safety station will be constructed in the area.

Mr. Earl Sauger, of the 7th Day Adventist Church, stated that the traffic signal at Turrill Road and M-24 is very nice, that the area is very dangerous and the traffic signal will improve the safety of the area.

Lapeer Township Supervisor Jarvis closed the township public hearing.

There being no further public comments, Mayor Treece closed the public hearing at 8:34 p.m.

Lapeer Township Supervisor Jarvis requested that the written comments from Lapeer County Commissioner Lenny Schneider be entered into the meeting record.

July 13, 2006

To: Dawn Walker, Lapeer Township Clerk
Donna L. Cronic, CMC, Lapeer City Clerk

From: Lenny Schneider, Lapeer County Commissioner, District 4

Subject: Public Input for the Lapeer Township Board and Lapeer City Commission Joint Meeting and Public Hearing, July 20, 2006 Regarding a Land Transfer Agreement between Lapeer Township and the City of Lapeer

As a resident of Lapeer Township, and as Lapeer County Commissioner for District 4 which involves representation for the citizens in both of the involved local jurisdictions and includes the area of proposed Land Transfer – I wish to public support this Land Transfer Agreement. I would be in attendance at the Public Hearing to state this position, were it not for my duties in which our Board of Commissioners has a scheduled public meeting at this same time in Deerfield Township to conduct the business of the County.

Therefore, let this notification serve a public notice during the Public Hearing that I speak in favor of the proposed Land Transfer Agreement between Lapeer Township and Lapeer City. I know the process arriving at this agreement was not an easy one...negotiations rarely are. And as we know in any negotiation, competing interests are at stake, and each side wants to do the best for the interest of those they represent. In a successful and fair outcome, neither will feel as they achieved all that their constituents wanted; but both should be able to conclude that they achieved what they needed, and see some victory in the outcome.

The agreement reached and before us now appears to achieve this goal. There is much benefit for both Township and City residents in this agreement, and the enhanced relationship between neighboring local units of government is an added bonus.

Equally as important, is the benefit to the entire county population, as growth and density is maintained in the municipal core, and avoids the less desirable urban sprawl into our county's open space. We know that growth is inevitable, so the proper planning of growth is vital. The planned developments in this 1-69 / M-24 corridor will further bring a large number of jobs to our county residents, keeping many closer to home, as well as infusing much needed revenue to our local communities.

I therefore support the Land Transfer Agreement between Lapeer Township and the City of Lapeer, and publicly commend both the Lapeer Township Board and Lapeer City Commission for their hard work, spirit of cooperation and vision, which will benefit not only their local residents, but also all county residents, for the present and for the future.

I request that these comments be made public during the scheduled meeting in my absence of attendance at the County Commission public meeting.

Respectfully submitted:
Lenny Schneider
Lapeer County Commissioner, District 4

Lapeer Township Attorney again stated that the annexation is voluntary and requires that the petitions from the interested parties be submitted before the City and Township can act on the agreement.

Various closing comments regarding the issue were made by the City Commission and Township Board members.

ADJOURNMENT

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Moved by Farrington. Seconded by Marquardt.
To adjourn the meeting. MOTION CARRIED.

The meeting adjourned at 8:45 p.m.

Charles D. Treece, Mayor

Donna L. Cronce, City Clerk

Kimberly Hodge, Deputy City Clerk