Minutes of
TOWNSHIP BOARD
REGULAR MEETING
March 12, 2026

SPRINGFIELD CHARTER TOWNSHIP
Sean R. Miller, Clerk

Call to Order: Supervisor Davis called the March 12, 2026, Regular Meeting of the Springfield Township Board to order at 7:00 pm at the Springfield Township Civic Center.

Pledge of Allegiance:

Roll Call:

Board Members Present	
Richard Davis	Township Supervisor
Sean Miller	Township Clerk
Jamie Dubre	Township Treasurer
Lori Beatty	Township Trustee
Chris Moore	Township Trustee
Kevin Sclesky	Township Trustee
Bill Whitley	Township Trustee

Others Present	
Greg Need	Township Attorney

Agenda Additions & Changes:

Consent Agenda:

Clerk Miller moved to adopt the consent agenda as amended, adding Resolution #2026-06. Supported by Trustee Beatty. Vote on the motion. Yes: Beatty, Davis, Dubre, Miller, Moore, Sclesky, Whitley; No: None; Absent: None. Motion carried by a 7 to 0 vote.

a) Approve Minutes: Regular Meeting of February 12, 2026
b) Accept the February 2026 Treasurer's Report
c) Receive February 2026 Monthly Reports: Building, Electrical, Plumbing, Mechanical, Ordinance, Fire, Police, Comp Time and IT
d) Authorize payment of bills: February Additional Disbursements totaling $66,298.69 and March 2026 Bills List totaling $549,205.70
e) Authorize the Clerk to attend the Michigan Association of Municipal Clerks annual Clerk's Conference in Kalamazoo, Michigan on June 15-19, 2026 at cost not to exceed $1,400.00
f) Appoint Jason Price to the Planning Commission Term ending November 20, 2029



g) Re-appoint Ruth Ann Hines to the Planning Commission term ending November 20, 2029
h) Authorize the Treasurer to transfer $10,000.00 from the Legal Review – Twp Attorney Escrow to the General Fund
i) Authorize the Clerk's Office to submit the proposed project and scope to Oakland County for approval by the June 12, 2026 deadline to be able to participate in the 2026 West Nile Virus Prevention Program
j) Approve 2026 dust control program with up to 5 RCOC applications on all public gravel roads and 4 applications by Big Barney's Dust Control for private roads and Township Park drive for a total budget of $113,993.06
k) Authorize the Facilities Manager to renew the 2026 Lawn Maintenance service agreement with All N One Lawn Care Services for estimate #1069. This budget line-item is a split cost between the Township 65% and Library 35%, per the Civic Center Cost Sharing Agreement
l) Authorize Director Richmond to continue to prescribe burn contracts for the 2026 season
m) Communication: Ordinance Officer Updates from Ray Faes
n) Resolution #2026-06 requesting assistance from the Michigan Department of Natural Resources for the removal of nuisance geese for Softwater Lake.

Presentation:

1. Fire Department Updates

Chief Covey provided an update of Fire Department activities. He informed the Board of a tragic event that occurred in West Bloomfield this afternoon. The only injuries were smoke related to their brothers and sisters in law enforcement and at the fire department. Springfield Fire Department put together an EMS strike team, which is 5 ALS units. The Oxford Fire Chief and the White Lake Fire Chief put together that strike team and worked to coordinate the help this afternoon, and it worked out very well. Last month, the fire department responded to 71 emergencies, year-to-date total of 147 calls. There were 55 transports, which means 55 times we took residents or people that are visiting our community to the hospital. The Fire Department was involved in a couple of significant incidents. They had a mutual aid fire to White Lake Township and another mutual aid to a commercial building in Holly. They also aided Independence Township with a fire and had a mutual aid fire to NOCFA. The Fire Department has been working to tighten up our fire suppression wells, and get the RFP put together for that. This is for 10 fire suppression wells coming to our community that will be strategically located throughout the community and is fully funded by the state of Michigan. The wells will be a huge benefit to our community. Chief Covey complimented the work of Tom Oaks who was brought in as a fire inspector at the end of last year. He conducted 56 inspections and has a 57.24 compliance rate. The Fire Department is currently working on a potential grant for a possible training tower. He has had discussions with the Supervisor, the Treasurer, and the Clerk regarding this. The Fire



Department is also trying to help with Parks and Recreation in looking at a potential grant opportunity for a generator for the Hart Center. This is one of our emergency operations centers for the Township so if they have an incident or emergency in our community, they can warm or cool people and also feed people if need be.

Chief Covey continued with recognition of employees. He first highlighted Kevin Fortin, who is a firefighter EMT that came to Springfield Township from White Lake Township. Chief Covey stated that Kevin goes the extra mile and, for example, on Tuesday, he cleaned all windows at Station 2. Mr. Fortin shows up at 6 in the morning, and he doesn't stop until he leaves and Chief Covey added how great Kevin is to have at the fire department.

Chief Covey also recognized Lieutenant Jason Kelly, who has stepped up and has become a mentor for people that are having mental issues, which is helpful because the fire service comes with a tremendous amount of stress. After the Fire Department lost a lieutenant a few months back, Jason has stepped up to help lead that and make sure that the firefighters are getting care that they need, which speaks volumes of the type of people they have at the Fire Department.

Public Hearing:

1. Medical Marijuana Caregiver Permit

Clerk Miller stated that tonight's public hearing concerns a Medical Marijuana Caregiver Permit for the property located at 7559 Ormond Road. There has been an active Medical Marijuana Caregiver Operation at this address since June 27, 2023. Initially, the permit was denied because the property was determined not to be the applicant's principal residence, which is required under the Township's zoning ordinance. After the denial, the applicant changed the address on his Driver's License and Voter Registration to the Ormond Road address. Ex-Supervisor Moreau accepted those changes as prima facie evidence that the applicant was residing at the property and, in her role as Zoning Administrator, approved the permit and subsequent renewals without any additional due diligence, verification or investigation. In fact, during a 2023 inspection attended by members of the Fire Department, including Supervisor Davis when he was the Fire Marshal, the applicant stated that the home on the property was not occupied and that firefighters would not need to worry about anyone being inside in the event of a fire. Despite that information, Ex-Supervisor Moreau allowed the caregiver operation to continue. For the 2025 renewal, the applicant submitted an application on November 12. The application included a photocopy of a Michigan Medical Marijuana Patient Card rather than the required Caregiver Card. Additionally, the address on the photocopy appeared to have been altered to reflect the Ormond Road address. It's hard to see what I'm talking about in what is included in your packet, so I will pass this around – this is the actual photocopy that the applicant submitted with his renewal application. When this was brought to the applicant's attention, he stated on November 19 that he was waiting for an updated caregiver card from the State and expected to receive it within 10 business days. On January 12, 2026, the applicant provided a caregiver card listing the Ormond Road address. Pursuant to Township ordinance, Supervisor Davis directed the Fire Department and Building Department to inspect the property to verify compliance and life-safety conditions.

On January 28, 2026, the Fire Chief, Assistant Chief, Fire Inspector, and Building Official inspected the property, including the residence.

Their reports and photographs identified several conditions suggesting the residence may not be occupied, including, among other things:

• Limited furniture and a lack of typical household items such as clothing, food, and personal care products

• Toilets appearing unused, including one missing a seat

• A partially disconnected furnace

• Visible mold growth in the dwelling

• No visible footprints in the snow leading to the residence or garage

• Two vehicles in the driveway covered in snow and appearing not to have moved for weeks

Based on both the interior and exterior conditions, the Fire Chief concluded that the residence does not appear to be occupied as a principal residence. Under Section 22-5 of the Springfield Township Code, Supervisor Davis, acting as Zoning Administrator, denied the renewal application and forwarded the matter to the Township Board on February 12, 2026. A public hearing was scheduled for this evening and Notice of the hearing was sent to the applicant by email and first-class mail on February 13. A copy of that notice is included in the meeting packet. Under the Michigan Medical Marihuana Act, municipalities may adopt ordinances regulating caregiver operations. Springfield Township adopted relevant regulations in 2021, including Zoning Ordinance Section 40-653 and Permitting Ordinance Section 22-5. Section 40-653(3) requires that a marijuana cultivation building must be located on the same lot as the primary caregiver's principal residential dwelling. Section 22-5 requires compliance with zoning standards as a condition for issuing or renewing a caregiver permit. The central question for the Board is whether the residence at 7559 Ormond Road constitutes the applicant's principal residence, as required by the ordinance. Although certain documents list the Ormond Road address—such as the applicant's Driver's License, Voter Registration, and Caregiver Card—documentation alone may not be sufficient if the actual facts demonstrate the property is not occupied as a principal residence. The inspection findings described earlier appear to provide evidence suggesting the dwelling may not be occupied as a principal residence.

Tonight's hearing is for the Board to receive testimony and evidence regarding the application. The ordinance requires that following tonight's public hearing, the Township Board, at its next regular meeting on April 9, will deliberate on this matter and may approve the permit, approve it with conditions, or deny it.

Supervisor Davis opened the Public Hearing at 7:16 PM



Chad Quick introduced himself and expressed his opposition to the permit. His opposition is based on three things: blight conditions on the property, the fact that it is not a residence and obnoxious odors. Mr. Quick stated that this property is not a residence. He has lived there over 30 years and has never seen anyone living there and he has never seen anyone in and out of there on a regular basis. This property is an eyesore, and he mentioned that the fence is falling down. Mr. Quick commented on the obnoxious odors coming from the facility and the fact that they are potentially detrimental to neighbors' health.

Mark Aboona, occupant of the property, introduced himself to the Board. He is an electrical engineer and has a bachelor's degree in electrical engineering and a master's degree in electronic computer science. He works in the automotive industry as a project manager at a company called Maralli which is located in South Michigan. It's a global company with locations in Southfield and Tennessee. His position is project manager and is specialized in electronic and computer science which requires him to travel between Mexico, Tennessee, and stationed here in Southfield. He outlined the traveling that he must do for his position to Mexico and Tennessee. He explained that he has his first baby and when he travels, she stays with her mom in Chesterfield. His whole life in the past year was turned upside down, with him needing to cover his main job and to be with family. He received a call regarding the odor and the next day; he added more filters to reduce the smell. If this is still an issue with the smell of the product and the operation, he can add more filters to eliminate that. He brought proof of his work travel to Mexico. He also brought the badge of his company and suggested that the Board members Google the company and see all the locations. He's been in this location since 2003 and anything the city asks him for, he provides. He stated that he will respect the decision the Board will make, but he asked them to consider his situation.

Supervisor Davis asked the applicant if he owns another house where his girlfriend and baby stay.

Applicant replied that his girlfriend owns a house in Chesterfield.

A member of the public asked if there was a ratio of square footage of the home that is supposed to be occupied versus grown in?

Clerk Miller answered that the ordinance requires that the cultivation be done in separate enclosed buildings, so that would be the back building on the property.

The member of the public commented that the front window has been broken for several months, and she asked about the RV and if the applicant stayed in the RV when he was there.

Applicant replied no.

Chief Covey testified to the inspection of the property that he and Assistant Chief, Matt Strickland, undertook in January. He stated that he has 35 years in fire service and was Fire Marshal in Waterford. The house is not being occupied. It is obvious from their visit, and he commented that the mail on the table is discolored from the sun shining through the window. He stated that he drives by that place every day and the same cars have been in the same location for well over a year and on the day of inspection, there were zero snow tracks going to the house.



There is a missing toilet seat in one of the bathrooms, there is black mold at the bottom of the stairs, and the furnace isn't hooked up properly. The house used to be used as a grow operation and the garage was, at one point in time, a grow operation. There are remnants of the grow operation still in the home. He further commented that the home doesn't have the normal shoes, coats, clothing that you would see laying around, toothbrushes on the counters, etc., just typical things you'd see in any home. In his opinion, the home is not lived in.

Mark Aboona responded saying that because he hasn't been in the house for a very long time, maybe that's why it looks like this. He stated that he had everything in the drawers in the bathroom. He reiterated that for the past period of time, he was traveling a lot for work, he was with his family, which is the most important thing to him.

Supervisor Davis thanked the applicant and stated that the ordinance requires this item to come before the Board at the next regular meeting on April 9th, at which time the Board will discuss and render its decision regarding this permit.

Supervisor Davis closed the Public Hearing at 7:25 PM

Old Business:

1. Building Department Fee Schedule

Supervisor Davis stated that he instructed Carlisle Wortman to review the Township's fee schedule. They compared it to neighboring communities and concluded that Springfield Township's fee schedule is low. Permit fees fund the building department. The proposed revised fee schedule was included in the Board packet and is formatted based on Carlisle Wortman's recommendations. The new fees will take effect April 1st, 2026. His recommendation to the board is to authorize the supervisor to amend the fee schedule and reflect Carl Wortman's recommendations.

Supervisor Davis introduced Ben Carlisle to the Board. He indicated that the Board had discussed the Fee Schedule at the last meeting.

Trustee Whitley asked how do they know that these fees that are proposed are going to be enough to fund the Building Department?

Supervisor Davis replied that they don't and this is an item that will be evolving and it is a movement to help the Building Department's deficiencies.

Trustee Whitley asked how they know it was deficient.

Treasurer Dubre stated that they are adopting budgets year after year that are missing the revenue to support the expenditures. She stated that the current budget is in the hole and she pointed to what's left in the fund balance on the balance sheet. She stated that they have eliminated items out of the building fund that need to be included because the General Fund cannot continue to



support things that are tied to building, such as the ordinance enforcement. The current budget that was adopted for 2026 has a net difference of almost $60,000 from revenues to expenditures.

Trustee Whitley asked if that includes the cost for enforcement.

Treasurer Dubre answered no. They don't even know if they can add it back into the budget and won't know until they start running to see where they are at. They are currently running the fund balance down. They have a general rule that the Township functions by with a set number of month in the bank to fund any department, whether it's 6 months, 12 months, and this one is going to be ran down to $60,000 which is all that's going to be left in the fund at the close of the year based on the budget adopted. The building department's operations are far higher than that. They adopted a budget with the expenditures for the building fund of $121,000. This budget was lacking things that have been pulled out over the years, and which the General Fund has been supporting. One of the other things we haven't been able to do because it's been going down is to increase the costs that are associated with the fire inspections, for instance. The cost has been set at $25,000 for years and years but the costs for the fire department have changed. So that's not enough for what we're paying out of the fire fund to provide those services. There are a number of things that are too low, but if raised, it would run that account out of money. This means the General Fund has to pick it up, but the problem is, the General Fund is picking up a lot, and she added that the General Fund is picking up a lot out of the fire fund too. There has to be some changes. The Township has now contracted with CES for the building fund, so they need to amend the budget to reflect contract services, administration, and inspections. Right now, it's under personnel, so until they fold all that back into the budget, she can't say what the actual number is until she sees what all those numbers folded back into an amended budget look like, but it isn't going to be better. They are currently funding it, and the Building Department is supposed to be self-sustaining.

Trustee Whitley stated that he understands the directionality of this but is concerned that they haven't been able to quantify it better. It feels like a vague business case to make changes of this magnitude.

Treasurer Dubre answered that they know we're running at a deficit and it's on the balance reports every month. It shows exactly what the fund balance is and those reports are presented to the Board.

Treasurer Dubre commented on where they are going to come in at the end of the year if they revise their forecast with the numbers that are proposed here. Well, one is the revenue itself. She explained that the fees are increasing and they advertised that these are changing on April 1 to encourage residents and builders to come in now and so they are aware of the coming change. Regarding the budget, if they add in $20,000 in ordinance and $25,000 in fire, all that money's gone. If they just put in the things that should be in their bill, they are broke on this budget. She doesn't think they should put the other items in the budget until they review the rest of this year, and when they do next year's budget, they'll know exactly what they're bringing in. When they compare the new schedule compared to the old schedule, because those reports in our packets break it down by permit type, they can see the real dollars on those documents. These reports show what the



Township brought in and paid out to inspectors, at the year-end reporting, but it doesn't include a lot of the fixed costs that are tied to that. This year they also spent a considerable amount of money on BS&A and the building fund isn't paying its share. This is a huge expenditure to the General Fund.

Trustee Whitley stated that they could have taken the last several reports and apply those to the fees that are being suggested here, and see whether it covers our costs, and add the additional items that Treasurer Dubre has suggested that haven't been getting covered. It just seems like it hasn't been a full analysis done on what's being done here.

Trustee Beatty stated that there was an analysis done on the fees.

Supervisor Davis stated that nothing's been done in the last 5 years which has got us to this point. There's been a lot of work done with Carlisle Whitman and they determined that Springfield Township is at the lowest level of all surrounding communities, and they suggested a midpoint as a starting point, which will evolve into a harder number as we move forward. As Treasurer Dubre said, they have several things that aren't even in the budget that need to be added.

Mr. Ben Carlisle stated that they have a long history with the Township but not in the Building Department. After they get a chance to run the Department, they can come back in a year or so with a much more pinpoint analysis of the department and its budgetary needs when they have their data. This is just a starting point. The Township's fees are significantly lower than other communities in the area and as Treasurer Dubre pointed out, they are currently running at a deficit. This is just to get them back to a starting point and then they can tailor the numbers in a year or so when they have their own data. If they put this off a year, they are further in the hole than they are now.

Clerk Miller moved to adopt Resolution 2026-05 to amend Schedule 3 of the Springfield Township Fee Schedule to take effect on April 1st, 2026. Supported by Sclesky.

A member of the public asked if administrative fees can be included in the building department fees.

Board members replied yes.

Vote on the motion. Yes: Beatty, Davis, Dubre, Miller, Moore, Sclesky; No: Whitley; Absent: None. Motion carried by a 6 to 1 vote.



New Business:

1. Planning Contract with Giffels Webster and Carlisle Wortman

Supervisor Davis read his memo for this agenda item. In February 2022, Springfield Township entered into a planning contract with Giffels Webster after Carlisle Wortman terminated its contract with Springfield Township due to workplace differences with the previous supervisor, Laura Moreau. Since he has come into office, he has relied on Carlisle Wortman to assist with projects including rental housing, business license certifications, as well as assuming the responsibilities for the Building Department. Carlisle now has expressed interest in returning to planning services for Springfield. Their extensive knowledge of Springfield encompasses 40 years, and part of what the residents hold near and dear is a result of the good planning efforts on the part of Carlisle Wortman who greatly enhance and streamline the planning process. He believes that Carlisle Wortman is better suited to help preserve their rural community and its unique environmental features. Giffels Webster's experience is primarily large urban communities, and their approach has focused on broad updates and changes that may not align with Springfield's rural character. Carlisle Wortman's clientele is more rural, and he thinks that it is important to have somebody here handling the planning that is in tune with the rural feel. He thinks this is a big move in the direction of helping to preserve that.

Supervisor Davis provided a document showing the key differences between Giffels-Webster and Carlisle Wortman. The largest difference is the monthly retainer. It is also important to highlight the benefits of Carlisle's unlimited consulting hours, and when you have a planning consultant working for the community, a lot of time goes into consulting. Even though the fee may be lower with a different company, if they're charging a bunch of fees on the consulting end, which is what takes place in the planning consulting arena, the fees add up quickly. Supervisor Davis is the interface with the planning consultant and does the day-to-day operations, so it's important that he has a good, comfortable relationship with the planning consultant.

Supervisor Davis stated that his recommendation is to authorize the Supervisor to terminate the contract with Giffels-Webster, and to execute a contract with Carlisle Wortman, subject to review and approval by Township Attorney. Supervisor Davis has had discussions with Giffels Webster to let them know that this item was on the agenda tonight.

Supervisor Davis introduced Jason Mayer, Engineer for Giffels Webster. Supervisor Davis asked Jason if he would be willing to stay on and provide engineering services to the Township and Supervisor Davis outlined three options for engineering firms that were previously approved by the board. One was AEW, one is Jason Mayer, and one is Casey Leach of Leach Engineering. He added that Jason Mayer has agreed to stay on and provide Engineering services. Giffels Webster is willing to work through the transition and will continue to finish things up that they were working on but not start anything new. If the change is approved, Carlisle Wortman is ready to step in on any new projects. Supervisor Davis added that the gravel mining application is more on track now that they have the environmentalists chosen and have a project manager to oversee this project.

Supervisor Davis stated that Ms. Megan Masson-Minock, Carlisle Wortman, would be the person who would be the primary Township planning consultant. Ms. Masson-Minock works presently now with Jerry Fisher on another gravel mine application, so she is a great fit for Springfield Township.

Mr. Ben Carlisle provided a history of Carlisle Wortman's experience including their experience with gravel mining and data centers. He stated that they will partner with Giffels Webster to make sure the transition goes smoothly.

Trustee Sclesky summarized his experience with the Planning Commission and the Township for the last 15 years. He looks forward to renewing the relationship with Carlisle Wortman and agrees with this change 100%. Giffels-Webster did a really good job with the Township, especially with updating the master plan and he thanked them for that service. He agrees that they're more a city-based firm and agrees with the assessment to make the change to Carlisle Wortman, who is more rural.

Trustee Whitley asked who was going to work on the gravel mine project.

Supervisor Davis stated Carlisle Wortman. He explained that Ms. Megan Masson-Minock would be the lead on this project including attending the Planning Commission meetings.

Trustee Whitley asked if there was discussion with the Planning Commission about the Planning consultant change.

Supervisor Davis replied yes.

Mr. Need stated that he has reviewed the contract and has no issues with the contract, so that's been taken care of. He added that 1986 was the year that he started working for the Township full-time, and Dick Carlisle started working for the township full-time and he has a long relationship with Mr. Carlisle who is an outstanding planner. He is sure that Ben Carlisle is carrying on that tradition as well, so he thinks the township will be well served by this change.

Treasurer Dubre stated that she has nothing but good things to say about Dick Carlisle and she commented on her experience on the Board when she was new and what a huge help he always has been. She is very happy to return to Carlisle Wortman for planning services.

Trustee Beatty commented on her involvement with the Ordinance Advisory Committee and how important it is to have a planning consultant that is responsive and who helps with the Committee moving forward.

Trustee Moore summarized his experience with the Planning Commission, and he has nothing but good things to say about Carlisle Wortman and the planning services that they provide.



Clerk Miller stated that he didn't do a lot with planning up until recently and was intentionally shut out of planning by the previous Supervisor. Giffels Webster has been challenging to work with, and they have not been responsive to requests for assistance. He supports this change.

Treasurer Dubre moved to authorize the Supervisor to terminate the contract with Giffels-Webster, and to sign and execute a contract with Carlisle Wortman Associates. Supported by Trustee Sclesky. Vote on the motion. Yes: Beatty, Davis, Dubre, Miller, Moore, Sclesky, and Whitley; No: none; Absent: none. Motion carried by a 7 to 0 vote.

Mr. Carlisle thanked the Board for their kind words and stated that they look forward to working with the Township again.

2. Special Land Use: Redemption Story Church

Trustee Sclesky stated that the Planning Commission took action to move this site plan forward to the Township Board approving the Special Land Use request. But, in the interim between the Planning Commission meeting and now, he found out how long the building has been vacant and in such disrepair that he believes it should be returned to the Planning Commission for further review and consideration.

Supervisor Davis stated that part of the conundrum here is the applicant presented a shared parking agreement with adjacent properties, which cannot be computed into the parking configuration for use of this building.

Trustee Sclesky concurred.

Supervisor Davis stated that this was one of the primary concerns. The applicant has to have enough parking on the subject property and the parking available is not sufficient for their use.

Katie Johnson, representing Redemption Church Story, introduced herself. She stated that the parking agreement is with the current owner, so it would apply moving forward. The parking agreement's not even necessary for the number of spaces that are needed for the church at its occupancy now. The number of spaces that they have now would be sufficient for the proposed one per every three parishioners, because they have 97 parishioners. The parking that they have now would be sufficient. She added that they have had some inspections of the building already done. She introduced the pastor of the church who may be able to speak a little bit more on the inspections that have already been done at the church. She also introduced Todd, one of the church elders.

Todd stated that they had the fire department come out and give them a list of things that will need to be done before granting occupancy and they are working on those things. There were a couple things about smoke detection, and fixing the alarm notifications in the building, but they are aware of those things. They have done the well and the septic and everything passed. They can provide results from all of those inspections. He added that the water samples passed the inspection from

Oakland County. The septic system passed the inspection, and they can absolutely provide results from that.

Trustee Sclesky asked about the review on emergency vehicle exit with the consultants. The parking is based on the total occupancy capacity of the building so Carlisle Wortman will review that process and see if there's any insufficiencies.

Todd stated that they thought that it was a 3 to 1 ratio, and they thought we were good on that standpoint.

Chief Covey stated that he cannot speak to the parking lot spaces for the property, but the Fire Department did receive an architectural drawing life safety plan from the church showing 228 people for the actual church, which is the old gymnasium that's at the back of the property. That building cannot exceed 299 people, even though it could house 610 people based on the IFC 7 square foot per person, because it's not a suppressed building. It is an alarmed building that needs to be updated to smoke detection throughout to make it a full alarm system which is a different system than when it was a gymnasium. Regarding the front building, they are not quite sure what the church's intention is for that building. The church advised him that they weren't going to use it. It's an old, large home that sits between the gymnasium and the front property. The front building is probably around 200 people. If the church made half of it business, and on the other side, classrooms, it would hold roughly about 200 people. If it was all classroom, it would hold more. The church's intention when they talked was that part was going to be office, part of it would be classroom. He stated that the question that Trustee Sclesky has is how those buildings are going to be used because it makes a difference in occupancy loads for those buildings.

Supervisor Davis stated that the Building Department takes those occupancy loads on the buildings and they do the calculations regarding parking requirements. Their intention is to send this back to the Planning Commission and have Carlisle Wortman work on this with the applicant.

Trustee Sclesky stated that the intent of this is to make sure that public safety is secure and the safety of the people that belong to the church is first and foremost. It might take another meeting or two to get through these things and get the planners involved. They look forward to working with the applicant and navigating this together.

Katie Johnson asked what the main issues were.

Supervisor Davis stated that there are a number of issues and that is why it is being sent back to the Planning Commission to review it further. Once those issues are worked out, it will come back to the Board.

Board members and Ben Carlisle reviewed next steps for the applicant.



Trustee Whitley stated that based on the discussion we heard, and particularly comments from Trustee Sclesky, it puts a lot of items that should be considered and approved by the Planning Commission before something like this comes to the Board for approval. He thinks that this is the best course of action.

Trustee Sclesky moved to return the Redemption Story Church back to the Planning Commission because of the long-term vacancy of that property and the disrepair. This plan should be reviewed by Carlisle Wortman, Township planning consultants. The facility should be inspected by the Building Department, the Fire Department, well and septic inspections and water testing. The Planning Commission also needs to review the parking based on occupancy with Township planning consultants with the total occupancy of the property, review emergency vehicle access with consultants and properties should come into compliance with the Dixie Highway Overlay District Guidelines. Supported by Trustee Whitley. Vote on the motion. Yes: Beatty, Davis, Dubre, Miller, Moore, Sclesky, and Whitley; No: none; Absent: none. Motion carried by a 7 to 0 vote.

3. Site Plan and Special Land Use: Happy Can Disposal

Trustee Sclesky reviewed the action of the Planning Commission regarding this site plan and a number of issues. In the early days of Happy Can site plan submission, they received approval for a wall. He added that on August 16th of 2024, Joan Rusch, who was the assistant to the Supervisor at the time, granted approval of a wall located between the site and Andersonville Road. This wall is not an acceptable material and would not have been approved. Ms. Rusch had no authority to grant this approval, and its construction has caused unnecessary expenses to the applicant and unnecessary burden to the Township trying to work together with the applicant with his Special Land Use request.

Supervisor Davis stated that the applicant was given verbal approval to occupy the property by the previous supervisor, according to the applicant. He has no way of vetting that and there's nothing in writing. The applicant told Supervisor Davis that the previous supervisor gave them permission to move things onto the property and move things off the property which is what their business is. In essence, the previous supervisor gave them approval to perform business on the site without any of these safeguards in place.

Trustee Sclesky moved to approve Happy Can's Special Land Use, Parcel 07-26-326-038 with the following conditions:

1. **Approved site plan. All site improvements in operational areas shall comply with a township-approved site plan. 2.**
2. **Permitted materials. Operations shall be limited to construction-related materials and debris. Prohibited materials include toxic contaminants, all liquids, and all hazardous materials.**
3. **Outside storage regulations. Storage must remain outside required setbacks. Storage areas**
   must be defined on the approved site plan. Storage must not obstruct circulation of emergency access.



4. **Emergency vehicle access. The site must maintain clear fire lanes and emergency access routes at all times. Must be clearly marked on the approved site plan from the Township.**
5. **Combustible material storage. Storage must comply with applicable fire codes and safety standards.**
6. **Wall improvements and signage.**
   a. **The wall along Andersonville Road shall be improved by installing an approved architectural material such as a stone veneer to any exposed area that will not be completely screened by landscaping.**
   b. **All signage must comply with all township ordinances.**
   c. **Integrate the wall into the improved site design.**
7. **Landscape and screening. The site must install and maintain approved greenbelt landscaping**
   and screening to be compliant with the master plan and township ordinances.
8. **Site appearance and maintenance. The property shall be maintained in a clean, organized, and well-managed manner.**
9. **Storm water management. Stormwater management must comply with the Township. County and all government requirements and regulations.**
10. **Hours of operation. Hours of operation shall be established and approved by the Township's Zoning Administrator.**
11. **Business Permit and annual compliance review. The operation shall participate in the Township's business permit program, allowing for annual compliance inspections.**
12. **Compliance. The operation must comply with all township ordinances, building codes, fire codes, and state regulations.**
13. **Violation or revocation of Special Land Use approval. The Special Land Use approval is granted based on compliance with the conditions outlined above. Failure to comply may result in actions below:**
    a. **Notice of violation**
    b. **Required corrective actions**
    c. **Compliance inspection**
    d. **Review by the Planning Commission or Township Board**
    e. **Suspension, modification, or revocation of the special land use approval**
    f. **Requirement performance. Require a performance bond to ensure compliance**
14. **No business or transfer of waste shall be taken on the site until the conditions have been met and approved by the Township.**

Supported by Trustee Whitley.

Trustee Beatty asked if there was a time limit to meet conditions.

Trustee Sclesky replied that the business will not receive a C of O until all conditions are met.

Supervisor Davis stated that they will review fees and legal costs with the Attorney.

Trustee Sclesky explained how a performance bond would be used to ensure compliance.



Mr. Ron Samuel asked if this was part of the metal scrap yard at the end of Northwest Court.

Board members replied no and they explained the location of the Happy Can business on Andersonville Road.

Supervisor Davis explained the nature of the business intended for Happy Can.

A member of the public asked if the previous supervisor allowed the business to operate.

Supervisor Davis explained the series of events that transpired when he was aware that this business was in operation after he came into office.

Vote on the motion. Yes: Beatty, Davis, Dubre, Miller, Moore, Sclesky, and Whitley; No: none; Absent: none. Motion carried by a 7 to 0 vote.

PUBLIC COMMENT:

James stated that he is disappointed that he had to watch the last meeting online instead of being here in person, because what happened during public comment demanded an immediate response. The board is bound by Robert's Rules of Order, by local, county, state, federal law, and by the United States Constitution, which they swore an oath to uphold. A resident exceeded the public comment limit by 7 seconds. He has watched speakers be allowed to finish their sentence past the buzzer in this room, yet in this case, the interruption was immediate and there was an attempt to have law enforcement remove the resident. The comment in question would not have exceeded the time limit if the speaker had not been interrupted repeatedly during the presentation. The only reason their time limit was surpassed was because of those interruptions. He timed it. When selective enforcement interferes with protective speech in a limited public foreman, it exposes the municipality to liability under 42 USC subsection 1983 for deprivation of rights under the color of law. This is not dramatic language. That is settled federal law. Many municipalities have been sued under this subsection and lost their qualified immunity because it is set law in almost every single jurisdiction. Every single appellate court has ruled against municipalities on this, and he believes that Supervisor Davis put the township at risk. Tonight, he asks, after public comments are finished, that Supervisor Davis publicly thank the deputy that was present in the room that day for protecting Springfield Township from liability because had he removed her, it would have put them under liability. Every single member of the Board would have been under liability for sitting here and allowing it to happen. He is also asking Supervisor Davis to publicly apologize to that citizen for doing so as well.

A member of the public stated that at the end of February, she was part of a meeting of the Springfield Township community to discuss the potential mine operation that is under review. They shared a lot of information and ideas, and what they found regarding Supervisor Davis and some of the board members was truthfully shocking. She is here to share some of the discoveries that they found, and hopefully they will take them to heart and make some much-needed changes and

become more forthcoming with information. She originally had many old points to highlight but had decided for the sake of time and expediency to only highlight a few of her main concerns for now. More to come at future meetings. She stated that Supervisor Davis uses the word transparent like it is his daily devotional. It doesn't appear to be anything but transparent. He leaves out critical emails from the FOIA requests, and to the Planning Commission, from Mike Wilczynski of Pangea Environmental, and Brian O'Mara of Agate Harbor Advisors, LLC, concerning their findings that would support the community's concerns. She is going to submit to the Clerk all of the backup for everything she's saying. She has backup and proof. She would like to know why Supervisor Davis put an April 29th, 2025, application deadline on Levy. Why this date, and why a rush on a deadline? And there's emails to back that up as well. She asked Supervisor Davis when he is going to change their perception of him and show them that he strives to have their best interests at heart, and not that of the Levy Corporation? She'd like to make all this part of the meeting minutes.

Cassidy Okonewski introduced herself to the Board and stated that she is 18 years old. She added that with that age comes a new responsibility, and that's voting. She decided to perform better in the civil duty and thought that she should come to a meeting and witness her local government in action. When she heard about Levy, she was very excited, because the Board members were going to listen to how the residents felt. After sitting and watching a couple of these meetings, she has actually been very disappointed. From her perspective as a young voter, it feels like they are talking but nothing's really coming back and there's not a lot of reciprocation. Sometimes there's a little bit of denial, but there's just a lot of emotion when there should be professionalism, again.

Supervisor Davis thanked her for being involved and urged her to continue on this path.

Karen Moore introduced herself to the Board. She stated that she has lived in Davisburg for over 40 years and these are her comments. In compliance with the Code of Ethical Conduct Policy, a township supervisor is expected to honor these high ethical standards by emphasizing duty of loyalty, a care and fair, conflict-free, and transparent decision-making process. Conduct should prioritize the township's best interests, act with integrity, and maintain professional, respectful, and transparent governance. Supervisor Davis not the CEO of a private company. He is a public service official whose salary is paid by residents of this community. When he interrupts, talks down to, or publicly characterize residents as unreasonable, he is creating an environment that feels less like public service and more like intimidation. Respectful governance requires restraint, patience, and a willingness to listen, even when criticism is uncomfortable. They are asking for transparency, accountability, and mutual respect. You want respect? Respect is not a one-way street. These values should not be controversial; they should be the standard. Bullying is not a sign of strong leadership. It's a symptom of poor, insecure, and ineffective leadership. Bullying behavior is entirely at odds with democratic accountability. She added that he been elected to represent our community. When we raise concerns, ask questions, or challenge decisions, it's not an attack on this board. It's the very foundation of civic participation. Requests for clarifications are often met with dismissive responses, incomplete answers, or no responses at all. When we are left without clear information, frustration grows. Not because of hostility, but because of exclusion from a process that directly affects our lives. Lastly, but not least, trustees and other officials on this board are elected to act as stewards of this township, not to serve as a silent observer of this misconduct.



It's their responsibility to ensure that all residents are treated with dignity, and that meetings are conducted with civility. Allowing this supervisor to act as a bully, all of you remain silent, is an act of cowardice that you are disguising as neutrality.

Amber introduced herself and stated that she lives on French Lane. Her comment is regarding the special land use permit review for the proposed gravel pit. There are several documented actions and behaviors that have compromised the objectivity of this process. Number one, unprofessional conduct. The behavior during public meetings, including rolling eyes, interrupting residents, and public threats to remove a constituent, is unprofessional and intimidates public participation. Number two, direct assistance to the applicant. During the October Fact Finding Committee meeting, after the Road Commission clarified that Ormond Road is not classified for gravel trains, the supervisor advised the applicant to purchase land to access Davisburg Road. Advising a company on how to bypass road restrictions is not an act of a neutral arbiter. It is the act of a partner. Number 3, conflict of interest. Township staff. There is a conflict of interest regarding the supervisor's assistant, whose immediate family is employed by the gravel company seeking the permit. This creates a direct pipeline for biased influence within the administration. Number 4, improper treatment of experts. The board's public attacks on experts are misplaced. It is the legal responsibility of the applicant to provide necessary data. Experts cannot evaluate information that has not been provided. Number 5, evidence of timeline coordination. FOIA documents dated April 29, 2025, contain emails from the Levy representative to Ric Davis, thanking him for sharing your deadline, so the company could push our team to meet it. This coordination indicates a collaborative relationship rather than an objective regulatory one. Number 6, misrepresentation of authority. The supervisor has repeatedly claimed that he makes the final decision on this permit when the process requires a full board vote. Misrepresenting individual authority to the public tames the trust essential to local governance. Due to these instances of procedural irregularities, the integrity of this special land use permit review is in question. She encourages her fellow residents to join Mining Paradise on Facebook. She plans to post information for an upcoming survey to help determine the community's next steps in seeking an objective and fair process. And with, these new consultants, Carlisle Wortman and Megan, hopefully they can fix what has been done.

A member of the public stated that she wanted to address an email sent out to our community from STEP. Within that email, it is stated that we have heard some tough words from our officials as of late. Let me clarify what we mean. When we hear our elected officials make statements such as, we are fearmongering, that we are hearing the same thing over and over again, that we are wild, That we are crazy or conspiracy-minded, to name a few. This community views those statements as they want us to be quiet, and they don't want to hear from us. That is when we stand up, and we say we are here to stay, and we will not back down. We will wear our red shirts. We will post our signs, we will hold peaceful demonstrations opposing the mining operation. We have the right to make statements, and you, the elected officials, have a sworn duty to listen to your constituents. Remember, those wild and crazy people are the ones that elect you. Moving forward, we appreciate the steps as of late, taken by the Township to collaboratively work together. On another area, this community sees other communities and townships denying special land use permits for, mining areas and for data centers. And we say, why not us? Why can't we deny the special land use



permits? They must follow Public Act 113 as well, yet they still are denying them. They are not afraid of a lawsuit. They have insurance just like us. Our community views those denials as their township boards and planning commissions working for the people who elected them. We have heard what Greg Need had to say at the last meeting, but our stance has not changed. This community holds the belief that the very serious consequences, as outlined in Public Act 113, have fully been realized. She would also like to remind the Township that the Master Plan clearly protects the peaceful and rural aspects here in Springfield Township. Please help us protect our little slice of paradise.

Clerk Miller stated that in the interest of transparency, Stephanie submitted a public comment earlier today to be read this evening. He informed Stephanie that he will not be reading her written public comments, as she just made a public comment. That would basically give her two public comments, which he does not feel is fair to the public at large.

Mr. Greg Need, Township Attorney, stated that he agrees with Clerk Miller's observation on the public comment period.

A member of the public stated that so far tonight, they have heard of at least 4 examples of our previous supervisor doing the township wrong. She let the marijuana caregiver permit go. She allowed Happy Cans to open up business and operate. She allowed a nasty prison-like wall to be put up. All without any trustees here. It's important to remember that Levy, again, was invited to a Planning Commission meeting by the previous supervisor. Mr. Davis has inherited this project in its early stages. Since then, he has taken steps that many residents specifically asked for, including hiring Jerry Fisher, as they all demanded, and sharing every document in detail to the fullest extent possible. He has worked consistently to keep residents informed and engaged. We must also recognize that the township is required to operate within a defined legal framework and decisions cannot be made outside of the statutory process that governs an SLU permit. Through the work of the Fact-Finding Committee, the Township has hired Ramboll & Associates to oversee several aspects of the application. The township has engaged MSU to investigate any impact on the prairie fens and rare and endangered species. The Township is currently consulting with an expert, an independent professional, to review the property valuation study that's been submitted. On top of this, the fact-finding Committee and the township staff met with applicants to serve as a project manager, as a neutral third party. These actions demonstrate a clear commitment to ensure the process is thorough, objective, and guided by qualified expertise.

Cynthia introduced herself to the Board and stated that she lives on Ormond Road. She read the following statement: It says, good evening, members of the Township Board and fellow residents. First, we want to thank you for your service. As representatives of STEP, we appreciate the opportunity to engage in this process and work collaboratively toward discussions that preserve our Township's health, safety, and rural character. Since residents became aware of the proposed sand and gravel mining, we've seen something remarkable. A surge in civic participation. People of all ages, from children to those in their 90s, have stepped up by attending meetings. Educating themselves and voicing concerns on a deep love for this place we call home. What some of us see as self-interest we view as the spark that ignites true citizenship. As Thomas Jefferson wisely said, whenever the people are well-informed, they can be trusted with their own government. That



whenever things get so far wrong, as to attract their notice, they may be relied on to set them to rights. Local issues, like the mining proposal, have awakened that spirit, forging stronger relationships that will benefit Springfield for generations. Is this self-interest? No. Is it commitment to community? absolutely. We've heard characterizations of residents as hostile or crazy but that's not what we see. We've seen families holding signs, welcoming hundreds in meetings and chatting respectfully with law enforcement and firefighters. No chaos, just commitment, in a way, we can thank Levy for waking the sleeping giant in this township reminding us of all of our duty to protect what we love. Public comment is the cornerstone of that duty, a time for residents to be heard without fear. As the Open Meetings Act states, all meetings of a public body shall be open to the public. A person shall be permitted to address a meeting of a public body under rules established and recorded by the public body. We respect those rules, even as we may repeat key concerns about very serious consequences of this proposal. Repetition isn't hostile or pointless, it's a resolve to assure our voices shape outcomes. To our dedicated board members, we ask for mutual respect during these times. Residents sit patiently through agendas with most discussions remaining fact-based. Others include extreme commentary. We hope for the same courtesy during public comment. This is our time to address the public body, free from intimidation or attempts to dissuade us. Before relinquishing the microphone, let's remember the words of Abraham Lincoln, who reminded us that our government is of the people, by the people, for the people. Together, let's fulfill that worthy pursuit by listening, collaborating, and prioritizing science, safety, and our shared future. Thank you. Let's work together to protect Springfield for all.

A member of the public stated that the biggest brain in the world is Google AI. We know that silica dust is a known carcinogen, but what they've identified here, and this is Google's biggest brain in the world, they said it is something called crystalline silica dust, which has now been moved up into Group 1 for cancer-causing carcinogens, which makes it 3 or 4 times more harmful than just regular silica dust. Be mindful of the Michigan Open Meeting Act because every time they interrupt somebody, it could be a $1,000 fine. The first time, and $2,000 every time after that, he thinks they are up to about 70 grand. But they're not looking forward to going after you, we're looking forward to doing this right. He instructed Clerk Miller to read the document in his hand.

Clerk Miller stated that the document in his hand is the same document that Cynthia just read above in Public Comment. He stated for the sake of efficiency, he will not be reading it again.

A member of the public read the following statement: I'd like to start by acknowledging something that is very obvious in this room tonight. The residents here care very deeply about their township. When people take time out of their evening to come here and speak, it's because they want to be heard, and they want to participate in the direction of their community. That kind of engagement should be viewed as a strength. At the last meeting, I asked about a written campaign commitment to hold regular town meetings. In response, Mr. Davis, the statement was made that these meetings will not happen, "until I get some respect". I want to follow up on that. Town halls were presented to residents as a way to strengthen communication between leadership and the community. A place where questions could be asked and answers could be given in a dialogue format, but town halls were not the only engagement structure discussed. Residents were also told that a citizen coalition would be created to help ensure that community voices were included in township



decisions. That type of group typically serves as a bridge between residents and leadership. A place where concerns can be discussed, ideas can be shared, and feedback can be gathered before decisions are finalized. Right now, neither of those engagement structures appear to exist. There are no town halls scheduled, and there is no visible citizen coalition in place. That leaves the public comment period during board meetings as the primary way residents can participate and that format only allows for a few minutes of one-way communication. So, I'd like to re-ask the question from last week. Are town hall meetings still planned for Springfield Township and is there still an intention to form the Citizen Coalition that residents were told would help ensure their voices are included in decision making. Clear answers to those two questions would help residents understand how they are expected to participate in the governance of their township going forward because when residents show up, speak up, and stay engaged, that's not a problem to manage. It's a resource to build on.

Mr. Ron Samuel asked who gets to vote on the marijuana issue.

Board members informed Mr. Samuel that this item would be on the April agenda.

Kara Okonewski introduced herself. She's requesting to have the meeting minutes for the data center pre-application meeting held on December 15th of 2025, corrected to include the attendance of Ruben Maxbauer of Levy. He was also in attendance, and that was confirmed by two sources. And because they're the official public record, it's important to keep them accurate.

A member of the public stated that she looks forward to what was said tonight about Megan as project manager, since she has experience. She asked that the residents be told ahead of time things that we'll be seeing in the future and why, like the sticks along Ormond Road because not knowing why they're there kind of causes concern. Are those sticks for seeing if the road is adequate now, and will be looked at as a serious safety concern, or are they there for seeing if the road can be upgraded to meet the needs of the time? Could that question please be answered, either through the supervisor update or from Megan at the next meeting, so we can stop worrying about that and halt rumors before they start? We just want to know the details. That would help us to have less misinformation. And it would help with transparency, and she looks forward to anything that will help with that.

A member of the public stated that the Board members have been voted in by these folks back here to do the best that you can for the community. He grew up in a political family, and he kind of knows how people get voted in. If the politicians don't do what the people want, then they put other people in there. This has been going on for months here and evidently, the community does not want this. He cannot understand why the majority of you out there would want this mine here. He asked if any of you folks lived on Ormond Road, would this still be an issue?

Clerk Miller read a letter from Robert Wittenberg, Oakland County Treasurer regarding their foreclosure prevention program.



Adjournment: Hearing no other business, Supervisor Davis adjourned the meeting at 8:51 pm.

_____
Richard L. Davis, Supervisor

_____
Sean R. Miller, Clerk