Minutes of
BOARD OF TRUSTEES
REGULAR MEETING
July 11, 2024

SPRINGFIELD CHARTER TOWNSHIP
Sean R. Miller, Clerk

Call to Order: Supervisor Moreau called the July 11, 2024 Regular Meeting of the Springfield Township Board to order at 7:30 pm at the Springfield Township Civic Center.

Pledge of Allegiance

Roll Call:

Board Members Present	
Laura Moreau	Township Supervisor
Sean Miller	Township Clerk
Jamie Dubre	Township Treasurer
Dave Hopper	Township Trustee
Denny Vallad	Township Trustee

Others Present	
Scott Roper	Holly Area Schools Superintendent
Derek Lindsay	Director of Safety and Security at Holly Area Schools
Greg Need	Township Attorney

Board Members not Present	
Jason Pliska	Township Trustee
Bill Whitley	Township Trustee

Agenda Additions & Changes: None.

Public Comment: Amy Duncan addressed the Board about The Special Assessment District for Softwater Lake. She stated that at the end of 2023 there was around $22,000.00 left from collected taxes that was earmarked for Softwater Lake treatment. She stated it was a surprise to the homeowners in Stonehause Court Estates that the Township terminated their management of Softwater Lake in 2019. She stated that the Township didn't inform Stonehause Court Estates of the termination, therefore no treatment has been done to the lake. She is requesting that the Township pay for treatment of the lake out of the $22,000.00 or refund the residual balance to the existing homeowners.

Alan Partington addressed the Board stating that he would like the Township to be involved in the management of the lake and stated he would like to see the money go back to the HOA.

Jeff Bullard addressed the Board stating that he has been in contact with Springfield Township's attorney regarding refunding the $22,000.00. He stated that he wants to see the money go back to

the homeowners' associations to be able to continue treatment of the lake. He questioned why the Township is withholding money for the treatment. He stated that the homeowners have a vested interest in the lake and want to take care of it.

Victoria Zilka addressed the Board stating that she can't get her boat out on the lake due to the weeds. She stated that only residents of Softwater Woods association were notified of the termination and asked for better communication from the Township. She stated that they could use $17,000.00 to better improve the quality of the lake.

Supervisor Moreau stated that several people were notified of the termination. She continued by saying she received a public comment from Michelle Ramirez who stated she is not part of either association and she is in favor of forming a lake board.

Clerk Miller noted that early voting for the August 6, 2024 primary election begins on Saturday July 27th through Sunday August 4th, from 8:30am to 4:30pm, except on Thursday, voting will be from 12:00pm to 8:00pm. Early voting is at the Springfield Oaks Activity Center.

Consent Agenda:

Trustee Hopper moved to approve the Consent agenda as presented. Supported by Trustee Vallad. Vote on the motion. Yes: Dubre, Hopper, Miller, Moreau, and Vallad; No: none; Absent: Pliska and Whitley. The motion carried by a 5 to 0 vote.

a) Approve Minutes: Regular Meeting of June 13, 2024 and June 25, 2024 Special Meeting Minutes
b) Accept the June 2024 Treasurer's Report
c) Receive June 2024 Monthly Reports: Building, Electrical, Plumbing, Mechanical, Ordinance, Fire, Police, Comp Time, IT, and Natural Resources
d) Authorize payment of bills: June Additional Disbursements totaling $206,578.26 and July 2024 Bills List totaling $144,843.67
e) Authorize the IT Manager to attend the annual MI-GMIS Conference on September 15-18, 2024 at a cost not to exceed $1,000.00
f) Reappoint Steve McGee to the Construction/Fire Board of Appeals for a two-year term ending July 15, 2026
g) Approve budget of up to $1,600.00 each for the Township Board Member, Planning Commissioner, Zoning Board of Appeals Member, Executive Assistant, and Assessing & Zoning Assistant Attendance at the 2024 Michigan Association of Planning Conference
h) Adopt Resolution 2024-13 to re-approve the 2023 Springfield Township Emergency Operation Plan with Updates to Personnel Contracts and Alternates

i) Approve Clarkston Area Youth Assistance 2024 Sponsorship in the amount of $3,500.00
j) Receive Report from Planning Commission of prioritized Master Plan Action Items
k) Receive Communications: Thank you letter from Neighbor for Neighbor

Old Business:

1. Request for support for School Resource Officers – Holly Area Schools

Supervisor Moreau welcomed Superintendent Scott Roper and Director of Safety and Security Derek Lindsay. She stated this is a continuation of the discussions that the Board has had over the past few months regarding school resource officers.

Superintendent Roper thanked the Board for having him. He stated that just over 22% of Holly's student population comes from Springfield Township. He continued by saying that many of the security features started in 2018 with bonds that funded infrastructure changes. From that time forward they made a lot of advancements.

Director Lindsay stated that in 2019 Holly Schools started looking into and implementing safety and security upgrades and training. This started with a collaboration with outside agencies, including the Fire and Police departments and Oakland County Sheriff's deputies, who have come in yearly to conduct ALICE training to all staff. In 2021 a school resource officer was added to the middle school, as well as facility upgrades for additional security measures. In 2022, the district brought in a third-party security consulting group who did assessments through all the buildings to address safety concerns and ways to improve.

Mr. Roper added that they currently have 3 school resource officers throughout the district and 2-armed security guards, which is a $320,000 budget item out of the school's general fund. In addition, they take advantage of state grants, which most recently provided funds for them to add night-lock security door locks to all the doors. They also added and upgraded security cameras. He continued by saying that with the decrease of state funds for Michigan's school security, Holly schools will lose $650,000.00. He also added that they had the retirement of one of their resource officers and are looking to fill his position some time this year.

Mr. Lindsay added that while security upgrades to the buildings are an important step, the school resource officers add an invaluable connection.

Mr. Roper added that they have budgeted to add 6 social workers also. Currently they have district counselors, a school liaison, and a therapy dog.

Mr. Lindsay continued by saying that this process has very much been a partnership with agencies and surrounding departments. They are leveraging new technology and are staying at the forefront

of new advancements. They make sure their emergency response protocols are current and are responsive to new challenges.

Mr. Roper added that new investments must be made in all areas of security throughout the district to ensure proper safety and security.

Supervisor Moreau thanked them for their presentation and overview. She added that the Board would like to know what kind of help they are looking for or what more they would like to do if they had additional resources. She asked if helping to offset the loss of funds would be beneficial.

Mr. Roper stated they would want to maintain and sustain their program. They want to continue to grow their SRO team. They are interested in continuing to add more to their team by being able to keep an SRO on the north end of the district's elementary buildings and one for the south end of the district.

Supervisor Moreau stated that she wants to reach out to surrounding municipalities to help kickstart this partnership. She added that the Board is waiting to see what the increase will be for the sheriff's contract but stated that the safety and security of the students and community is of the upmost importance. She thanked them both for their time.

New Business:

1. Medical Marijuana Caregiver Permit Application – Board Decision

Supervisor Moreau began this discussion by stating that she recently denied a caregiver permit. The Township ordinance requires that when a caregiver permit application is denied, the board must be notified and a hearing scheduled. The special meeting of the Township Board was held on June 25th. The applicant could not attend the meeting, but her attorney was there on her behalf. After the hearing, the Township Board must then make a decision regarding the application. The Board, in their sole discretion, may approve the permit, approve with conditions, deny, or revoke the permit if one had been issued. At the hearing the Board requested additional information from the attorney regarding the installation of an irrigation well, failure to secure building department permits, and additional electrical billing data to determine when this operation began. She continued by saying that they received a correspondence email from the attorney. The Township also consulted with their attorney regarding legal nonconforming uses.

Attorney Need summarized that a lawful nonconforming use would be allowed to continue when there is an ordinance change that would otherwise make it illegal. He stated that the fact that permits were not used makes it unlawful, whenever it was established. The zoning ordinance talks about a certificate of occupancy for a change of use. This property was converted from residential use to a marijuana caregiver operation and a certificate of occupancy was never issued, therefore the use has not been lawful and is not able to continue as a nonconforming use.

Supervisor Moreau noted that the communication received today from the applicant's attorney regarding the electrical billing data and irrigation well stated that the well was approved through Oakland County Health Department, but she stated there is no record of that. She continued by saying that the Building Department, by law, is not able to issue permits when there are active violations on a property.

Clerk Miller commented on the letter that was sent by the applicant's attorney stating that she had made a good faith effort to apply for building permits. Clerk Miller believes that applying for building permits in the first place would have been a better recognition of acting in good faith. He supports denying the permit.

Trustee Hopper agreed with Clerk Miller and questioned that if this issue was never brought to the Board's attention, would the applicant have ever obtained permits.

Treasurer Dubre added that the applicant knew the well was never approved and received letters regarding this.

Trustee Vallad agreed and stated that the issue with where the cultivation building is located is not within legal setbacks.

Supervisor Moreau added that there is no zoning provision that would grandfather the location of the building into a nonconforming legal use.

Treasurer Dubre asked what would happen to the building and all the equipment now that they know it is not of legal use.

Attorney Need stated that zoning enforcement would be appropriate to move forward.

Supervisor Moreau added that the well is under the jurisdiction of the Health Department, but the rest is under the Township's jurisdiction.

Supervisor Moreau moved that the application from Deborah Walters at 10105 Clark Road for a medical marijuana caregiver permit be denied based on the following: 1. the proposed marijuana cultivation building is located approximately 12 ft from the east side lot line, per Springfield code of ordinances section 40-653(3)c, the marijuana cultivation building must be located no nearer than 100 ft from any lot line. 2. Electrical, mechanical and plumbing work has been completed in the proposed cultivation building without obtaining the required permits from the building department in violation of code section 40-32(4) and section 40-653(4). 3. The applicant's use of the accessory structure for the purpose of marijuana cultivation was unlawful at the time that the zoning regulations in section 40-653, medical use of marijuana were enacted, as the applicant had failed to obtain any permits for the structure's alterations and did not obtain a certificate of occupancy for the change in use. 4. The Townships zoning ordinance prohibits the Township from issuing new building permits for a use not in conformity with its ordinances, since permits cannot lawfully be issued, the proposed use cannot lawfully be continued nor reestablished within the



purposed structure. Supported by Clerk Miller. Vote on the motion. Yes: Dubre, Hopper, Miller, Moreau, and Vallad. No: none; Absent: Pliska and Whitley. Motion carried by a 5 to 0 vote.

2. Fire Protection Water Supply Improvement – Review Bids and Award Contract

Chief Covey led this discussion by stating that 2 bids were received regarding replacing the water source at the Hart Community Center. Specifications regarding the company were investigated and he recommends moving forward with C.E. Layman & Sons well drilling, as they are a local company and have done work for surrounding fire departments. They are looking to have a well that will produce 350-550 GPM at 30 PSI, which will replace the dry hydrant at the Mill Pond. He believes moving forward with a company that uses corrosion resistant materials is imperative, as they want the least amount of maintenance as possible.

Supervisor Moreau added that the transparent bid was appreciated, and she liked the fact that C.E. Layman gave many recommendations, and they presented their work very well.

Trustee Hopper agreed that going with a local and highly referenced company is preferred.

Trustee Vallad agreed and stated that they are well known locally.

Chief Covey added that none of the bids included the connection for DTE.

Supervisor Moreau added that ARPA funds were set aside for this project and per the Township's procurement policy, any project that is projected to be over $25,000 must go out for sealed bids.

Treasurer Dubre asked what fund the $10,000 difference will be coming out of.

Supervisor Moreau stated it would come out of the Fire Fund.

Clerk Miller asked what the timeline is for getting the well installed and operational.

Chief Covey stated that the most important thing is to first apply for permits through the Health Department, so there is no exact time frame for when it will be finished.

Treasurer Dubre moved to award the bid to C.E. Layman & Sons for the fire service well to be drilled as indicated on page 1 of the memo at a cost not to exceed $50,000, with $35,000 being paid from the ARPA fund and $15,000 being paid from Fire Capital Outlay. Supported by Clerk Miller. Vote on the motion. Yes: Dubre, Hopper, Miller, Moreau, and Vallad. No: none; Absent: Pliska and Whitley. Motion carried by a 5 to 0 vote.

PUBLIC COMMENT: None



Adjournment: Hearing no other business, Supervisor Moreau adjourned the meeting at 8:20 pm.

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Laura Moreau, Supervisor

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Sean R. Miller, Clerk