

**ROSS TOWNSHIP BOARD MEETING
JULY 8, 2006 MINUTES**

The regular meeting of the Ross Township Board was called to order by Jeff Bither, Supervisor at 9:00 A.M. Roll Call of members showed as follows:

Present:	Jeff Bither, Supervisor	Cynthia Genung, Treasurer
	Martha Chambers, Clerk	Diana Langshaw, Trustee
	Owen Murray, Trustee	Jon Scott, Trustee
Absent:	Sid Durham, Trustee	

Motion by Durham, second by Genung to approve the agenda as amended. Under Old Business, remove Sherman Lake Sewer and add Hillcrest Open Space also on item "C" Change Final Approval for Stoney Creek #5 to Preliminary Plat Approval.

Approval of Consent Agenda:

Motion by Langshaw, second by Genung to approve the consent agenda, removing the minutes of 6/3/06 to be amended and adding the minutes of 5/9/06 for a correction on a motion. The motion carried.

Motion by Murray to amend the 6/3/06 minutes under "Approval of Ordinance #171, 3rd paragraph delete the wording (retain the existing wording "fair market value") and add "be addressed in light of Craig Rolfe's letter of 5/25/06". The motion was seconded by Genung and carried.

Motion by Chambers to amend a motion made at the 5/9/06 board meeting. Stoney Creek #5 was not approved but was sent back to the Planning Commission for further review. The motion was seconded by Langshaw and carried.

Fire Dept. Report:

Genung reported that five firefighters graduate from Firefighters Training 1 and 2.

Ordinance Enforcement Report:

Bither reviewed the Ordinance Enforcement Report from AGS dated 7/3/06. The Hunt Club is on hold pending a court decision on the constitutionality of the Ross Twp Ordinance on noise that it is too vague. The Powells are on hold. A letter was sent to Fischer. Cini still has cars on the property. The French property is still in non-compliance – Bither will authorize a ticket be issued to French. Huskin is in compliance. Stevens on 37th St., Bither will follow up on this property. Gull Lk Marine is in compliance as is Bunch on 43rd St. Thompson has now covered the asphalt chunks with sand to cover it up so it is still not in compliance.

Police Report:

Bither reviewed the May and June, 2006 Kalamazoo Cnty Sheriff's Report.

Public Comment: None

Old Business:

Hillcrest Open Space:

Bob Oudsema was present to discuss the open space fee schedule for Hillcrest. Oudsema was told that he owes approximately \$15,000 which would pay the total project (Master Deed) – he is requesting that the board put a cap on the pricing at \$25 per lot with a \$5,000 maximum. Oudsema feels that the township will not see too many future projects the size of Hillcrest so the \$5,000 cap probably would not be an issue.

Chambers stated that she feels the pricing should be consistent across the board for every project. Oudsema stated that the larger projects do not require any more work and time as a smaller project. Scott feels that as the projects get larger and larger that the costs on the township side does not increase (the master deed for each project is the same) and the time taken for review is the same for a large or small project. Scott does not want to see open space projects penalized.

Motion by Chambers that the Open Space Conceptual fee to be \$1,000 plus \$25 per parcel per phase, if the Conceptual is changed and AGS needs to review the whole project the fee will need to be an additional \$1,000 (if there are additional lots involved in the change, they will be charged \$25 per additional lot). The fees will be paid to the Township in phases. The motion was seconded by Genung and carried with all ayes. Motion by Murray to amend the motion to include "if the fees do not cover the expenses incurred by the Township, the fee will be changed to reflect additional expenses". The amended motion was seconded by Genung and carried.

Right to Farm Act:

The Right to Farm Act is being required by the State of Michigan and local government does not have any input into the wording that goes into it. It was the consensus of the board to table any action on this until the August board meeting.

Preliminary Plat Approval for Stoney Creek #5:

Motion by Langshaw to give Preliminary Plat Approval to Stoney Creek #5 as recommended by the Planning Commission subject to exceptions in the Planning Commission minutes and the recommendations addressed in Fire Chief Noteboom's letter dated 7/6/06 attached.

Salvation Army request:

The Salvation Army is requesting to put a drop box at the township hall location. Motion by Genung to approve the Salvation Army's request to locate a drop box at the township hall on a trial 90 day basis. The motion was seconded by Scott and carried.

Gull Lake Sewer request:

The Gull Lake Sewer Authority would like the board to approve the installation of power to the lift station located at the Ross Township Park which would also allow electrical power to the park attendant's booth and they would like the township to pay \$600 toward the project. Motion by Scott to allow GLS to install electrical service to their lift station and to authorize the township to pay \$600 toward the bill contingent upon the sewer authority paying the remaining portion of the bill. The motion was seconded by Genung and carried.

The meeting was adjourned at 10:10 A.M.

Respectfully submitted:

Martha Chambers
Ross Township Clerk

