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PLANNING COMMISSION MINUTES
December 18th, 2019

The Leoni Township Planning Commission held a meeting Wednesday, December 18th, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:30 pm

Members Present: V. Beckwith, J. Southworth, D. Helmlinger, B. Lester, and J. Spencer

Members absent: L. Maurer and K. Cole

Persons in attendance: 4

Purpose of Planning Commission read by J. Spencer

Motion by V. Beckwith supported by D. Helmlinger to approve the December 18th Agenda as written
Motion adopted by voice vote

Motion by J. Southworth and supported by J. Spencer to approve the December 4th minutes with the amendment to the last motion from 6 Ayes to 7 Ayes.
Motion adopted by voice vote

Public Comment: **Open at 6:33 pm.**
 Closed at 6:33 pm.

NEW BUSINESS:

F&V Future Water System Improvement Proposal

Matt Johnson: From Fleece & Vandenbrink to speak on Water System Reliability Asset Management Plan. This plan was originally sent back in 2016 and was put on hold for further comments. It is now become mandatory by the DEQ (Eagle EGLE) because of the Flint water crisis.

There are 5 key components to this plan that need to be considered:

1. Provide Reliable Water – Leoni meets
2. Provide Safe water – Leoni meets
3. Provide Adequate Fire Flow – Leoni meets
4. Provide acceptable water quality – Leoni falling short. This is different from safe to drink. Leoni water is safe to drink but not esthetically pleasing.
5. Planning out for 20 years of Growth – Leoni has systems that were installed in 1967 and these are dead end which means they have no looping.

Need to develop an Asset Management Plan which also has 5 key components:

1. Asset Inventory - Identify what we currently have.
2. Criticality Assessment – Identify the risk of failure. Based on how likely and what is the consequence
3. Level of Service – Goals
4. Capital Improvement Plan – 1-5 year is immediate needs
5. Funding Structure & Rate Methodology – Wanted by Eagle EGLE by February 28, 2020.

There is a lead & copper rule that states that every house and main has to have service identified by January 2025.

Most service in the subdivision that was put in in 1967 is galvanized steel. Galvanized steel has an elbow where sediment lies because it isn't looped properly. Eagle EGLE has found there are 600 of these that have to be dug up.

The 1-5 year budget to accomplish these requirements is \$515,000. The township or municipality has to pay, cannot make the homeowners pay. At this point a rate consultant has to come in to define. Eagle EGLE cannot make the township do this but it can define it as a need for improvement.

\$28.5 mil for the 6-20 year spread which is ideal for the township but optional.
1-5 year capital improvement is an Eagle EGLE requirement and needs to be done.

J. Spencer: I was told that we cannot expand unless we do a door to door study and have 71%.

J. Southworth: I believe it is 51%

Mr. Johnson: One of the ways to pay for it is through a special assessment. This is one of the more common ways and you have to have a bond for it.

B. Lester: \$28.5 only if we do all at once. Many properties where water is just fine. Why not just do main and not worry about hook-ups.

Mr. Johnson: Eagle EGLE wants long term to review and analyze but cannot make the township do it. Which is why we put it on the Boards to take responsibility. Eagle EGLE will strongly encourage a review of financials and a finance analyst and a bond attorney should come up with a finance plan.

J. Spencer: Would it be illegal to expand the system without a petition.

Mr. Johnson: No

Mr. Johnson: Recommend that the Township board look at the long-term plan versus the short-term plan. Do expect Board of Trustee to take action. Need substantial progress moving forward or Eagle EGLE will push to make you. Not a threat but something needs to be done.

J. Spencer: How much time to develop long term picture

Mr. Johnson: It's a long process. Typically, 1-2 years to develop.

B. Lester: Will long term process delay the short-term process.

Mr. Johnson: No. As long as you are making a decision to do something you don't have to do long-term.

B. Lester: Further discussion needs to happen to not let this issue get pushed aside.

Motion by J. Spencer, supported by D. Helmlinger to Request Board of Trustees to visit 1-5 year plan with further discussion before we act on 20 year plan with emphasis on looping.

*Roll Call Vote: 5 Ayes J. Spencer, D. Helmlinger, B. Lester, J. Southworth and V. Beckwith
0 Nays*

Motion Carried

Approve 2020 Meeting Schedule

J. Spencer: I just want to discuss once again that if we schedule two meetings a month, we have to make sure someone is here but if we schedule once a quarter, we can add meetings as needed. Lots of other townships do this.

D. Helmlinger: Think we have too much on our schedule to address for next year and so we need to keep two meetings for next year.

Motion by D. Helmlinger, supported by V. Beckwith to approve the 2020 schedule as printed.

Motion adopted by voice vote

OLD BUSINESS:

Master Plan

Grant Baumann: I want to start by making sure we understand the link between the Master Plan and the Zoning Enabling Act. The Master Plan is a plan but not legislation. But the Master Plan is the policy that provides the legal basis for the Zoning Enabling Act.

When making zoning changes you can go to the future land use guide to define it.

Zoning Plan has several components:

1. Executive Summary of Zoning District
2. Establishes linkage of future categories in Master Plan and Zoning Plan
3. Establish criteria for how all re-zones are looked at.
4. Best use of property.

B. Lester: When you say assessed is that how property is taxed or zoned.

G. Baumann: Taxed

G. Baumann: January 22nd next meeting for a working session. Will need a table to work at and will need goals from last work session that were presented sent to Grant.

Motion by J. Southworth, supported by D. Helmlinger to adjourn the meeting.

Motion adopted by voice vote

Adjourn 8:20 pm.

Next meeting: January 8, 2020