

LONG LAKE TOWNSHIP BOARD
MINUTES OF A SPECIAL MEETING
HELD JULY 22, 2009

A Special Meeting of the Long Lake Township Board was called to order at 4:30 pm at Long Lake Township Hall, 8870 North Long Lake Rd., Traverse City, MI. Board Members present: Linnerson, Templeton, Rosa, Mehney, Hoffman and Garvin. Wagner, absent. Also present: Attorney Bryan Graham, Shirley Mesch, Zoning Administrator and Leslie Sickterman, Planner.

PUBLIC COMMENT

No public comment.

CONFLICT OF INTEREST STATEMENT

None declared.

APPROVE/AMEND THE AGENDA

Supervisor Rosa requested Item 6. A, Consumers Energy Company Electric Franchise Ordinance be removed as Consumers has requested an extension to allow further time for review by their attorney. Motion by Templeton supported by Linnerson to approve the agenda as amended. Motion carried.

PUBLIC COMMENT

None.

NEW BUSINESS

B) Dangerous Building Act - Attorney Graham reviewed the State Act vs having our own ordinance. The municipality adopts an ordinance by reference. If there is a dangerous building the hearing officer makes a recommendation to the Township Board. The requirements for a hearing officer say this officer shall be approved by the Township Supervisor and shall be a person who has expertise in housing matters and may not be an employee of the Township. Since this may result in a significant property intrusion, there are only two legal ways to do this - by way of a consent or administrative search warrant.

The Zoning Administrator reports an increase in dangerous/abandoned buildings within our Township. The ZA fully supports the desire to get a legal mechanism in place to deal with these buildings.

Dan Wagner arrived at 4:43 pm.

Attorney Graham stated a judicial determination as opposed to an administrative determination would be better. The courts should be the last resort.

Moved by Linnerson that we take our Attorney's advice and have him draw up an ordinance for dangerous buildings and structures, second by Wagner. Carried. This topic will be scheduled for our August agenda.

C) PROPOSED VILLAGE CENTER DESIGN PLAN - Wagner declared a conflict of interest for Item 6. C. as his firm had submitted a proposal for same.

Dan Wagner left the meeting at 5:12 pm

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Planner Sickterman briefly discussed the RFP process and proposals for a Village Plan Consultant. Items of importance within those proposals were, but not limited to, urban design, walkability, in concert with TCAPS, architectural components, incorporation of a library, commercial building and housing as well as a flexible schedule. The Selection Committee evaluated all of the proposals against a set of selection criteria with a final recommendation to hire the team led by R. Clark Associates. A Steering Committee has been formed consisting of TCAPS operations personnel and their architect, adjacent property owners, business owners as well as other interested parties.

Charettes will be held on August 4th and 5th during the day at the Township Hall to allow for public input with evening meetings of the Steering Committee following on those days. An August 20th evening meeting will be held at Long Lake Elementary School.

Motion by Templeton supported by Linnerson to approve the contract with R. Clark & Associates at \$14,955., including Cornwell Architects and Prince Engineering, as Village Plan Consultant.

The meeting was adjourned at 5:36 pm.

Carol A. Hoffman, Clerk

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NEW BUSINESS

B) DANGEROUS BUILDINGS: