

**SUPERIOR CHARTER TOWNSHIP BOARD
REGULAR MEETING
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1. CALL TO ORDER

The regular meeting of the Superior Charter Township Board was called to order by the Supervisor at 7:30 p.m. on March 20, 2006, at the Superior Township Hall, 3040 North Prospect, Ypsilanti, Michigan.

2. PLEDGE OF ALLEGIANCE

The Supervisor led the assembly in the pledge of allegiance to the flag.

3. ROLL CALL

The members present were William McFarlane, Kay Williams, Brenda McKinney, Nancy Caviston, Rodrick Green, Lisa Lewis, and David Phillips.

4. ADOPTION OF AGENDA

It was moved by McKinney, supported by Green, to adopt the agenda as amended.

The motion carried.

5. APPROVAL OF MINUTES

A. REGULAR MEETING OF MARCH 6, 2006

It was moved by Caviston, supported by McKinney, to approve the minutes of the regular Board meeting of March 6, 2006, as presented.

The motion carried.

6. CITIZEN PARTICIPATION

Ann Robbins, 6100 Vreeland, had a question concerning trash pick-up and recycling, which was resolved.

Jack Smiley, Executive Director of the Southeast Michigan Land Conservancy, had several items to report to the Board.

1. The Horse Trail Committee has been working on getting leases from land owners.
2. The Conservancy is providing free garden plots at the Vreeland Road farm.
3. Rick Simek, President of the SMLC, will be giving free educational sessions for biology students in April and May.

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4. SMLC is raising funds to purchase the development rights to the Schultz land. They must get the funds before the grant runs out in 2007.

7. REPORTS

A. SUPERVISOR

The Supervisor reported on five items:

1. Rock Ridge has made an appointment to meet with the Planning Consultant, Don Pennington, on March 29 to discuss their proposal.
2. Articles for the next Superior Scenes Newsletter should go to Editor, Nancy Caviston, by March 22.
3. Treasurer McKinney will be honored as an Outstanding Democrat at the Annual Jeff-Jack dinner on April 8.
4. Trustee Green was re-elected to the SEMCOG Board as alternate from Washtenaw County.
5. Attorneys and Staff have been working with the County on the contract for Wireless Washtenaw, and the contract will be before the Board at the April 3 meeting.

B. DEPARTMENT REPORTS: ORDINANCE OFFICER, SHERIFF DEPARTMENT

It was moved by Williams, supported by Caviston, that the Ordinance Officer Report for February/March and the Sheriff Department report dated March 16, 2006, be received.

Phillips noted that amount of burglaries has diminished.

The motion to receive was carried.

8. COMMUNICATIONS

There were none.

9. UNFINISHED BUSINESS

A. GEDDES GLEN NORTH REZONING – ORDINANCE 134-37 – FINAL READING

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At the March 6 meeting the Board approved Ordinance 134-37 for first reading with the following conditions:

1. The Superior Charter Township Zoning Board of Appeals approves the reduction of the side-yard setback requirement, and
2. The Developer provides proof that Geddes Glen North is separate from Geddes Glen Subdivision in all respects.

On March 9, 2006, the Zoning Board of Appeals approved the reduction of the side-yard setback requirement and Mr. Jones has submitted a letter confirming that upon their acquisition of the land the property will be excluded from the existing homeowner's association controlled by Durbin Land Co. covering the property located on the south side of Geddes Road. Further, they will not participate in any way in such association, will not attempt to enforce any rights granted to such association, and will not require any easement for access to the Huron River as may have been granted in the documents relating to the association.

Because the conditions have been met, It was moved by Lewis, supported by McKinney, that the Superior Charter Township Board adopt the following ordinance for final reading:

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
ORDINANCE # 134-37**

GEDDES GLEN NORTH

The Board of Superior Charter Township of Washtenaw County, Michigan, hereby ordains that Ordinance Number 134, being the Superior Charter Township Zoning Ordinance, adopted August 4, 1997, and effective August 21, 1997, as amended, be amended as follows:

SECTION I

Superior Charter Township Ordinance Number 134, designated Superior Charter Township Zoning Ordinance, adopted August 4, 1997 and effective August 21, 1997, as amended, and the zoning district map attached thereto and made a part thereof, are hereby amended by the approved Area Plan for the following described property in Superior Township, Washtenaw County, Michigan:

DESCRIPTION: 30.36 acres +/-, North of the centerline of Geddes Road - Section 30.

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Commencing at the Southwest corner of Section 30, T2S. R7E. Superior Township, Washtenaw County, Michigan; thence along the West line of said Section 30, N 00° 47' 20" W 1381.90 feet to the centerline of Geddes Road for a POINT OF BEGINNING; thence continuing along said West line, N 00° 47' 20" W 1285.90 feet to the West 1/4 corner of said Section 30; thence along the East and West 1/4 line of said Section 30, N 88° 06' 20" E 1102.03 feet; thence along the East line of the West Fractional 1/2 of the Southwest Fractional 1/4 of said Section 30, as monumented and occupied, S 01° 32' 15" E 1116.92 feet to a point on the centerline of Geddes Road; thence along said centerline in the following three (3) courses: (1) S 80° 56' 35" W 455.28 feet (2) Westerly 598.97 feet along the arc of a circular curve to the left, having a radius of 10,134.98 feet, a central angle of 03° 23' 10", and a chord which bears S 79° 15' 00" W 598.88 feet and (3) Westerly 79.00 feet along the arc of a circular curve to the left, having a radius of 568.50 feet, a central angle of 07° 57' 44" and a chord which bears S 73° 34' 33" W 78.94 feet to the Point of Beginning, being part of the West Fractional 1/2 of the Southwest Fractional 1/4 of said Section 30, as monumented and occupied, and containing 30.36 acres of land more or less, subject to the rights of the public over the Northerly 33 feet of Geddes Road. Also subject to other easements and restriction of record, if any,

SECTION II

The Area Plan of Geddes Glen North dated 12-7-05, shall constitute the Approved Area Plan.

SECTION III

This Ordinance shall be published by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – www.superior-twp.org – pursuant to Section 8 of the Charter Township Act, being MCL 42.8, 3(b) within thirty (30) days following the final adoption thereof. This Ordinance shall become effective on the eighth day following said publication or such later date as is provided by law. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

CERTIFICATION

I, Kay Williams, Clerk of the Charter Township of Superior, Washtenaw County, Michigan, hereby certify that this is a true copy of an Ordinance adopted by the Superior Charter Township Board for first reading at a regular meeting held on March 6, 2006 and for final reading on March 20, 2006. This Ordinance shall become effective on the eighth day following publication of second and final reading, or such later date as may be provided herein or by law.

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William McFarlane, Supervisor

Kay Williams, Clerk

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

10. NEW BUSINESS

**A. REQUEST TO EXCEED MAINTENANCE LIMIT ON N. BRANCH
#2 KIMMEL DRAIN**

Flooding is occurring along side and washing over Jordan Road (private) and along Cherry Hill Road in Section 15 just east of the Township Hall. It appears that several large blow holes in the 15 inch tile line are obstructing the drain and causing a safety hazard. The cost to fix the problem is approximately \$10,000.00. The annual allowable maintenance limit for this drain is \$2,500 per year as set by the Michigan Drain unless a resolution by the Board authorizes the Drain Commission to exceed the maintenance limit.

Brenda Baker, Secretary of the Wetlands Board, was concerned about tax dollars being spent for unmanaged wetlands.

Bill Secrest, 8615 Cherry Hill, said the subdivision along Jordan Road should never have been built.

Ann Robbins said that she used to live at 8401 Cherry Hill and has photos of the road under water in the early 1970's.

Phillips said that the Board needed more information.

It was moved by Williams, supported by McKinney, that the matter be tabled until more information was available.

The motion carried.

**B. WASHTENAW METRO ALLIANCE – PLAN FOR COORDINATED
PARKLAND AND OPEN SPACE**

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The Washtenaw Metro Alliance members approved the funding for creating a Coordinated, Connected Parks & Open Space System. The draft plan has been completed with the assistance of Carlisle/Wortman Associates and Washtenaw County Department of Planning and Environment. Superior Charter Township's share of the cost is \$4,500.00, or 9.1% of the total cost of \$49,500.00.

Phillips said that the connected park concept was part of the Growth Management Plan.

Green had a question on the amount of the Township share. He wanted to know why our share was ½ of the Ann Arbor City and Washtenaw County share when they had a lot more people. McFarlane said that it was what was agreed upon when the Metro Alliance was established.

It was moved by Williams, supported by Lewis, that the Superior Charter Township Board contribute \$4,500.00 toward the cost of the Washtenaw Metro Alliance plan entitled *A Plan for Coordinated Parkland and Open Space*.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**C. HURON RIVER WATERSHED COUNCIL – FLEMING CREEK
FLOW AND CHANNEL SHAPE STUDY**

The Huron River Watershed Council requested \$2,000.00 as the Township's share to complete a study of flow and channel shape in Fleming Creek. The project will document the current physical conditions of the Creek, the extent of stormwater impact on channel form and stability along the length of the Creek, and provide baseline data for monitoring change in the future. The study sites are in Parker Mill, Matthaei Botanical Gardens, near Ford Road on the east branch, and near Warren Road on the west branch of the Creek. The total cost of the project is \$24,570.00.

Joan Martin of the Watershed Council was present at the meeting. She said that the study has already begun and should be done within the year. The National Science Foundation and Toyota are also supporting the project.

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It was moved by Williams, supported by Caviston, that the Superior Charter Township Board contribute \$2,000.00 toward the Fleming Creek Flow and Channel Shape Study being conducted by the Huron River Watershed Council.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

D. RESOLUTION – UNITED MEMORIAL GARDENS EXTENSION OF COMPLETION DATE

For many reasons United Memorial Gardens has not completed the mausoleum that was approved in 2002. The Board granted an extension in 2004 and they are now asking for an additional extension. The property has changed ownership and the company has had difficulty with the amount of the bond. It appears that those issues have been resolved and the new owners would like another six months to complete the project.

It was moved by Caviston, supported by Green, that the Superior Charter Township Board adopt the following Resolution:

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WASHTENAW COUNTY, MICHIGAN**

MARCH 20, 2006

**A RESOLUTION TO EXTEND THE COMPLETION DATE IN THE
DEVELOPMENT AGREEMENT FOR THE CONCRETE CRYPT BUILDINGS
AT UNITED MEMORIAL GARDENS UNTIL OCTOBER 30, 2006**

WHEREAS the Development Agreement between Superior Charter Township and United Memorial Gardens to complete a group of partially erected precast concrete crypt buildings near the south end of United Memorial Gardens Cemetery property resulting in additional crypts and an enclosed chapel/mausoleum; and

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WHEREAS the Development Agreement states that the completion of the building will be April 30, 2006; and

WHEREAS the Developer has notified the Board that, due to weather and other obstacles, United Memorial Gardens will be unable to complete the project by the scheduled completion date of April 30, 2006, and requests that an extension of the completion date for six months;

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board extend the completion date for a group of partially erected precast concrete crypt buildings near the south end of United Memorial Gardens Cemetery property resulting in additional crypts and an enclosed chapel/mausoleum until October 30, 2006.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**E. PRIVATE COMMUNITY WASTEWATER SYSTEMS ORDINANCE
No. 166 – FIRST READING**

The proposed ordinance has been reviewed by the Township staff, consultants, and attorneys and is ready for first reading. The Utility Department, assisted by the Township Engineers, will monitor any systems that are built.

It was moved by Williams, supported by McKinney, that the Superior Charter Township Board adopt the following Ordinance – Ordinance 166 – Private Community Wastewater Systems Ordinance – for first reading:

PRIVATE COMMUNITY WASTEWATER SYSTEMS

SUPERIOR CHARTER TOWNSHIP, MICHIGAN

Ordinance No. 166

SECTION I - GENERAL

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Section 1.1 - Intent and Purpose.

The Township provides public wastewater disposal services within designated sewer service areas under a contract with the Ypsilanti Community Utilities Authority and the Township of Ann Arbor. Those areas outside the public sewer service area are either designated as agricultural preservation areas, open space preservation areas or rural residential areas. These areas are generally to be served by individual septic systems. However, in certain cases, in order to accommodate clustering of development and to preserve significant agricultural areas or open space areas, private community wastewater disposal systems ("PCWS") may be deemed necessary by the State, the County or the township.

Pursuant to Act No. 451 of the Public Acts of 1994, as amended, the Michigan Department of Environmental Quality ("MDEQ") is authorized to issue permits for private community on-site wastewater disposal systems that serve more than one property (referred to as a "private community wastewater system" or "PCWS"). While the Township recognizes that a private community wastewater system may be in the best interests of the health, safety, and welfare of the Township and the residents in some limited circumstances, the Township requires assurance that, should an Act 451 permit be issued, the Township shall be indemnified from any costs or liability in connection with the design, construction, operation, maintenance, repair and/or replacement of that PCWS. The Township also recognizes that should the services of a PCWS fail or improperly function, the extension of public sewer systems may not be possible under contracts with the Township of Ann Arbor and the Ypsilanti Community Utilities Authority (YCUA) and in such event an adequate replacement reserve for the PCWS is essential. For these purposes, this ordinance is intended to regulate PCWS within the Township.

SECTION II - DEFINITIONS

Section 2.1 - Definitions

- A. ACT 98** means Act. No. 98 of the Michigan Public Acts of 1913, as amended.
- B. ACT 98 PERMIT** means a permit issued in accordance with the provisions of Act. 98.
- C. APPLICANT** means a person or entity having an ownership or other contractual interest in land who proposes to construct a PCWS or expand a PCWS on the land.

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- D. ASSOCIATION**, for a condominium development, shall have the same meaning as "association of co-owners" found in Act No. 59 of the Michigan Public Acts of 1978, as amended. For a subdivision or other development, association shall mean an association of homeowners or property owners organized as a non-profit corporation, organized as an LLC, PLC, or PC, as defined in HB 4860 and authorized pursuant to deed restrictions and/or restrictive covenants in a particular development to govern the affairs of the subdivision or other development.
- E. BEST MANAGEMENT PRACTICES** means programs, practices, procedures or other directed efforts, initiated and implemented by a user, which can or does lead to the reduction, conservation or minimization of pollutants being introduced into the ecosystem. BMPs include, but are not limited to, equipment technology modifications, process or procedure modifications, reformulation or redesign or products, substitution of raw materials and improvements in housekeeping, maintenance, training, or inventory control and may include technical and economic considerations.
- Q.F. CERTIFIED OPERATOR** means a contractor or employee licensed by the MDEQ to operate and maintain wastewater systems.
- G. COMMUNITY WASTEWATER SYSTEM OR SYSTEMS OR PCWS** means a facility for the transportation, collection, processing or treatment of sanitary sewage, which is owned by a non-governmental entity and which is proposed to service more than one structure. The PCWS shall be deemed to include any individual septic tanks, pumps, lines and appurtenances serving each residence, in addition to the community drainfield and treatment system.
- H. DEVELOPMENT** shall include a subdivision as defined by Act No. 288 of the Public Acts of 1967, as amended, a condominium pursuant to the provisions of Act No. 59 of the Public Acts of 1978, as amended, or any group of dwellings or structures that are proposed to be served by a PCWS.
- I. DEVELOPMENT AGREEMENT** means the agreement described in Section 3.2.C.3 below.
- J. DEVELOPMENT DOCUMENT** means (a) for a condominium project. The master deed and bylaws provided by Act No. 59 of the Public Acts of 1978, as amended; and (b) for a subdivision or other development, deed restrictions and/or restrictive covenants.
- K. EXPANSION** shall mean any activity whereby additional structures or users shall

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be added to an existing system.

- L. MDEQ** means the Michigan Department of Environmental Quality, or its successors.
- M. OWNER** shall mean the owner of a fee simple interest or a land contract purchaser of property that is served or is proposed to be served by a PCWS.
- N. OPEN SPACE** is defined as the land area that shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenants, or other legal means that runs with the land. It shall not include land that is already prevented from development such as, but not limited to wetlands. It shall not include land encumbered by other rights or easements such as, but not limited to utility easements.
- O. PUBLIC SANITARY SEWER SYSTEM** means a publicly-owned sanitary sewer system.
- KP. PUBLIC SANITARY SEWER SERVICE AREA** means the area designated for public sanitary sewer service by the Township, as defined in the Growth Management Plans as an “Urban Service Area” or through a contract between the Township and its service providers.
- LMNQ. SANITARY SEWER SYSTEM** means a facility for transportation, collection, processing, or treatment or sanitary sewage.
- R. O.TOWNSHIP** means the Superior Charter Township, Washtenaw County, Michigan, acting through its duly elected Township Board.

PRESERVATION/CONSERVATION means developer shall preserve 50% of the property in the proposed development for the privilege of utilizing PWS's.

SECTION III - REGULATIONS

Section 3.1 - Regulations

- A.** Except as provided in this Ordinance, it shall be unlawful to construct, install, or operate a PCWS within the Township.
- B.** The Township shall grant approval of a PWS only after the applicant has provided

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all information and met all the standards contained in this ordinance and Zoning Ordinance Article 7 pertaining to special district regulations.

- C.** A PCWS shall only be allowed in areas of the Township outside of the Public Sanitary Sewer Service Area, or “Urban Service Area”, as defined in the Growth Management Plan.
- DC.** A PCWS shall only be allowed as part of a Planned Community (PC) development subject to all of the requirements of Section 4.22 of the Superior Township Zoning Ordinance. The PC development shall be a single land use type as categorized by the Washtenaw County Health Department. Mixed land uses on a single PCWS are prohibited. considered a special land use pursuant to Section 16b of the Township Zoning Act (MCL 125.286b) and Section 3.15B of the Township Zoning Ordinance **[NEED TO AMEND Section 3.15B of ZONING ORDINANCE TO SO PROVIDE]** and shall be subject to the notice, public hearing, standards, findings and other requirements of Section 3.15B and this Ordinance.
- ED.** The primary purpose for and use of a PCWS in the Township shall be to enhance and enable significant clustering of residences and other development alteration to land and to preserve significant wetlands, natural features, open spaces or agricultural lands. A minimum of 50% of the land proposed for the development shall be preserved as agricultural land or as open space as defined in Section 2.1.N.
- E.** The treated effluent from PCWS shall not be discharged into any surface water.

Section 3.2 - Requirements for approval

- A.** Any PCWS shall comply with the terms of this Ordinance and applicable requirements of the Superior Township Zoning Ordinance, Article XXI, applicable standards of the Michigan Department of Environmental Quality (“MDEQ”), the Michigan Department of Public Health, the Washtenaw County Health Department (“WCHD”), the Michigan Public Service Commission, the Michigan Occupational Safety and Health Administration, and any other applicable laws and regulations of the federal government, State of Michigan, Washtenaw County, and the Township.
- B.** No new PCWS or expansion of an existing PCWS shall be constructed, installed, or operated within the Township unless the plans for the installation and system design have been approved by the Township, the WCHD, the Michigan Department of Public Health, the MDEQ, the Michigan Public Service

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Commission and any other governmental authority having jurisdiction.

- C. The applicant shall provide the following to the Township before approval of a PCWS may be granted:
1. A valid permit for installation of a PCWS issued by the applicable regulatory agency.
 2. A certification from the PCWS design engineer indicating that the PCWS as designed and constructed will adequately process sanitary sewage and waste as required by applicable laws and regulations of the federal government, State of Michigan, County of Washtenaw, and the Township. The Township engineer shall review and make a recommendation regarding the adequacy of such certification. The Township Engineer's review shall include review of plans and documents for compliance with Township Ordinances, Engineering Standards, general engineering practices and best management practices.
 3. An executed PCWS Maintenance Agreement among the applicant, the owner, the association, all other appropriate regulatory agencies, and the properly certified operator possessing the required ability to operate, inspect, monitor, maintain, repair, replace and manage the PCWS. The agreement shall contain provisions for: (i) inspection, monitoring, operation, maintenance, repair and replacement of the PCWS; (ii) collection of charges for connection to, use and replacement of the PCWS; (iii) compliance with all applicable governmental laws, ordinances, regulations, Township zoning, and agreements regarding the PCWS. The agreement shall provide that it may not be terminated or amended without Township approval. The language of the agreement shall be reviewed and approved by the Township attorney and Township engineer prior to granting of approval of the PCWS by the Township Board. Any amendments, renewals, revisions or substitutions of the agreement shall require prior written approval of the Township.
 4. An executed Development Agreement among the applicant, owner, the association, and the Township in a form acceptable to the Township specifying:
 - a. The party or parties responsible for inspection, monitoring, repairing, replacing, operating and maintaining the PCWS.
 - b. Standards for inspection, monitoring, operation, maintenance, repair and replacement of the PCWS in accordance with guidelines recommended by the Design Engineer, PCWS equipment manufacturer, the certified operator, the MDEQ, the WCHD, Best

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Management Practices, and other applicable governmental authorities, including the Township. The applicant will provide the proposed standards to the Township for review and approval and such standards shall be included in the development documents. Standards shall include periodic reports to the Township and the right of the Township to inspect and compel remediation if these standards are not met.

- c. Indemnification of the Township by the applicant, owners and association, jointly and severally, from any and all loss, liability, costs and expense incurred by the Township with respect to inspection, monitoring, operation, maintenance, repair and replacement of the PCWS.
- d. A statement that the applicant, owner and association shall maintain a policy of casualty insurance for the replacement value of the insurable components of the PCWS and a policy of comprehensive general liability insurance with limits acceptable to the Township, naming the Township as an additional insured.
- e. A statement that the Township shall have the option in its sole discretion to require that PCWS be abandoned and all properties in the development be connected to any public sanitary sewer system or publicly-owned community sewer system which may be constructed in the future and accessible to the development at the expense of the owners. If a PCWS is required to be abandoned, the costs of environmental remediation are to be borne by the Association.
- f. A statement acknowledging that the Township shall have the option to purchase for the sum of \$1.00 (1) marketable title to the PCWS and any lands required to be titled in the name of the Township by governmental or regulatory requirements, or (2) easements reasonably deemed by the Township to be necessary in conjunction with the PCWS or future publicly owned community wastewater system.
- g. A statement acknowledging the special assessment district to be established as described in Section 3.2(I) below.
- h. An Operations and Maintenance (O/M) Manual shall be provided prior to final approval of the PCWS. The O/M manual shall

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include any such items specified in the current Township Engineering standards, standard maintenance requirements and frequency, worksheets for replacement costs and 5 year O/M costs prepared in a format similar to worksheets required for those purposes by the MDEQ Policy for PCWS permitting. All maintenance records and analysis results shall be maintained on site for a minimum of three years.

5. The provisions of the development agreement described above and other obligations of the association set forth in this Ordinance shall be included in a separate disclosure document and the development documents in the form approved by the Township Attorney and shall be delivered to the prospective purchaser of a unit, lot or parcel served by a PCWS prior to the execution of a purchase agreement.

6. Each PCWS shall be included in the general common elements of a condominium in which it is located, and included in the common areas of any other development, and the PCWS shall be inspected, monitored, operated, maintained, repaired and replaced by the aAssociation with the right of the association to assess owners for all such costs. Each aAssociation shall hire a certified operator approved by the MDEQ, the WCHD, the Township and other applicable governmental authorities to perform such inspection, monitoring, operation, maintenance, repair and replacement at the expense of the aAssociation, and the aAssociation shall provide the Township annually with copies of the signed agreements with the certified operators. Each Association shall maintain a financial reserve sufficient for five (5) years of monitoring, inspection, operation, maintenance and repair of the PCWS and an adequate replacement reserve in the amounts certified by a design engineer or the certified operator and required by applicable governmental authorities and shall be subject to Township review and approval. The certified operator and the aAssociation shall provide the Township with evidence of such reserves annually. The developer shall provide proposed rates for the first five (5) years of operations based on the above and any other appropriate costs typically included in utility fee calculations. A projected cash flow analysis showing the assumption of number of connections shall be included, along with anticipated escrow replenishments needed by the developer or the aAssociation to balance the expenses vs. revenues before all lots are on-line, or to maintain the required maintenance and replacement escrows if necessary.

7. A permanent and irrevocable easement, in recordable form, shall be granted by the applicant, owner and aAssociation to the Township and its

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employees, agents, and assigns authorizing the Township to enter on the development upon which the PCWS is located for the purpose of inspections and other purposes set forth in this ordinance, and the PCWS shall be maintained so as to be accessible at all times by the Township. No structures or landscaping within the access area shall be allowed that would unreasonably interfere with such access.

- D.** No building permit shall be issued for any structure or development proposed to be served by a PCWS until the Township has approved the PCWS in accordance with terms and provision of this ordinance and Section 4.22 Article 7 of the Zoning Ordinance. regarding Planned Community developments.
- E.** The PCWS shall be inspected during construction by an independent engineer or consultant hired by the Township at the applicant's expense to ensure proper system construction and installation, and after construction to certify annually system capacity and function. In no case shall any underground installation that is backfilled prior to inspection, as-built measurement and documentation (and written approval) be accepted. Due to the sensitive nature of soil disturbance and placement for maximum percolation and service life, the Township reserves the right to require a new field to be constructed in another location if backfill occurs prior to the above acceptance requirements.
- F.** Anything in this ordinance to contrary notwithstanding, the Township shall not be responsible for or obligated to perform any needed or desired repairs, maintenance, improvement, and/or replacement of the PCWS or any portion thereof.
- G.** At any time approval for a PCWS is granted, the Township may condition such approval upon the applicant and current and future owners of property proposed to be served by the PCWS and the association, to adhere to the operational and maintenance requirements of this Ordinance. The certified operator and the association shall furnish annual operating and maintenance reports in accordance with the applicable operation and maintenance requirements. All such requirements shall be made a part of the development agreement and development documents.
- H.** The development agreement and the development documents shall be recorded at the office of the Washtenaw County Register of Deeds after approval by the Township. The development documents, as they pertain to the PCWS, shall not be changed without Township approval and shall contain language to that effect.
- I.** Prior to recording the development documents and sale of any unit, lot or parcel

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served by a PCWS, applicant and owner shall establish a special assessment district for the development, the purpose of which shall be to provide for assessment of the units, lots or parcels in each development by the Township for the costs of inspection, monitoring, maintenance, repair, operation or replacement of the PCWS in the event the association shall fail to properly perform such work or in the event the Township takes control of the PCWS.

- J.** The operator, the applicant, the association and the individual owners and users of the PCWS shall be responsible for all costs associated with the installation, operation, monitoring, inspection, maintenance, repair, replacement of the PCWS and all liability associated with the PCWS. The Township may, at its option, elect to collect all costs it may incur in connection with the PCWS pursuant to the provisions of this ordinance by a special assessment described above, and by direct court action against the applicant, the operator, the association, owners, and/or users of the PCWS.
- K.** For the privilege of using PCWS the developer shall preserve a minimum of 50% of the property in the proposed development for agricultural use or open space as defined in Section 2.1.N.
- L.** Under no circumstances shall the Association accept responsibility for operation and maintenance of the system until such time as 80% of the proposed dwelling units in the project are occupied.
- M.** A complete copy of the as-built prints, as defined by the Township's Engineering Standards, including electric, water, chemical, and physical systems, drain fields and final topography, shall be provided to the Township upon completion of the PCWS, and before it is approved for operation.

SECTION IV - SITE PLAN STANDARDS

The PCWS development project shall comply with all of the Area Plan and Site Plan requirements in Sections 4.22, 10.03 and other applicable sections of the Zoning Ordinance. In addition, *[MOVE TO ZONING ORDINANCE TO ARTICLE XX ?]*

In connection with the review of the PWS and the Special Use Permit pursuant to Article XX required for any PWS, the the applicant shall shall, in addition to the information required by Article XX. submit the following information:

- A.** Adequate buffering, as determined by the Township, from residential uses and adjacent properties to minimize process machinery noise level, minimize light intrusion, maximize odor dispersal and to ensure adequate isolation distances so

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that drinking water wells are not adversely affected by the PCWS.

- B. Adequate fencing and landscaping, as determined by the Township, to protect and screen the drainfield, reserve field and treatment system from adjacent uses.
- C. A general location map showing the proposed treatment system and the development in relationship to prominent geographical features such as roads, rivers, streams, lakes, individual homes and other subdivisions or villages. The map shall show the all above features within a mile of the proposed treatment system. The PCWS shall be sited in such a way to generally discourage foot traffic, park use, future illegal landscaping, fill by adjacent residents, or other uses. An important secondary consideration in siting shall be minimizing impact to existing and future homes.
- D. An accurate legal description of the boundaries of the development and the treatment system site. The entire development and treatment system site must be topographically mapped with a maximum contour interval of two feet. The legal description and topographic map must be prepared under the direction of a licensed professional surveyor. The drawing must be accurate and to a scale of no more than 100 feet to one inch.
- E. The location of soil borings or test pits and attached soil boring logs and results. Indicate the general nature of subsurface soils in the development and treatment system areas, including depth to groundwater, permeable strata, and confining layers.
- F. The major components of the proposed PCWS on the drawing, including pump stations, tanks, treatment units, drainfields, buildings and other significant items.
- G. The means of vehicle access to the PCWS. Provide at least one paved access drive at least 10 feet wide for year round access. Provide paved parking and turnaround area adequate for maintenance vehicles. Keep buried utilities a minimum of 10 feet from the edge of pavement.
- H. Sufficient details on the drawing to illustrate the method of stormwater management; show general flow arrows for the direction of stormwater runoff, and the points of discharge from the development. The drain field and reserve field shall be crowned and shall not receive any drainage runoff or be used for collection. If detention or other runoff storage is proposed nearby either one, the Township may require calculations sealed by a licensed professional engineer specializing in groundwater modeling and/or soils transmissivity, demonstrating that there will be no impact within the underground absorption area.

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- I. The locations of and distances from nearby wells, existing and future structures, drains, water mains, or other utilities. In general, the preferred buffer from any off site dwelling to the wastewater treatment component is 300 feet and 500 feet. On-site dwellings shall be buffered from any portion of the PCWS, disposal area or pump station by a minimum distance of isolation of 100 feet, or such distance as required by the appropriate regulatory agency. The PCWS must be located on a parcel of land not counted as an undevelopable area or an area encumbered by easements.
- J. The placement of the adequate buffer space designed to decrease process machinery noise levels and light emission levels and maximize odor dispersal and a description of how placement of the PCWS will minimize odor concerns with neighboring properties.
- K. The locations of and distances to nearby surface water, wetlands, or floodplain. A minimum isolation of 100 feet from the established Wetland buffer is required. No PCWS may be located within the 100-year floodplain or wetlands. If the flood plain of the nearby water body or watercourse has not been established and there is reasonable doubt about potential conflict, the developer's engineer shall provide a hydraulic analysis establishing the 100-year flood elevations subject to the review and approval of the Township and Washtenaw County Drain Commissioner.
- L. Details of the screening to be provided around the PCWS, such as beams, trees, shrubs, fences, etc. Fencing shall be required (e.g. a 3 rail split rail fence on the parcel line of the drain field and reserve field.) All screening shall be reviewed and approved by the Planning Commission as part of the site plan review process.

Section 4.13 - Show or describe the proximity of the proposed PWS to the nearest public sanitary sewer within 5 miles of the proposed development. The Developer shall submit a preliminary design and cost estimate to extend public sanitary sewer service to the site.

ection 4.14 - Show adjacent land use and zoning including adjacent densities.

Section 4.15 - Describe the compatibility of the proposed development with local and county planning. In particular, discuss the impact of the development on the Township general development plan for sanitary sewer service relative to current conditions and projections for 10 years and 15 years in the future.6M. Show the source of water supply and its isolation from the proposed treatment and disposal system. Indicate the general direction of groundwater flow.

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SECTION V - SELECTION OF TREATMENT SYSTEM

Section 5.1 - The PCWS must be capable of achieving consistent levels of secondary treatment. Secondary treatment objectives include the following parameters, measured at the point of discharge of treated effluent:

BOD	20 mg/l or less	(30 day average)
TSS	20 mg/l or less	(30 day average)
Total N	25 mg/l or less	(30 day average)
Total P	25 mg/l or less	(30 day average)
Mercury	not detectable	(not averaged)
PCB	not detectable	(not averaged)
PH	6-8	(30 day average)

Section 5.2 - Design the PCWS with ease of access, maintenance and operation in mind. The Township reserves the right to retain a qualified wastewater system operator at the applicant's expense to review the plans and suggest modifications to the design, layout, or operation of the system.

Section 5.3 - The general concepts of wastewater pretreatment currently accepted by the Township are listed below:

- A. The concept of an "Advance" system has been reviewed. This system, and/or any additional advanced treatment processes, will be considered for approval on a case by case basis. Refer to Township's Engineering Standards for additional details and requirements.
- B. Additional concepts and/or designs may be submitted to the Township for review. All review procedures will incorporate input from the MDEQ and the Township.

SECTION VI - BASIC DESIGN CRITERIA

Section 6.1 - Design of the PCWS shall be performed under the direct supervision of a qualified professional engineer licensed to practice in the State of Michigan. The

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engineer shall have experience in the design of a PCWS. Upon request of the Township, the engineer shall provide a list of similar projects with location, size, construction cost, contact names and telephone numbers designed by the engineer.

Section 6.2 - A PCWS designed under these guidelines is meant only for wastewater characteristics of residential users. Typical values of raw wastewater to be used for calculating loads for treatment processes include the following:

BOD	250 mg/l + or -
TSS	210 mg/l + or -
Ammonia	25 mg/l + or -
Total N	50 mg/l + or -
Total Phosphorus	7 mg/l + or -
Oil & Grease	90 mg/l + or -
PH	6 to 8

Section 6.3 - In the absence of actual flow data, the design shall be based upon the definition of one Residential Equivalent Unit (REU) equaling a minimum of 350 gallons per day.

Section 6.4 -- Design of the PCWS shall be limited to a maximum of 20,000 gallons per day.

Larger PWS may be considered at the discretion of the Township Board.

Section 6.5 - PCWS shall include the following general components:

- A.** Septic tanks with effluent filters.
- B.** Recirculation and/or surge tanks.
- C.** Options to by-pass certain components in order to accommodate the daily flows under conditions requiring service and/or repair.
- D.** Piping
- E.** All pumps including, if non-gravity systems are proposed, individual residential pumps.

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Section 6.6 - Design the PCWS for a service life of at least 20 years.

Section 6.7 - Design the PCWS for expansion with a minimum of interruption of normal operation.

Section 6.8 - Design the PCWS to permit ease of expansion and ultimate connection to a public sanitary sewer. Measures to accomplish this may include blind tees, plugs, stubs, and sleeves placed strategically to allow for future connection to a public system.

Section 6.9 - In order to keep the PCWS operational during times of routine maintenance and/or repair, whenever possible, the treatment components shall be compartmentalized so as to allow for manual alternation of the components.

Section 6.10 - All unitslots within a proposed development containing a PCWS shall be connected to the PCWS.

Section 6.11 - The minimum number of homes connected to a PCWS will be 20.

Section 6.12 - Prepare a basis of design showing flow calculations, dosing rates, pump and tank sizing, timer settings, and other key parameters. Include an estimate of the time available for operator response under high water alarm conditions.

Section 6.13 - Design piping to allow for flushing, draining, repairing, and other maintenance activities.

Section 6.14 - Provide adequate lifting and handling devices for heavy or awkward components of the system.

Section 6.15 - Provide gasketed aluminum access hatches to control odors.

Section 6.16 - Gravity flow piping in and around tanks, up to the distribution piping at the drainfield, shall be PVC Schedule 80 with solvent weld connections. Glued connections shall not be permitted. All fittings shall be PVC Schedule 80.

Section 6.17 - Subsequent to a review of the overall data submitted, the Township may require the installation of groundwater observation wells around the disposal area. If the wells are required, the following criteria shall apply:

- A. A minimum of three (3) wells shall be triangulated around the final disposal area with the exact locations jointly determined by the design engineer and the Township.

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- B.** The wells shall be a minimum of 2" diameter and properly screened at the depth of the receiving aquifer.
- C.** Each well shall be equipped with a latchable cap.
- D.** The Township shall establish sampling frequency and parameters on a case by case basis.

Section 6.18 - Slope paved surfaces a minimum of 1 % and a maximum of 3%.

Section 6.19 - Landscaped or grassed areas that require periodic mowing may be sloped up to a maximum of 1 vertical to 4 horizontal.

Section 6.20 - All elevations within the area of any component of the wastewater system shall be graded so as to promote runoff away from the system to a designated drainage area.

Section 6.21 - At the discretion of the Township, the reserve area may be required to be prepared in full or in a portion thereof. The extent of preparation shall be subject to the following items:

- A.** Future availability of public sewer.
- B.** Overall site grading and/or clearing.
- C.** Depth and accessibility of proposed excavation.
- D.** Conditions observed during construction, inspection, or other field investigation that vary from design assumptions, such as lack of uniform subsurface soil conditions, location of groundwater, percolation, construction methods especially those resulting in "smearing", or any other conditions or factors that are suspected to impact the optimal performance of the design, as described in the Michigan Criteria for Subsurface Sewage Disposal, or other generally accepted publications regarding field conditions or other factors that may affect performance or service life.

Section 6.22 - Install, inspect, and maintain all soil erosion and sedimentation control measures as required by the Township and any other regulatory agency with jurisdiction.

Section 6.23 - No construction or installation of systems may take place between

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November 1 and April 15 without written consent of the Township.

Section 6.243 - The reserve tile field area shall be graded so as to provide for no more than a 24"1 on 4 slope within the defined boundary.

Section 6.245 - Recharge water from residential water softeners shall not be discharged into the PCWS. Other sources of salt or other chemical compounds such as pavement de-icing runoff or other sources shall not be directed toward the surface or subsurface of the drain field, reserve field, or PCWS system components.

Section 6.256 - Where topographical constraints do not allow for all-gravity collection systems, the Township's goal is to maximize gravity systems. Therefore, systems reliant on pumps at each home will not generally be permitted. Collection systems that require pumping shall create the least number of pumping or lift stations feasible, even if there are initial installation costs. Any request to install more pumps than deemed reasonable by the Township Engineer shall be accompanied by a detailed analysis of costs for the entire service life of the collection system, demonstrating no appreciable increase in cost to the user for the entire service life.

Section 6.26 - The PCWS shall have an emergency generator, capable of operating the entire system in such a manner that no untreated material shall be discharged.

Section 6.27 - No user of a PCWS shall contribute or cause to be contributed, directly or indirectly, any pollutant or wastewater which will pass through or interfere with the operation or performance of the PCWS. A user may not contribute to the PCWS any of the substances identified in the Superior Township Utility Ordinance under Section 193 "Prohibited Discharges."

SECTION VII - FEES, PENAL TIES AND ENFORCEMENT

Section 7.1- Fees

- A. Applications.** Applications for PCWS under this Ordinance shall be accompanied by a non-refundable administrative application fee in an amount specified from time to time by resolution of the Township Board. In addition, an applicant shall pay an additional escrow fee in an amount determined by resolution of the Township Board for the estimated cost of outside consultant(s) who may be retained by the Township in connection with the review of the application. In the event the cost of the services of the consultant(s) is less than the escrow fee, the applicant shall be refunded the balance. In the event the cost of the services of the consultant(s) exceeds the amount of the escrow fee, the applicant shall pay the deficiency to the Township prior to the issuance of a permit. A denial of an

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application for a permit shall not affect the applicant's obligation to pay the application or escrow fee provided for in this Section. In addition, all fees associated with the Area Plan and Planned Community (PC) zoning, and site plan review/Special Land Use applications under Article XX shall apply.

- B.** Inspections. An escrow account shall be established to cover the cost of the regular inspections of the PCWS performed by Township Utility Department or its designees. The amount of the escrow account shall be established by resolution of the Township Board.

Section 7.2 – Penalties, Enforcement, and Notice

- A.** Enforcement. The Superior Township Enforcement Ordinance Officer or his/her agent, officer or employee shall have authority under this Ordinance to enter upon privately-owned land for the purpose of performing the Township's duties under this ordinance and may take or cause to be made such examinations, surveys or samplings as are deemed necessary.
- B.** Civil remedies. The provisions of this division shall be enforceable through any and all remedies at law or in equity in any court of competent jurisdiction.
1. Penalties. In addition to the rights and remedies herein provided to the Township, a violation of this ordinance shall be a civil infraction and subject to fines set forth in the Township ordinances. Each day such violation is continued or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
 2. Injunction. Any activity conducted in violation of this ordinance is declared to be a nuisance per se, and the Township may commence a civil suit in any court of competent jurisdiction for an order abating or enjoining the violation, and/or requiring restoration of the property as nearly as possible to its condition before the violation.
 3. Stop-Work Order. The Township may also issue a stop-work order or withhold issuance of a Certificate of Occupancy, permits or inspection until the provisions of this ordinance, including any conditions attached to a permit, have been fully met. Failure to obey a stop-work order shall constitute a violation of this ordinance.
 4. Appearance Tickets. In all arrests and prosecutions for violation of this Ordinance, appearance tickets and the appropriate procedures set forth in Act 147, Michigan Public Acts of 1968, as amended, may be used.

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- C. Criminal remedies. A person who knowingly makes any false statements, representations or certifications in any application, records, report, plan or other document, filed or required to be maintained pursuant to this division, shall, upon conviction be punished by a fine or imprisonment in the county jail for a period of time not to exceed 90 days, or both such fine and imprisonment, in the discretion of the court, together with costs of prosecution.
- D. In the event of a malfunction of the PCWS such that untreated or excess water is discharged, the operator shall notify the Township Utility Department immediately.

SECTION VIII - ORDINANCE CONFLICT

Nothing in this Ordinance shall be interpreted to conflict with present or future state statutes in the same subject matter; conflicting provisions of this Ordinance shall be abrogated to, but only to, the extent of the conflict. Moreover, the provisions of this Ordinance shall be construed, if possible, to be consistent with relevant state regulations and statutes. If any part of this Ordinance is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision. Such holding shall not affect the validity of the remaining portions of this ordinance, which shall remain in force. Rights and duties which have matured, penalties which have been incurred, proceedings which have begun and prosecutions for violations of law occurring before the effective date of this Ordinance are not affected or abated by this Ordinance.

SECTION IX - EFFECTIVE DATE

This Ordinance shall take full force and effect upon following final publication of said ordinance.

SECTION X - CERTIFICATION

I, Kay Williams, Clerk of Superior Charter Township, do hereby certify that the foregoing is a true and correct copy of an ordinance adopted for first reading by the Superior Charter Township Board at a regular meeting on March 20, 2006.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

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The motion carried.

F. BIDS FOR REPAIRING OLD TOWNSHIP HALL

The doors to the Old Township Hall are wood doors that used to be on the Dixboro Methodist Church. They were donated to us when we moved the Hall in 1986; they were in the Church basement. They are old, leak, and need to be replaced. We have been working all winter trying to get bids to repair the doors; several contractors have come out, measured, talked to the Building Official, and then we never heard from them again. We finally received two bids. We also need to fix the flooring. The carpeting needs to be replaced and something happened to the floor in the new bathroom. It is badly stained and cannot be cleaned. We need hard-wired smoke detectors, a lit exit sign, and some plugs in the kitchen area. And the interior needs painting.

Green asked if everyone had an opportunity to bid. The bids were solicited by phone. He suggested that all such bids be put on the website in the future.

It was moved by McKinney, supported by Lewis, that the Superior Charter Township Board approve the following bids for repairing the Old Township Hall:

1. Zelisse Building, 483-4407, remove and dispose of existing double doors and sill on front of building and replace with one 3-foot door and two sidelights as depicted on the proposal dated March 15, 2006, "heavy duty option (commercial grade-option B for \$3,183.00.
2. Gary Rauser, 741-7255, Measured 100 square yards commercial grade olofin carpet with 8 pound padding. Contractor will take up and haul away old flooring, install new carpet and glue down ramp portion, remove toilet, install new tile and wall base and then reinstall toilet for \$1,970.00.
3. A.F. Smith Electric, 482-0977, install 2 GFI outlets in kitchen area, 2 hard-wired smoke detectors (both in large main room), 1 light exit sign over door for \$900.00
4. Dan Allan, 485-5586, clean and paint walls, ceiling and trim. Patch, sand, and prime holes in storage room. Apply two coats of latex semi-gloss to all surfaces. Materials and labor for \$1,750.00

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5. Contingency – 10% - 780.00

For a total not to exceed \$8,583.00.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

G. RESOLUTION OPPOSING THE “MICHIGAN CIVIL RIGHTS INITIATIVE”

McKinney said that she supported this resolution because she wanted equality for all people in Michigan. A similar resolution was also adopted by the Washtenaw County Board of Commissioners and Ann Arbor City Council.

It was moved by McKinney, supported by Green, that the Superior Charter Township Board adopt the following resolution:

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ARCH 20, 2006

**A RESOLUTION OPPOSING THE "MICHIGAN CIVIL RIGHTS INITIATIVE"
TO BAN AFFIRMATIVE ACTION BASED ON RACE, SEX, COLOR,
ETHNICITY, OR NATIONAL ORIGIN**

WHEREAS, Superior Charter Township has a long history of promoting racial, ethnic, and gender equality in education, employment, housing, contracts, and public services; and

WHEREAS, affirmative action has proven its value as an effective tool in diminishing barriers for women and men of various ethnic and cultural groups who have been denied equality in, and access to, education, employment, housing, contracts, and public services; and

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WHEREAS, affirmative action has proven to help businesses, educational institutions, and governments become more diverse and therefore more competitive in the global marketplace as well as providing better services to our citizens; and

WHEREAS, Michigan voters will be asked on November 7, 2006, to approve or reject the "Michigan Civil Rights Initiative" (MCRI) which, if approved, would amend Article I of the Michigan Constitution to ban affirmative action and other programs designed to ensure equality in, and access to, education, employment, housing, contracts, and public services; and

WHEREAS, the MCRI could have a devastating effect on programs that have expanded economic and educational opportunities for women and men of all racial and ethnic backgrounds; and

WHEREAS, the MCRI's carefully crafted name and goals represent an apparent attempt to mislead Michigan voters about the issue of discrimination by State entities; and

WHEREAS, the MCRI could conflict with federal legislation, programs, and Court Orders that reflect our nation's commitment to equality in, and access to, education, employment, housing, contracts, and public services; and

WHEREAS, similar initiatives to end affirmative action adopted in other states have reduced access by women and men of all racial and ethnic backgrounds to education, employment, housing, contracts, and public services; and

WHEREAS, the Michigan Civil Rights Commission - which was created by the Michigan Constitution of 1963 to enforce guarantees against discrimination outlined in the State Constitution - approved a resolution opposing the MCRI; and

WHEREAS, the MCRI's attempts to end affirmative action are inconsistent with the principle of equal treatment under the law as set forth in the United States and Michigan Constitutions; and

NOW THEREFORE BE IT RESOLVED that the Superior Charter Township Board affirms its strong commitment to the principles of equal treatment and opportunity;

NOW THEREFORE BE IT FURTHER RESOLVED that the Superior Charter Township Board strongly opposes the so-called Michigan Civil Rights Initiative because of its potentially devastating effect on equality in, and access to, education, employment, housing, contracts, and public services;

NOW THEREFORE BE IT FURTHER RESOLVED that the Clerk is directed to send a certified copy of this Resolution to Governor Jennifer M. Granholm, U.S. Senator Carl

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Levin, U.S. Senator Debbie Stabenow, U.S. Representative John Dingell, U.S. Representative Joe Schwarz, State Senator Elizabeth Brater, and State Representatives Chris Kolb, Pam Byrnes, Alma Smith, and Kathy Angerer.

THE RESOLUTION WAS DECLARED ADOPTED.

CERTIFICATION

I, Kay Williams, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Superior Charter Township Board held on March 20, 2006.

Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

H. BUDGET AMENDMENTS

It was moved by _____, supported by _____, that the 2006 General Fund Budget was amended as follows:

Increase the following line items:

101-266-947-007	Huron Watershed Dues/Projects	\$ 2,000.00
101-266-947-000	Special Projects	4,500.00
101-265-976-000	Building Additions	8,583.00
101-171-702-000	Salary Supervisor	602.00
101-171-715-000	FICA Supervisor	100.00
101-171-718-000	Pension Supervisor	60.00
101-201-702-050	Salary Accounting Assistant	400.00
101-215-702-000	Salary Clerk	532.00
101-215-715-000	FICA Clerk	82.00
101-253-702-000	Salary Treasurer	532.00
101-253-715-000	FICA Treasurer	82.00
101-000-699-000	Appropriation from Fund Balance	17,473.00

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Roll call vote:

Ayes: McFarlane, Williams, McKinney, Caviston, Green, Lewis, Phillips

Nays: None

The motion carried.

**J. NATURAL AREAS PRESERVATION PROGRAM – SOUTHEAST
CORNER OF FORD AND PROSPECT**

The Washtenaw County Parks and Recreation Commission received an unsolicited nomination of a 158 acre property in Section 15 of Superior Charter Township at the southeast corner of Ford and Prospect. The Washtenaw County Parks and Recreation Commission has primary responsibility to implement Washtenaw County's Natural Areas Preservation Program.

McFarlane said that the property is in the Ann Arbor School District and is important to the Township for tax base. Because the Township attempts to preserve open space while maintaining fiscal responsibility to our residents, he is not in favor of this particular property being taken off the tax rolls. He agrees with preserving land for open space, but this property could be better used as high-end housing, and he would prefer that the County purchase the Eyde property, or other properties along Geddes Road.

McFarlane is very concerned about the future budgets for the Township. Police services costs will double in a few years, costs for defending the Growth Management Plan will be high, and the State Revenue Sharing is declining. In addition legislation before Congress and the State Legislature may cancel the cable franchise fees. He said that the Township needs to provide revenue to pay for services.

Kurath said that she strongly disagrees with McFarlane and the County should purchase the land.

Smiley said that the land has been for sale for years and the broker for the owner contacted him after Toll Brothers decided not to purchase it for homes. He said that the land is spectacular with high quality wetlands and woods and would protect the natural habitats as it is an extension of the corridor being established by the Land Conservancy.

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Secrest said he was supportive of the purchase.

Ben Dor said that the Township should keep a large homogeneous area open.

Phillips said that it was a good opportunity that can never be repeated.

Baker said that Township taxpayers are already paying for the land through the County tax.

It was moved by Williams, supported by Green, that the Superior Charter Township Board does not oppose the Washtenaw County Parks and Recreation purchase of the 158 acres at the southeast corner of Ford and Prospect and would also support working with the owner or a developer in securing conservation easements or purchase of development rights on the land to keep the open space without removing the land from the tax roll.

The motion carried.

11. PAYMENT OF BILLS

It was moved by McKinney, supported by Caviston, that the bills be paid in the following amounts: General Fund - \$10,644.87 for a total of \$10,644.87.

The motion carried.

12. PLEAS AND PETITIONS

McFarlane asked that everyone help support the ¼ mill ballot issue question for legal defense on the May 2 ballot to help pay for defending the Growth Management Plan. The Township cannot spend any tax dollars to promote the issue and he hopes everyone who wants to preserve land will actively support the millage.

Phillips asked when the County was going to cut down the dead ash trees along the roadsides. McFarlane said the Annual Road Commission meeting is April 17 and Phillips should ask the question then.

13. ADJOURNMENT

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It was moved by Williams, supported by McKinney, that the meeting adjourn. The motion carried and the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Kay Williams, Clerk