

Draft: December 18, 2007

Village of Bingham Farms
Council Meeting
December 17, 2007

Approved: January 28, 2008

The regular meeting of the Village Council was called to order by President Bauer at 8:03 p.m.

Present: Bauer, Gollnitz, Kesley, Leckie, Freeman & Tripp

Absent: Ettenson

Also Present: Det. Sgt. Bill Castro, Fire Chief Tony Averbuch, Attorney Gary Dovre, Earl Wolfe, Hagaman & Ludwick

Agenda

Motion by Leckie, second by Tripp to approve the agenda as submitted.

Motion carried.

Minutes

Motion by Leckie, second by Gollnitz to approve the meeting minutes of November 26, 2007 as submitted.

Motion carried.

Public Comments not listed on the agenda

None

Police Chief

Det. Sgt. Castro represented Chief Browne. He reported that the proposed restructuring of the police department was on schedule and that it hopefully would be implemented by mid January.

Sgt. Castro briefed Council on activity in the office buildings during the month. There were two separate incidents where employees reported that their credit cards were stolen. One incident occurred at 30100 Telegraph and the other at 30150 Telegraph. The thieves tried unsuccessfully to use the cards.

Police officers made several traffic arrests on Telegraph Rd. for driving under suspended licenses and also outstanding warrants.

Council & staff were invited to the annual holiday police luncheon to be held on December 21st.

Police Clerk Kelly Cook will be leaving to start her student teaching and the department is in the process of looking for a replacement.

Mr. Kesley asked whether there is a system in place in the office buildings that requires visitor passes. Sgt. Castro indicated that there have been meetings with building management to discuss security measures but management has not implemented them. The police department has instituted an emergency email notification system alerting building management of any such activity. Management is responsible for issuing alerts to their tenants. In the cases above, both victims recognized they left themselves vulnerable.

President Bauer asked Sgt. Castro to pass along her congratulations to the Chief on his election as Vice President of the Police Chiefs' Association.

Fire Chief

Chief Averbuch reported that Franklin approved the Mutual Aid Agreement last week.

The new ambulance should be delivered next month and the department is acquiring the new equipment that will be needed. The vehicle will be put in service as soon as it is licensed. The State has radically changed the requirements for licensing which may affect the timetable.

The Chief briefly discussed a concern relative to a trend to install security gates. Franklin has a subdivision off Telegraph that has an electronic gate. They were requested to provide the ability to use the Knox box as a bypass for emergency vehicles. If the Villages consider additional requests for security gates, one of the conditions for approval should be the Knox box requirement.

The County radio system is being rolled out in the first quarter of 2008. The fire departments will be the first to transition to the County system.

Administrative Fee Schedule

Mr. Kesley summarized the background for the development of fees for additions in that the size of many additions have increased to where engineering reviews are needed. The 1600 sq. ft. threshold was arrived at after delineating the different reviews required for different types of additions. These are not new fees. The only change is that the definition for new construction has been refined to include additions of more than 1600 sq. ft.; or the entire dwelling is removed and replaced; or the entire front façade is removed or redesigned and reconstructed; or a second floor is added to a single story dwelling; or the kitchen and utility core of the dwelling is relocated.

In response to a question, Mrs. Hagaman indicated that the new definition will be added to the building packet issued to all applicants.

RESOLUTION 2007-25 OFFERED by Leckie, SUPPORTED by Kesley that the fee schedule be amended to add Pre-application fee for House Additions (at least 1600 sq. ft.) of \$200.00 and an Engineering Review Deposit for House Addition (at least 1600 sq. ft.) of \$2,000. Applicant will be reimbursed for any unused engineering review fees.

AYES: Kesley, Gollnitz, Freeman, Leckie, Tripp & Bauer

NAYS: None

ABSENT: Ettenson

Resolution passes 6-0.

PUD Amendment

Mr. Kesley indicated that the Planning Commission had been working on a possible amendment to the PUD (Planned Unit Development) ordinance of the Village since the spring when a potential developer presented a concept to the Commission. The existing ordinance prohibited the use of a PUD in areas of the Village that were designated as "Special Project Areas".

The proposed amendment reduces the minimum acreage requirement to 5 acres and delineates the areas where a PUD could be considered. Mixed Use PUDs (combination of residential and commercial) must abut Telegraph Rd. Residential PUDs must abut a major street (Thirteen or Fourteen Mile Rd.).

Mr. Kesley indicated that the amendment was developed with input from the Village Planner (Birchler Arroyo) and the Village attorney. Mr. Dovre stated that the changes he recommended from a legal perspective have been included in the proposed amendment.

Motion by Kesley, second by Tripp to adopt Ordinance #209 amending the specifications for Planned Unit Developments (PUD).

Motion carried.

Treasurer's Report

The November 2007 Financial Report showed a General Fund balance of \$3,074,612.46 with income for the month of \$39,806.22 against expenditures of \$113,901.09. The Gas & Weight Fund balance was \$434,107.07 with income for the month of \$5,375.51 against expenditures of \$1,403.40.

Motion by Leckie, second by Tripp, to accept the November 2007 Financial Statement as presented.

Motion carried unanimously.

The Bills to be Paid for December 2007 were in the following amounts: General Fund, \$112,918.28; and Gas & Weight, \$7,046.00.

Motion by Freeman, second by Tripp, to approve payment of the December bills as presented. Motion carried unanimously.

Mrs. Ludwick reported that monies will be drawn from the pool funds to meet this month's expenditures.

Treasurer's Memo attached to original minutes.

Clerk's Report

Mrs. Hagaman reported that Comcast is changing the location of the PEG channels from the current (15, 17 & 18) to the Digital 900 range. Subscribers who do not have a digital TV will need a converter box.

Clerk's Memo attached to original minutes.

Trustee Reports

Mr. Kesley related that the Planning Commission would like to have a joint meeting with Council to discuss ambiguities between ordinances and provide more clarity to avoid future conflicts.

Mr. Gollnitz informed Council that there has been no resolution to the chip seal problem on the Bristol Lane turnaround.

In response to a question relative to the DWSD announcement regarding water rate hikes, Mr. Freeman indicated that Bingham Farms will see only a minimal increase of .5% as a result of its membership in SOCWA. The administration at SOCWA has done an excellent job of managing its water.

Johnson Landscaping is using a different salt mixture this season which will enhance the de-icing capabilities of salt and remain on the road surface longer. The side effect is that the mixture uses beet juice which adds a red or dark brown coloring to the salt. Over time it will wash off with rain but it can stain carpeting if tracked into the home.

Motion by Tripp, second by Leckie to convene into closed session to discuss attorney client privileged correspondence regarding the noxious weed ordinance.

Roll call vote.

Motion carried.

The public portion of the meeting was reconvened at 9:32 p.m.

Old Business - None

New Business - None

There being no further business to conduct, the President adjourned the meeting at 9:34 p.m.