

Holly Township  
Board of Trustees – Regular Meeting  
Minutes of February 17, 2010

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**Call to Order:** Supervisor Jesse Lambert called the February 17, 2010 Regular Meeting of the Holly Township Board of Trustees to order at or about 6:30 p.m. at the Holly Township Hall, 102 Civic Drive, Holly, Michigan, 48442.

**Pledge of Allegiance**

**Roll Call:**

**Board Members Present:**

Jesse Lambert, Supervisor  
Karin Winchester, Clerk  
Mark Freeman, Treasurer  
Janet Leslie, Trustee  
Steve Ruth, Trustee

**Others Present:**

Kent Barnes, Holly Schools Supt.  
Bill Angus

**Consent Agenda:**

1. Agenda Approval
2. Approval of Regular Meeting Minutes – December 16, 2009
3. Approval of Special and Closed Meeting Minutes – February 1, 2010
4. Acceptance of Financial Statements – November 2009, December 2009 and January 2010
5. Acceptance of 2008-2009 Audited Financial Statements
6. Approval of Bills for Payment – January and February 2010
7. Routine Reports:
  - A. N.O.C.F.A. Draft Minutes – December 21, 2009 and January 18, 2010
  - B. Planning Commission Draft Minutes – NA
  - C. Building Permits – December 2009 and January 2010
  - D. Treasurers Quarterly Report – December 31, 2009

8. Communications

- A. Letter dated February 8, 2010 from Oakland County Executive re: Severe Weather Awareness Week and 2010 Siren Test Calendar

- **Trustee Janet Leslie moved to approve the February 17, 2010 Consent Agenda, as amended. Clerk Karin Winchester supported the motion. A roll call vote was taken. Ruth: Yes; Freeman: Yes; Lambert: Yes; Leslie: Yes; Winchester: Yes. The motion carried with a 5/0 vote.**

**PRESENTATIONS:****Holly Township – Marathon Award Presentation**

Supervisor Jesse Lambert indicated that no Township money was used for the Marathon Award plaque, it was donated. Holly Township did not have an award for longevity. The first four individuals are being recognized for 15 years of service to the community. The individuals are Bill Angus, Bernice Alexander, George Barton and Dale Smith. Mr. Angus received the presentation.

**Kent Barnes, Holly Area Schools Superintendent –  
Holly Area Schools Status**

Mr. Kent Barnes stated for the Holly schools to be solvent, which they have to be, on March 15, 2010 he will recommend reductions of between 2 ½ to \$3 million to the Board of Education. He will ask them to act on the recommendations March 29, 2010. That probably means a minimum of 18 to 20 slots, as well as some programs cut. We have lost 277 students from February 2008 to February 2010. In the past few years we've had graduates from Holly High School graduate from places such as MIT, University of Michigan, Michigan State, Kettering, et cetera. Holly schools will sustain the programs that will allow our students to be able to compete in the world. Sometimes his heart overrules his head. Logically he should have made some reductions at Christmastime. Any time you lay people off, it's bad. He could not bring himself to lay people off at Christmas. If anyone has any questions about our school district, please e-mail him or call. There will be another community forum on February 25, 2010.

**Ryan Bladzick, Econ. Development Committee Member –  
Marketing Study Results**

Mr. Ryan Bladzick indicated he has lived in Holly Village for almost three years and recently started his own company. As he became involved in the economic task force, he saw the group was full of good ideas and a lot of energy. The task force is not funded; it's a grass roots group. He is offering his experience and his company to fund these research activities at cost. The Board has been presented a market research survey. If the group is going to invite businesses and residents into the community and make recommendations to our leaders, we need data from the community. We need to know what people do, how they live, their interests, where and what they shop for, restaurants they like, activities they participate in, etc. The information can help festival planners and our current and prospective business owners and merchants to know where the niche markets are. The data can be used for revisions to the master plan. Sending out a survey to 2,000 residents in the community with a self-addressed, stamped envelope for return will hopefully return 400 completed surveys. Projected cost of printing, envelopes, incoming

and outgoing postage is \$1700.00. They have requested a contribution from the DDA. Holly Chamber of Commerce offered printing and copy services.

**REPORTS:**

Trustee Ruth – No report.

Trustee Leslie reported the task force has been working hard on the survey with input from both Township and Village residents.

Clerk Winchester – No report.

Treasurer Freeman reported the quarterly Treasurer's Report is in the Board packets. He is working on a review of the Great Lakes Country Club area. It was platted prior to the zoning ordinances and the lots are non-conforming. Existing zoning is suburban residential, 1 ½ acres. Average lot size is about 50-by-100 feet. Changing zoning to single family residential would require half acre minimums. It would take approximately three or four lots combined to even conform to that zoning level. The land, itself, is not conducive to good perk tests for septic fields. The small lot sizes create septic problems also. He's sent a letter to Oakland County Environmental Health. There is a waiver you can get for well and septic. If the Board decides to change zoning in the area, he's asked Oakland County Environmental Health to give a blanket waiver so it wouldn't require every individual owner to get one every time they want to do it. A one-year moratorium should be called on the fee as an incentive to property owners to combine lots.

Supervisor Lambert reported he began taking meeting attendance probably May, June of last year. He reviewed the information with the Board of Trustees. Statistics regarding how many people visit the Holly Township web site has also been provided to the Board.

**PUBLIC COMMENT:**

Mr. Larry Lilly, 110 Clarence Street, stated the Board is starting the New Year right, though they had no meeting in January and he didn't have any place to go. There are a lot of very intelligent young people in the Holly Community. He sees it more and more. He goes to a lot of meetings to hear what they have to say. In the past we have had a mindset in Holly that's been very bad. The Township Board has always done an excellent job. It's too bad across the street they don't do that good of a job. He believes Mr. Bladzick has a lot of talent and we need a survey. You serve and work for the 10,000 residents that live in Holly and you unite the whole Holly community. You have to have input in order to do that. Young people bring new ideas to us. We're in the 21<sup>st</sup> Century now; we have to forget the past. The past is negative. Anything that's 21<sup>st</sup> Century is positive. Any time we get the young ones involved, it's great.

There are new members on the Board of Trustees. He'd like to see five new members on the Council so things change. There's been a dictatorship going on across the street for 11 years. He told them that the first meetings he went to. It hasn't changed.

You have to listen, serve and work for the 10,000 residents. What we're doing now is very positive. It's the new people that are doing it for us and we should honor that. If you're talking \$1700.00 for a survey, that's nothing. The benefit would be fantastic and a golden opportunity. Let's all get involved and make sure that happens.

Mr. Ted Gurski noted the Planning Commission tried to get money in the past to do surveys also. It costs extra money to have community meetings and surveys to find out what the community wants as a whole. It is a valuable asset. He would ask that you do consider it and maybe consider Carlisle/Wortman. They have offered that service also to upgrade the master plan and get the ordinances right. It's a great idea Treasurer Freeman has regarding Great Lakes Country Club.

Ms. Mary Newlin stated she lives in the Holly Hills manufactured home community. The community was bought in the spring of 2008 by a new concern. She has resided there since 2007 without incident until new management took over. She was told by a DEQ gentleman it was considered the premier manufactured home community in southeast Michigan. It no longer is.

The new owner seemingly has a plan to change Holly Hills. He has stopped maintaining the property. There are burned out streetlights. She unfortunately sits directly in front of the sewer retention facility which has never been a problem. Starting last winter she continually got bathroom odors, to put it mildly. She filled out the resident request forms, went in in person, called and nothing was done.

In desperation, she called Lansing and was directed to Mr. Ryan from the DEQ in Warren. He was most gracious and heard her out because she had kept a log of the times odors would occur. Within a day he got back to her and said the problem is they're not cycling soon enough. There's a new vendor because the other vendor wasn't paid.

The odor subsided but the lights are still out so 67 residents approached the new owner with their concerns and the general decline of the park. He held an informal coffee with them. He indicated that he had many years dealing with trailer trash such as them and he figured the only way he could appease us morons, meaning the people at the meeting, was to pull a loaded gun from his pocket, put it to his head and commit suicide in front of them. And he told us in no uncertain terms, hook your – I'll leave out the word – trailers up and get them out of my – I'll leave out the word – trailer park.

He did reference a three-year plan. The odors returned so she contacted the new vendor. On Christmas Eve they got a rather sizeable notice of a rent increase, despite nothing being taken

care of. They did research on how to file a complaint. They sent certified and registered letters or you can take it in person. He was not accepting registered letters because he is from Florida. We sent letters to the State saying we're not getting a response and the State said they couldn't get involved because you have to give them time.

When we got the letters back from the post office and sent them on to Lansing, Lansing opened a file on it. Sixty of them decided to put their rent in escrow until the new owner addressed their concerns. Rent was due between the 1<sup>st</sup> and 5<sup>th</sup> of February and she went into escrow on the 3<sup>rd</sup>. On the 2<sup>nd</sup> of February she got an eviction notice. They all got eviction notices. Tonight she got a hysterical phone call from a neighbor. Ten residents were served at approximately 5:15 tonight with orders to appear in 52<sup>nd</sup> District Court in Clarkston next Tuesday. Some of them are older. We understand the rest of the eviction notices will be served.

Letters were brought to the Township yesterday. She volunteered to come up here on behalf of the community with Mr. Bisher. She wants to know if the Township knows what they're dealing with in Holly Hells, as they call it now.

Supervisor Lambert indicated he spoke to Mr. Goebel yesterday, who hand-delivered the letters, and also another gentleman who gave more background information. Their group has done very well contacting the DEQ and putting rent in escrow.

Ms. Newlin stated when she first purchased her home she was told an area in the community would not be developed because it was wetlands. The home she left in Clarkston backed up to wetlands so she was a little bit knowledgeable about that. She became concerned when the new owner started to do road construction. They tore the road up and we only had one lane and there is only one way in and out. A couple roads were closed off, which caused traffic problems. They took the road out and it was a month before they did anything. She was concerned whether emergency vehicles could get through. Load after load of concrete was dumped in this wetland area. She thought it was illegal to have a landfill and dump concrete adjacent to wetlands.

Supervisor Lambert indicated you can bury your own fill on your property. Red flags will go up if you're using it to fill in wetlands. The Township is looking into whether there are any code violations. In terms of the odor/sewage issue and going to the DEQ, you're well ahead of people who come in the door with an issue.

Ms. Newlin stated at this meeting the new owner said he has the option of just selling you morons the lot you're sitting on. He was throwing out figures of 90 to \$100,000.00. She has a beautiful home. It is not a trailer, it is a manufactured home. She could have stayed in Clarkston for less money. Could he get a variance to do that to us?

Treasurer Mark Freeman indicated the new owner would have to submit a site plan that would have to meet Township criteria before it could be approved. Right now Holly Hills is about six to eight parcels; each lot is not a parcel.

Clerk Karin Winchester stated it is zoned AGRE, which is 5 acre minimum, and master planned for manufacturer housing.

Treasurer Freeman indicated if he wanted to sell them, he would have to ask for a lot split. The Township wouldn't approve it because the lots are too small.

Ms. Newlin questioned whether they would be notified if he applied for a variance. The new owner indicated also he was going to build condos down in the wetland area and he cut down trees for an access road.

Treasurer Freeman stated no plans have been submitted to the Planning Commission or the Township Board that he's aware of. The original developer of that property sued Holly Township and won. Part of the settlement was that Holly Township, our Planning Commission and our building inspectors have nothing to do with the development and Lansing took over. The Township will have to be very cautious how it proceeds so we don't violate the agreement. The code enforcement officer has been researching the issue.

Ms. Newlin indicated the new owner's name was Julius J. Szabo. He operates under Star Sun Management, Tarpon Springs, Florida. If you type in his name on the computer and "versus", lawsuits from other parks come up. The three-year plan is referenced in one of them.

#### **OLD BUSINESS – NONE**

#### **NEW BUSINESS:**

##### 1. Holly Township Marathon Award – Proposed Resolution 2010-03

Supervisor Lambert indicated the proposal outlines the marathon award, the four individuals and a basic summary of why these four individuals are receiving this award.

Trustee Steve Ruth commended the four individuals for their efforts, stating they have done well for Holly Township.

- **Clerk Karin Winchester moved to approve Resolution 2010-03, Recognition of Service. Trustee Janet Leslie supported the motion. A roll call vote was taken. Freeman: Yes; Leslie: Yes; Winchester: Yes; Ruth: Yes; Lambert: Yes. The motion carried with a 5/0 vote.**

##### 2. Zoning Board of Appeals Appointments

Supervisor Lambert presented his nominations for the Zoning Board of Appeals; Mr. Ted Gurski and Mr. Allan Motzney. Trustee Steve Ruth will be the board liaison for the Zoning Board of Appeals.

- **Clerk Karin Winchester moved to approve the Zoning Board of Appeals appointments, Allan Motzney, Ted Gurski and Steve Ruth; with Lynne Coulter-St. Pierre and Rick Stevens as ZBA alternates. Trustee Steve Ruth supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

### 3. Construction Board of Appeals Appointment

Supervisor Lambert presented his nomination for the Construction Board of Appeals appointment, Mr. James Walker.

- **Clerk Karin Winchester moved to approve the appointment of Mr. James Walker to the Construction Board of Appeals. Trustee Janet Leslie supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

### 4. Market Research Survey

Trustee Janet Leslie indicated the task force is looking for a vote of confidence from the Board of Trustees. Being that the task force came from the Township Board and the Village Council, they feel that in order to have any credibility for the work they do, they should have support from the Boards who created them.

Treasurer Freeman noted Holly Township tax dollars do go to the DDA.

- **Clerk Karin Winchester moved that the Board of Trustees give their vote of support and confidence in the survey endeavor. Supervisor Jesse Lambert supported the motion. A voice vote was taken; all those present voted yes; the motion carried by a 5/0 vote.**

### 5. 2009-2010 Budget Amendment – Proposed Resolution 2010-01

Clerk Winchester indicated this is an increase in Comcast franchise fees which the Township will receive, thereby increasing our public safety line item with additional line items into the SAD fund to have a balanced budget.

- **Supervisor Jesse Lambert moved to approve Proposed Resolution 2010-01. Clerk Karin Winchester supported the motion. A roll call vote was taken. Freeman: Yes; Leslie: Yes; Ruth: Yes; Winchester: Yes; Lambert: Yes. The motion carried with a 5/0 vote.**

6. Holly Area Youth Assistance Membership – Proposed Resolution 2010-02

- **Clerk Karin Winchester moved to approve Resolution 2010-02, Holly Area Youth Assistance membership for Erin Mattice. Supervisor Jesse Lambert supported the motion. A roll call vote was taken. Leslie: Yes; Lambert: Yes; Ruth: Yes; Freeman: Yes; Winchester: Yes. The motion carried with a 5/0 vote.**

7. Spring Clean Up

Supervisor Lambert stated he would like to coordinate the marketing effort for both the annual meeting and Spring Clean Up day. Spring Clean Up will be scheduled the 2<sup>nd</sup> Saturday in May, May 8<sup>th</sup>, 2010.

- **Treasurer Mark Freeman moved to approve the May 8<sup>th</sup>, 2010 Township clean up day and Tedonio Disposal providing the services. Clerk Karin Winchester supported the motion. A roll call vote was taken. Lambert: Yes; Freeman: Yes; Leslie: Yes; Winchester: Yes; Ruth: Yes. The motion carried by a 5/0 vote.**

8. Holly Township Website

Supervisor Lambert noted in May Clerk Winchester put a link on the Township web site to statistically track web traffic. The Board can use the data to make decisions regarding the web site in the future.

No action was taken by the Board.

**PUBLIC COMMENT:**

Mr. Lilly stated communication is great, especially with the web site. Both the Village's and Township's web sites have been terrible for years. It should be easy to use, especially for old people. Comcast franchise fees should be used for communication and not go into a general fund. Use that to communicate on your web site. Make it the best one in the area and take us into the 21<sup>st</sup> Century. There are fantastic suggestions here. It's a good way to unite the whole Holly community, 10,000 residents. The meeting was fantastic tonight. What's happening at Holly Hills is terrible and he was glad the Township let residents speak.

Mr. Bladzick thanked the Board for voting their confidence for the survey and project. As a Holly Township resident who lives in the Village, he will let the Board know his master's thesis was on usability in web site design and web site research. He reviewed some of his experience and knowledge, stating the smallest municipality to the largest can all have the same quality strategy and presentation.

Mr. Gurski stated everything sounds good. Not everyone in Holly has a computer and high speed Internet. There is a difference between high speed and dial-up for accessing the web site. That may be something to put in the survey before putting a lot of money into the web site.

Ms. Katy Hughes, 716 Mary Ann Drive, made comments regarding her experience with web sites.

**ADJOURNMENT:** Supervisor Jesse Lambert, hearing no other business, adjourned the meeting at 8:36 p.m.

Zo Turner, Recording Secretary  
Holly Township

Karin Winchester, CMC  
Holly Township