

## **CALL TO ORDER**

The regular September 3, 2015 meeting of the Buchanan Township Board of Trustees was called to order by Supervisor Malinda Cole-Crocker at 7:00 p.m.

Members Present: Malinda Cole-Crocker, Supervisor; Cathy Ganus, Clerk; and Janet Dehring, Treasurer.

Members Absent: Lynn Ferris and Thomas VanAntwerp, Trustees.

Others Present: Brian Dougherty, Flatwater Farms representative; Bill Housand, City of Buchanan Wastewater Department; no township residents; one staff; and Debbie Haight with the *Berrien County Record*.

## **PLEDGE OF ALLEGIANCE**

The *Pledge of Allegiance* was recited by those in attendance.

## **APPROVAL OF MINUTES**

The minutes of the regular August 27, 2015 meeting were approved as presented.

## **ADDITIONS / CORRECTIONS TO AGENDA**

None.

## **SHERIFF'S REPORT**

No representatives from the Berrien County Sheriff's Department were present to give the report.

## **BRIEF PUBLIC COMMENT – AGENDA ITEM**

Brian Dougherty with Flatwater Farms thanked the Board for their consideration in the conditional rezoning approval for Flatwater Farms.

## **CORRESPONDENCE**

### *Berrien County Referenced Standards – Building Codes*

Cole-Crocker advised that the Berrien County Reference Library Committee updated the standards described in the 2015 Building and Residential Codes. The Bureau of Construction Codes has agreed to allow access to their library in Lansing for the Referenced Standards, which allowed the Berrien County Committee to significantly reduce the size of the Berrien County Library by listing those standards that are most often utilized in the plan review process. The resulting list has reduced the cost to the 30 participating communities from the earlier anticipated \$30,000 to \$5,098.89 plus shipping. As the library is set up at the Berrien County Administration Building there will be additional expenses (shelving, copying, additional updates, code documents, etc.). Each participating community has been requested to fund \$250, which translates to \$7,500 in the Berrien County Standards fund. Lincoln Charter Township has agreed to invoice, set up accounting and audit, and disperse the fund as required to facilitate the library.

**Motion by Cole-Crocker, second by Ganus, to approve the payment of \$250 for the purchase of the Berrien County Reference Library to allow Buchanan Township access to the Building Code Standard Library at the Berrien County Administration building. Roll call vote showed unanimous approval, motion carried (3-0).**

**CORRESPONDENCE (continued)**

*Berrien County Road Commission Tree Removal – 4005 E. River Road*

An estimate has been received from the Berrien County Road Commission regarding two dead ash trees in the road right-of-way near 4005 E. River Road. Costs for removal of the trees total \$700.

**Motion by Ganus, second by Cole-Crocker, to approve the removal of two trees in the road right-of-way near 4005 E. River Road by the Berrien County Road Commission at a cost not to exceed \$700. Roll call vote showed unanimous approval, motion carried (3-0).**

**TREASURER'S REPORT**

**Motion by Dehring, second by Ganus, to approve General Fund check # 9748 to and including check # 9761 totaling \$8,046.51 as well as Fire Fund check # 5951 to and including check # 5955 totaling \$2,094.51. Roll call vote showed unanimous approval, motion carried (3-0).**

**REPORTS**

*Fire Report – Tim Jesswein – on file*

**UNFINISHED BUSINESS**

*Crescentview Lift Station Pumps*

Bill Housand from the City of Buchanan Wastewater Department was present to review the quotations for replacement pumps at the Crescentview Lift Station. Currently the lift station operates on a single phase service. The selection for single phase pumps is extremely limited because of their increased purchase price and decreased efficiency. Both issues can be resolved through phase inversion accomplished with the installation of a VFD with the intended result of long-term savings. The downside to this is the upfront cost of the VFD's and their installation. Two quotations were provided for both single phase and three phase.

**Motion by Dehring, second by Cole-Crocker, to approve the quotation provided by Gasvoda & Associates, Inc. in the amount of \$7,875.12 as presented. Roll call vote showed unanimous approval, motion carried (3-0).**

**NEW BUSINESS**

*Approval of Conditional Rezoning Approval Agreement*

Ganus advised that the Buchanan Township Planning Commission held a public hearing on June 24, 2015 regarding the rezoning request by Flatwater Farms, LLC to rezone their property located at 15475 Walton Road, parcel identification number 11-06-0025-0008-00-0, from R-1 Low Density Residential to AG Agricultural District and amend the Township zoning map accordingly. At that time the rezoning request was tabled by the Planning Commission based on comments made by members of the public at the hearing. After the hearing, the applicant voluntarily submitted to the Planning Commission proposed use and development conditions to be considered as part of the application. At the July 22, 2015 meeting, the Planning Commission removed the application from the table, reviewed the applicant's proposed use and development conditions, and recommended approval of the application subject to the use and development conditions as outlined in the conditional rezoning agreement. The Planning Commission forwarded a copy of the proposed zoning ordinance amendment and proposed use and development conditions, together with a summary of comments received at the public hearing, to the Berrien County Planning Commission. The Berrien County Planning Commission met on August 11, 2015 where they recommended approval of the application and proposed use

**NEW BUSINESS (continued)**

*Approval of Conditional Rezoning Approval Agreement (continued)*

and development conditions to the Township Board and transmitted a summary of its recommendation to the Township Board.

**Motion by Ganus, second by Cole-Crocker, to approve the conditional rezoning approval agreement as presented by Flatwater Farms, LLC for the rezoning of the property located at 15475 Walton Road, parcel identification number 11-06-0025-0008-00-0 from the R-1 Low Density Residential zoning district to the AG Agricultural zoning district. Voice vote showed unanimous approval, motion carried (3-0).**

*Resolution # 2015-16 – Resolution to Adopt Ordinance No. 6-2015 Amending the Zoning Ordinance of Buchanan Township to Rezone the Flatwater Farms Property*

Ganus read the ordinance amending the zoning ordinance of Buchanan Township to rezone the Flatwater Farms property from R-1 Low Density Residential to AG Agricultural.

**Motion by Ganus, second by Cole-Crocker, to approve Resolution # 2015-16 – Resolution to Adopt Ordinance No. 6-2016 Amending the Zoning Ordinance of Buchanan Township to Rezone the Flatwater Farms Property as presented. Roll call vote showed unanimous approval, motion carried (3-0).**

**ANNOUNCEMENTS**

- 9/11 Memorial Service at the Buchanan Commons – 7:00 p.m.
- Apple Festival Parade – October 3, 2015 - 1:00 p.m.
- Buchanan Township Firefighters Fish Fry – October 24, 2015
- Zoning Board of Appeals variance requests set for September 21, 2015 – 7:30 p.m. (Variance requests
- Buchanan Township Planning Commission will meet on Wednesday, September 30, 2015

**CITIZEN COMMENTS – NON-AGENDA ITEMS**

Dehring inquired about the Township Hall flagpole. She also inquired about an update in relation to the unsafe structures listing by Building Official Chris Fuchs. Ganus advised Fuchs has no new updates to provide at this time.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:39 p.m.

Cathy A. Ganus  
Buchanan Township Clerk