

LIMA TOWNSHIP BOARD OF TRUSTEES
11452 Jackson Rd, Dexter

Duane Luick, Supervisor
Nanette Havens, Treasurer
Ann Kwaske, Clerk

Dale Luick, Trustee
Greg McKenzie, Trustee

Minutes of April 8, 2024 Regular Meeting

CALL TO ORDER

Supervisor Luick opened the meeting at 7:00 PM with the Pledge of Allegiance. All board members were present.

APPROVAL OF AGENDA

Motion by Trustee McKenzie to approve the agenda with two additions: a report by Don Herrick of Thornton Farms and under new business a Letter of Support for WAVE grant application, seconded by Trustee Luick. All ayes, motion passed.

APPROVAL OF CONSENT AGENDA

At the request of Trustee McKenzie, the 3/26/2024 Regular Meeting Minutes were removed from the Consent Agenda for discussion. Motion by Trustee McKenzie to approve the Consent Agenda for 3/4/2024 Budget Workshop Minutes, 3/26/24 Budget Public Hearing Minutes, Payroll (\$11,403), and Accounts Payable (\$11,110), seconded by Trustee Luick. All ayes, motion passed.

Corrections to the 3/26/2024 Meeting Minutes were discussed. Motion by Trustee McKenzie to approve 3/26/2024 Meeting Minutes with amendments, seconded by Treasurer Havens. All ayes, motion passed.

PUBLIC COMMENT

In the first public comment, L. White asked the board to reconsider the first proposal for renovations that did not include offices. C. Chase thanked the board for considering changes to the chicken ordinance.

REPORTS

- Treasurer's report – Nanette Havens
One CD came due (#13) and was renewed. Still no escrow payment for Thornton West development; 2022 is long past due and 2023 payments are due now. Supervisor Luick agreed to contact Pulte / Thornton Farms West on the past due payments. The treasurer reported we will have the new tax roll on the 1st of May.
- Zoning Administrator – Mariano Sastre
10 zoning compliance, 2 final zoning compliance (Revel Run and New Harvest Church), no enforcements.
- WAVE – Greg McKenzie
WAVE is asking for support for a grant application and letters of support need to be in by this Friday.
- CACA – Duane Luick
CACA is busy with permits, Jiffy has another project, lots of Thornton Farms residences, several remodeling permits. CACA has 6 good candidates for the new office manager and at the next meeting they will be selecting the top 3 and then the board will make the final candidate selection.
- Cemeteries – Dale Luick
Nothing to report.
- Chelsea District Library – Patricia Garcia
Absent, no report.
- Planning Commission – Nanette Havens
Met on March 25 for the animal ordinance, the St. Vlad new church plans, and the new Township Hall plans. On April 22 there will be a public hearing for St. Vlad and for the Lima Township Master Plan.
- WWRA - Nanette Havens
Doing repairs on equipment and facilities. Fri and Sat there will be a foam collection at Stivers from 11:00-

3:00. Foam collection is also every Sunday at Dexter Mill.

- Western Washtenaw Regional Advisory Group – Ed Greenleaf
Meeting minutes were provided.
- CAFA – Craig Maier
Absent, no report.
- Clerk’s Report – Ann Kwaske
The fiscal year just ended so the clerk will be working with the township accountant to review the books in preparation for the yearly audit. The new township website mock-up should be ready soon, and the township will be needing photos of Lima Township for the website. The Deadline for filing for office for the August election is April 23.
- Supervisor’s Report – Duane Luick
There is a verbal alignment on the 425 agreement for the Wolf project, but there is a discrepancy in county records that needs to be resolved before the 425 agreement can be signed.

OLD BUSINESS

- Twin Oaks Drive
A letter from township engineer regarding the Twin Oaks private drive application was reviewed. Motion by Trustee McKenzie, supported by Trustee Luick to table any action until our township engineer and the engineer for Twin Oaks resolve discrepancies. All ayes, motion passed.
- Backyard Animal Ordinance
Proposed revisions to the animal ordinance were discussed. Changes were made to the entire section 5.37 while the board thought only subsection 5.37.7 would be modified. After discussion by the board, consensus was that at this meeting only the subsection on keeping of chicken would be modified as originally discussed. Motion by Trustee McKenzie, supported by Trustee Luick, for the board to approve and file an application for the 3/25/2024 proposed revised subsection 5.37.5 with the deletion of paragraph L and the addition of “on premises” in paragraph K to replace 5.37.7 in the current ordinance.
Roll call vote: DaLuick: aye; Havens: aye; DuLuick: aye; Kwaske: aye; McKenzie: aye.
Ordinance revision passed.
Motion by Treasurer Havens, supported by Trustee Luick, to send the ordinance back to planning to review the rest of 5.37. Ayes: DuLuick, Havens, DaLuick, McKenzie; Nays: Kwaske; motion passed.
- Town Hall / Design Coordination Committee report
 - B. Spink provided an update for the Town Hall Design Coordination Committee. The committee decided against considering building the addition on slab construction citing the lack of basement storage and the additional footprint needed on slab for storage. Agreed to have a public informational meeting with the board, architect and engineer to update the public on this project. Agreed to meet with architect and engineer with building dept and fire department to make sure the design is in compliance. The committee is considering a deeper basement so there is enough height for possible future offices. A drain field test was performed that morning.
 - Discussion on a public meeting included a plan to have committee reports, draft plans, and budget numbers presented. Supervisor Luick requested to limit people to 3 or 5 minutes. Trustee McKenzie suggested we discuss that at the beginning of the informational meeting and may only be necessary if there is a large turnout. Motion by McKenzie, supported by Kwaske, to set a public information meeting on the Township Hall expansion and renovation for April 29 at 7pm and to publish the notice in the Sun Times, Chelsea Update, township website and posted at the Hall. All ayes, motion passed.
 - A second cost estimate was received from Dangerous Architects. The estimate would be for informational purposes and estimate the cost of the building on slab rather than with a basement. The board discussed what would be considered in the new cost estimate, and that the slab would be raised to the same elevation as the existing town hall floor. Motion by McKenzie, supported by Kwaske, to authorize Dangerous Architects to provide a second cost estimate for additional services in the amount of \$420 per their proposal dated 4/3/2024. Ayes: McKenzie; Nays: DuLuick, Havens, DaLuick, Kwaske. Motion failed.
 - The board held a discussion around payment to the county for the perc test that has not been approved by the board.

NEW BUSINESS

- Land Division Administrator
Supervisor Luick moved to appoint Zoning Administrator Mariano Sastre to also take on the role of Land Division Administrator, supported by Trustee Luick. All ayes, Mr. Sastre's appointment unanimously approved.
- WAVE grant letter of support
WAVE is applying for a federal grant to plan to build a new building for their central use for offices, a bus garage, and doing in-house maintenance. They are looking for support of their grant application. Motion by Supervisor Luick to authorize Trustee McKenzie, on behalf of the board, to send a letter of support for WAVE's grant application, supported by Trustee Luick. All ayes, motion passed.

FINAL PUBLIC COMMENT

M. Munsen asked about the process for getting Twin Oaks private drive approval.

ADJOURNMENT

Motion by Treasurer Havens, seconded by Trustee Luick to adjourn. All ayes, motion passed. Meeting adjourned at 9:02pm.

Respectfully submitted,
Ann Kwaske
Lima Township Clerk

Approved Modification to Keeping of Chickens Ordinance

5.37.57 Keeping of Chickens in Residential Districts. The keeping of chickens for non-commercial purposes is permitted in the R-1A, R-1B, R-1C, or R-1D districts when kept in such a manner that the following standards are complied with:

- A. A property owner must submit an application for a zoning compliance permit per Section 3.4 which demonstrates compliance with the regulations of the zoning ordinance.
- B. This activity shall remain an accessory use, incidental to the principal use of the lot for the principal dwelling of the property owner or their tenants.
- C. No more than six (6) female chickens may be kept.
- D. Roosters, male chickens, or any other type of class of fowl of poultry are prohibited.
- E. Chickens must be kept as family pets or to lay eggs for personal consumption only.
- F. The chickens shall be provided with a covered, predator-proof enclosure that is thoroughly ventilated, of sufficient size to admit free movement of the chickens, designed to be easily accessed, cleaned, and maintained by the owners, and be at least two (2) square feet per chicken in size. All enclosures for the keeping of chickens shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
- G. The chickens shall be shut into the enclosure at night, from sunset to sunrise.
- H. All feed shall be stored in rodent and predator-proof containers.
- I. A person must not keep chickens in any location on the property other than in the rear yard.
- J. All containers, shelters, pens, and enclosures shall conform to the minimum yard setbacks for the zoning district.
- K. Slaughtering of chickens **on premises** is prohibited.
- ~~L. A property owner must submit an application for a zoning compliance permit per Section 3.4.~~