

**WEST TRAVERSE TOWNSHIP  
BOARD MEETING  
Tuesday, September 13, 2022  
6:00 PM**

Supervisor Bartlett called the meeting to order at 6:00

Roll Call: Mooradian, Green, Hollingsworth, Bartlett, Baiardi

Visitors: Paul Mooradian, John Riggs, Dawson Moore, Jim Moreen

The Pledge of Allegiance was recited by all.

Approve Agenda & Additional Items: Bartlett states he has a Budget Amendment to add to the agenda. **Agenda approved by consensus with additional item.**

Public Comments: None

Approve minutes of Regular Meeting Minutes of August 9, 2022: Mooradian had one change on page 2 and that was to put an “A” in front of Mooradian, because Paul Mooradian also attended the meeting and made comments. Hollingsworth stated she voted “no” under payables and payroll. **Bartlett made a motion to approve the Minutes with corrections. Mooradian seconds the motion. All yes.**

Review Correspondence not included below: None

Thorne Swift report: Riggs gave his report.

Action Items:

- a. Discuss request to use Township property for wedding ceremony – The Board determined, following discussion, this is not a precedent we want to set. Unimproved properties the Township owns should not be used for event venues.
- b. Approve Supervisor to sign Pond Hill SUP Agreement - **Mooradian made a motion to authorize the Supervisor to sign the West Traverse Township Special Use Permit Agreement with Pond Hill Farm. Green supports the motion. All yes.**
- c. Review of Township Policies – Postponed until October.
- d. Zoom meeting update – Waiting on second quote to discuss.
- e. Discuss Security System - Determined there is reason to have security system activated when we are not here. We will continue using it.
- f. Traffic study update with comments from Pond Hill and Heritage Highway Committee.
- g. Cemetery Road ARPA Project update – **Baiardi made a motion to authorize Benchmark to begin the engineering for the ARPA Cemetery Road Project. Mooradian seconds the motion.**  
**Roll Call: Hollingsworth – yes, Green – yes, Mooradian – yes, Baiardi – yes, Bartlett - yes**

- h. Consider appointing Charlie Hollerith to ZBA to replace Dick Collie – Bartlett states Hollerith is interested in the position. **Green makes a motion to appoint Charlie Hollerith to the ZBA. Hollingsworth seconds the motion. All yes.**
- i. Budget Amendment consideration – **Mooradian makes a motion, “Therefore be it resolved, that the Township’s 2022/2023 Operating Budget is hereby amended to increase the General Fund “Airport Authority” Expenditure Account (101-595-959,000) from \$9,500 to \$9,700 to cover the Township’s increased allocation in 2022/2023.” Hollingsworth seconds the motion.**  
**Roll call: Hollingsworth – yes, Green – yes, Mooradian – yes, Baiardi – yes, Bartlett - yes**

#### Reports & Updates:

- a. Clerk: Clerk gave her report.
- b. Treasurer: Treasurer gave her report.
- c. Planning Commission: Baiardi turned in her resignation letter to the Board and asked it be part of the Minutes:

“Effective September 15, 2022, I am resigning as the Board Representative to the Planning Commission. Nine years ago, when I agreed to sit on the PC, I had a general idea of what a Planning Commission did. The real learning came from taking classes and reading everything I could get my hands about how Planning Commissions are supposed to function and their role in the Township as it pertains to land use. Most important was learning the Zoning Ordinance and how it is applied. EVERY decision should follow the Ordinance. If it doesn’t, chances are you are allowing something that shouldn’t be allowed. Adherence to the Ordinance is what it is all about. Our fiduciary responsibility is to the WHOLE community and not one person or entity. Despite how long it may take, all questions should be answered to the satisfaction of the PC or ZBA before the project moves along. That is the only way to ensure that all constituents are being treated fairly and equally under the Ordinance. Friendships and perceived importance of the applicant should never be a consideration.

In 2015, Nancy Sarowski and I spent considerable time working with the Planner, Denise Cline, to completely edit and change the format of the Zoning Ordinance. Many hours were spent on the phone in discussion and in between calls we proofed work Denise was sending us and made sure everything was picked up in the new interactive Ordinance or eliminated if no longer relevant. The result is what we have today. Nancy and I were both proud of the finished product.

Over the years I have tried to become as knowledgeable as possible about Planning and Zoning and where to look for answers or who to ask for answers. I take my position on the PC very seriously and have always tried to honor the oath I took. By far, the best Planning Commission I have worked with is the one that is in place now and I regret that I am not able to continue to work with them. It is a very diverse group with expertise in many different areas and they come to meetings prepared to discuss whatever case we have before us. Several of them have sat on the PC for many years and despite that, earlier in the year ALL of us took the time for continuing education and training workshops as a group and we benefited not only from that education and training but the discussion that followed. During

case reviews our members bring forward important questions that need to be answered by the applicant, many times something the applicant never thought of and as frustrating as this can be, answers to these questions are what is required if we are following the Ordinance.

I found it very troubling this year when Board Members attended one or two meetings after PHF had put the call out to all their groupies to attend the meeting and voice their support for PHF and whine about PHF needing to follow the Ordinance with their application process. Apparently PHF was under the mistaken impression that since they had been expanding and operating without Township approval for the last seventeen years, what they wanted to do now should not need approval. Unfortunately, some on our Board agreed – since PHF was “special” and “everyone loved them” they could just continue to do what they chose. To this day PHF is not in compliance but still operating, yet somehow, the PC had to be excoriated by certain Board members during a Public Meeting when those Board Members lacked any facts to back up their assertions and certainly hadn’t attended two plus years of meetings, discussion, and frustration with PHF. It was obvious an effort was underway to gain favor with the audience members in attendance that evening. These situations are in part why I need to resign. We all took an oath to uphold the “laws” but if only some actually do, there isn’t much reason to be a part of that kind of system. I hope in the future our Board, along with the PC and ZBA, all understand their fiduciary role is to make decisions based on the Ordinance and not what makes them popular. We need to respect the time and efforts of our Commissions and Boards.”

- d. Zoning Administrator: Included in everyone’s packet.
- e. Recreation/Thorne Swift Committee: None
- f. Supervisor: John Riggs has asked if he and his wife could spend some of the off-season time in a home they purchased near Roger City. The Board does not see an issue with it. Bartlett states the Meadowlands Association has requested the removal of the unused 4x4 posts along the bike path on Hoyt Rd. The Board agrees to removal. Bartlett discusses the initial concept of moving Planning from NEMCOG (Denise Cline) to Beckett and Rader. Mooradian states that Cline has done a very good job for the Township and we should continue with her. Green asks if there is significant cost advantage either way? Bartlett responds that Beckett and Rader are a little more expensive per hour. Baiardi states she would like to wait and get a little more of a track record with Beckett and Rader before making the change.

**Approve Payables & Payroll – Green makes a motion to approve. Mooradian seconds the motion. All yes.**

**Public comments:** None

**Board comments:** Hollingsworth lets the Board know there will be a meeting tomorrow night at City Hall regarding the playground issue. Hollingsworth states the Thorne Swift newsletter job posting on the website needs to be updated. Baiardi has supplied the Board with the MTA guidance on producing Minutes for meetings and the differences between them.

Next Regular Meeting – Tuesday, October 11, 2022, at 6:00 pm

Supervisor Bartlett adjourned the meeting at 6:55pm.

Respectfully Submitted by:

Cindy Baiardi, Clerk

Transcribed by:  
Paige Fisher