

CHARTER TOWNSHIP OF OAKLAND BOARD OF TRUSTEES  
OCTOBER 8, 2013  
APPROVED MINUTES

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**CALL TO ORDER**

The October 8, 2013 regular meeting was called to order by Supervisor Gonser at 7:00 p.m. in the Township Hall.

**PRESENT:** Terry Gonser, Supervisor  
Karen Reilly, Clerk  
Jeanne Langlois, Treasurer  
Judy Keyes, Trustee  
Michael Bailey, Trustee  
Sharon McKay, Trustee  
Maureen Thalmann, Trustee

James Creech, OT Manager  
Daniel J. Kelly, OT Attorney  
Mary Purcell, Recording Secretary

**ABSENT:** NONE

A quorum was present.

**PLEDGE OF ALLEGIANCE AND ROLL CALL**

Roger Schmidt, Staff Sgt. Retired, led the Pledge of Allegiance.

Clerk Reilly called the Roll

**CITIZENS COMMENT**

Supervisor Gonser requested a motion to limit the initial Citizen Comment section of the agenda to 30 minutes due to the anticipated length of the meeting, number of speakers, and time constraint.

MOVED BY THALMANN, SECONDED BY BAILEY to limit citizen comments to 30 minutes for this meeting.

AYES: BAILEY, GONSER, REILLY, THALMANN

NAYS: KEYES, LANGLOIS, MCKAY

MOTION PASSES: 4 – 3

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The Board heard public comment from:

**Janine Saputo, 2303 W. Predmore, OT**

**Richard Michalski, 3070 Wains Way, OT**

**Jan Olson, 4190 Orion Rd., OT**

**Greg Olson, 4190 Orion Rd., OT**

**Bob Sirna, 5823 Wellwood Dr., OT**

**John Markel, 245 Birch Hill Dr., OT**

**Beth Markel, 245 Birch Hill Dr., OT**

**Frank Ferriolo, 5600 Kirkridge Tr., OT**

**Marty McQuade, 5605 Murfield Dr., OT**

**James Foulkrod, 5739 Paint Valley, OT**

**Robin Buxar, 1540 W. Gunn Rd., OT**

**John Bennett, 502 Whims Ln., OT**

**AMENDMENTS/APPROVAL OF AGENDA**

Trustee Langlois proposed adding item 7(a) to the agenda: OPC Annual Update and Review.  
Trustee Keyes proposed adding item 8(a) to the agenda: Wade Trim and The Mill Race Project  
Supervisor Gonsler proposed adding item 15(a) to the agenda: Budget Committee for the Parks Budget.

MOVED BY BAILEY, SECONDED BY REILLY to approve the agenda as amended.

AYES: GONSER, REILLY, BAILEY, KEYES, MCKAY, THALMANN

NAYS: LANGLOIS

MOTION PASSES: 6 – 1

**BILLS**

MOVED BY LANGLOIS, SECONDED BY THALMANN to approve the bills for \$330,025.19 as submitted.

AYES: GONSER, REILLY, LANGLOIS, KEYES, BAILEY, MCKAY, THALMANN

NAYS: NONE

MOTION PASSES: UNANIMOUS

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MOVED BY KEYES, SECONDED BY MCKAY to direct Supervisor Gonser to reimburse the Township for services related to the Attorney General opinion letters subsequent to the motion to rescind by the Board in the amount of \$825.00.

AYES: KEYES, MCKAY

NAYS: REILLY, LANGLOIS, THALMANN, BAILEY, GONSER

MOTION FAILS: 5 – 2

**MINUTES**

MOVED BY THALMANN, SECONDED BY LANGLOIS to approve the minutes of the September 24, 2013 regular meeting as presented.

AYES: GONSER, LANGLOIS, REILLY, BAILEY, THALMANN

NAYS: KEYES

ABSTAIN: MCKAY

MOTION PASSES: 5 – 1

**OPC REVIEW AND REPORT**

The Honorable Ravi Yalamanchi, Rochester Hills Councilman and Distinguished Member of the OPC Governing Board of Commissioners thanked the BOT for adopting the 2014 OPC budget and gave a short overview.

**RESOLUTION 13 – 15**

The Board discussed approval of Resolution 13 – 15 Clinton-Oakland Sewage Disposal System Inter-municipal Contract. It replaces resolution 13 – 08.

MOVED BY BAILEY, SECONDED BY THALMANN to approve Resolution 13- 15 Clinton-Oakland Sewage Disposal System Inter-Municipal Contract.

AYES: GONSER, LANGLOIS, REILLY, BAILEY, KEYES, MCKAY,  
THALMANN

NAYS: NONE

MOTION PASSES: UNANIMOUS

A copy of Resolution 13-15 is attached as a part of these minutes.

**PUBLIC HEARING AMENDING ZONING ORDINANCE 16-2013(A)**

MOVED BY BAILEY, SECONDED BY KEYES to open the public hearing at 8:35 p.m.

MOTION PASSES: UNANIMOUS

Director of Parks and Recreation, Mindy Milos-Dale gave an overview of the proposed amendment.

The Board heard public comment from:

**Bob Sirna, 5823 Wellwood Dr., OT**  
**Frank Ferriolo, 5600 Kirkridge Tr., OT**  
**Steve Joppich, Parks and Recreation Attorney**  
**Lana Mangiapane, 2310 Dutton Rd., OT**  
**Bruce Kezlarian, 680 E. Gunn Rd., OT**  
**Jill Greimel, 5719 Lost Ln., OT**  
**John Markel, 245 Birch Hill Dr., OT**  
**Reg Brown, 3666 Locust Dr., OT**  
**Tom Patterson, 2057 Pear Tree, OT (Read a letter from George Bogosian)**  
**Kathleen Kezlarian Bolio, 305 Hendrie Blvd., Royal Oak**  
**Jane Hoyle, 5933 Little Pine Ln., OT**  
**Peggy Johnson, 654 Buell Rd., OT**  
**Alice Tomboulian, Parks and Recreation Commission**  
**Carolyn Phelps, 3745 Collins Rd., OT**  
**Robin Buxar, 1540 W. Gunn Rd., OT**  
**Mindy Milos-Dale (Read a letter from Chris Bunch, Exec. Director, Six Rivers Land Conservation, Rochester)**

MOVED BY BAILEY, SECONDED BY MCKAY to close the public hearing at 9:15 p.m.

MOTION PASSES: UNANIMOUS

MOVED BY LANGLOIS, SECONDED BY MCKAY to rezone:

1. Draper Twin Lake Park
2. Lost Lake Nature Park – Southern Addition
3. O’Connor Nature Park
4. Paint Creek Heritage Area – Fen

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- 5. Stony Creek Ravine Nature Park
- 6. Watershed Ridge Park

from their current residential zoning to recreation/conservation zoning. ~~and omit Marsh View Park Western Addition.~~

AYES: GONSER, THALMANN, REILLY, MCKAY, LANGLOIS

NAYS: KEYES, BAILEY

MOTION PASSES: 5 – 2

MOVED BY BAILEY, SECONDED BY KEYES to table the discussion of the Marsh View Park – Western Addition until such time as whatever controversy on the parking lot is be resolved and bring it back to the Board for consideration at that time.

MOTION PASSES: UNANIMOUS

The Board heard public comment from:  
**Frank Ferriolo, 5600 Kirkridge Tr. OT**  
**Bob Sirna, 5823 Wellwood Dr. OT**

**BOARD RECESSED** at 9:35p.m. for a ten minute break.

**MEETING RECONVENED @ 9:46 p.m.**

**THE PINNACLE AT THE OAKLANDS**

Board heard a review by Matthew Hocking, PE Senior Project Engineer. The Pinnacle at the Oaklands is a development that will be located at Silverbell and Brewster Roads.

MOVED BY BAILEY, SECONDED BY THALMANN to approve the Final Site Condominium approval for Pinnacle at the Oaklands.

AYES: GONSER, REILLY, KEYES, BAILEY, MCKAY, THAMANN

NAYS: LANGLOIS

MOTION: SUSPENDED (see next motion)

MOVED BY BAILEY, SECONDED BY THALMANN to suspend the original motion by Trustee Bailey.

AYES: GONSER, LANGLOIS, REILLY, KEYES, BAILEY, MCKAY,  
THALMANN

NAYS: NONE

MOTION PASSES: UNANIMOUS

MOVED BY LANGLOIS, SECONDED BY THALMANN to grant approval to the Pinnacle at the Oaklands, (consisting of 36 of 81 units on 92.68 acres final site condominium) contingent upon the developer submitting amended plans and sufficient documentation satisfying the outstanding items noted by the consultants in the respective attached letters and comments and subject to the review and approval of the master deed, bylaws, exhibit B's by the township engineer, administration, planner, and attorney with a completion agreement. Included is an adoption of the fifth amendment of the conservation – open space.

MOTION PASSES: UNANIMOUS

### **OAKLAND CREST**

Attorney Barry Stolberg, representing the developer, addressed the Board.

MOVED BY REILLY, SECONDED BY LANGLOIS to remove from the consideration for Final Preliminary Site Condominium approval of Oakland Crest the requirement to extend safety paths beyond the subdivision.

MOTION PASSES: UNANIMOUS

MOVED BY REILLY, SECONDED BY LANGLOIS to approve the final Preliminary Site Condominium approval for a proposed 28 unit, 36 acre development known as Oakland Crest, located at the Southeast intersection of Rochester Road and Gunn Road, parcel #10-26-100-032 and 10-26-100-040 and subject to the recommendations in PEA letter.

MOTION PASSES: UNANIMOUS

### **GOODISON PLAN PROPOSAL**

MOVED BY BAILEY, SECONDED BY LANGLOIS to authorize the township planner, Williams & Works to incorporate the Board's changes to the Goodison Sub Area Plan at a cost not to exceed \$2720.00 (32 hours).

AYES: GONSER, REILLY, KEYES, BAILEY, MCKAY, THALMANN

NAYS: LANGLOIS

MOTION PASSES: 6 – 1

The Board heard public comment from:

**Frank Ferriolo, 5600 Kirkridge Tr., OT**  
**Jan Olson, 4190 Orion Rd., OT**

### **FINANCIAL ANALYSIS**

MOVED BY BAILEY to approve our attorney firm, GMH , to engage Plante-Moran to analyze the financial viability of the proposed Blossom Ridge development.

NO SECOND – MOTION DIED FOR LACK OF SUPPORT

### **SPECIAL ACCOMMODATION USE**

Supervisor Gonser reported to the Board information regarding the proposed Blossom Ridge development

### **BUDGET COMMITTEE FOR THE PARKS**

Mr. Dave Mackley, Chairman of Parks and Recreation Commission, has requested the BOT appoint a subcommittee to work with the Parks Commission on two budgets; Land Preservation Fund and Parks Millage Fund.

MOVED BY THALMANN, SECONDED BY BAILEY to appoint the three officers of the township (Supervisor, Clerk, Treasurer) as a budget subcommittee to work with the Parks Commission on the Land Preservation Fund and Parks Millage Fund.

AYES: GONSER, LANGLOIS, REILLY, BAILEY, MCKAY, THALMANN

NAYS: KEYES

MOTION PASSES: 6 – 1

### **CITIZEN COMMENTS**

The Board heard citizen comment from:

**Richard Michalski, 3070 Wains Way, OT**  
**Frank Ferriolo, 5600 Kirkridge Tr., OT**  
**Alice Tombouljian, Parks and Recreation Commission**  
**Bob Sirna, 5823 Wellwood Dr., OT**  
**Beth Markel, 245 Birch Hill Dr., OT**  
**Marty McQuade, 5605 Murfield Dr., OT**  
**Bob Markel, 245 Birch Hill Dr., OT**

**Jim Hollenbeck, 2055 Aberdeen Ct., OT**

**MANAGER'S REPORT**

No report at this time.

**ATTORNEY'S REPORT**

None

**BOARD REPORTS**

TRUSTEE BAILEY asked what are the next BOT actions relative to the SAU? He still favors an October 22 special meeting to discuss it. Supervisor Gonser said he will take it under advisement.

**TRUSTEE KEYES**

Trustee Keyes addressed her concerns regarding another Trustee's vote on September 10, 2013 and the audit vote of September 24, 2013. In addition, she believes bylaws, township policies, bid procedures, and Roberts Rules are not followed closely enough and that the BOT has too many closed sessions.

**TREASURER LANGLOIS**

Trustee Langlois attended the Lost Lake grand opening last week. She mentioned that WIFI for the first floor meeting hall and new website are getting closer. The search for township manager is posted until November 1, 2013. Trustee Langlois also attended a meeting to discuss a multi-user path through Bald Mountain and connecting to Paint Creek Trail.

**CLERK REILLY**

Trustee Reilly attended the Lost Lake event last week.

**TRUSTEE MCKAY**

Trustee McKay discussed the first reading of the amendment to Zoning Ordinance 16-2013(A) rezoning seven parks to recreation/conservation. Her vote was heard incorrectly and (rhyming) of "aye or nay" is confusing to the Board. She believes "opposed", "yes", or a roll call should be used when votes are taken.

**TRUSTEE THALMANN**

Trustee Thalmann was surprised at the high level of drama by another Trustee surrounding two engineering firms discussed at the September 24, 2013 closed meeting. No final decision was made at that meeting. She also suggests a motion affirming to the staff who they are to take direction



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from now that Mr. Creech is leaving and a new manager will not be acclimated in the near term. Her request is to have this on the next BOT agenda.

**SUPERVISOR GONSER**

Supervisor Gonsler announced the OPC is celebrating their 30<sup>th</sup> anniversary next Wednesday, October 16, 2013 with an Open House from 4 – 7 p.m. They will be having free activities all day and will be open to the public. They are located at 650 Letica Dr., Rochester.

MOVED BY BAILEY, SECONDED BY LANGLOIS to adjourn the meeting at 12:23 a.m.  
Wednesday, October 9, 2013

MOTION PASSES: UNANIMOUS

**NEXT SCHEDULED MEETING:**

Tuesday, November 12, 2013  
7:00 p.m.  
Oakland Township Hall – 1<sup>st</sup> Floor Meeting Room

Respectfully submitted,

Approved,

Karen Reilly, Clerk  
OT Board of Trustees

Terry Gonsler, Supervisor  
OT Board of Trustees

MFP