

# Oakland Township Sentinel

## Monthly Report – March 1, 2019

### Fact and Opinion about the Government of the Charter Township of Oakland, Michigan

Robert A. Yager – Editor  
Michigan Non-profit #802138464  
[www.oaklandtownshipsentinel.com](http://www.oaklandtownshipsentinel.com)  
[yagera@comcast.net](mailto:yagera@comcast.net)

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# Board of Trustees

## **Employee Compensation Agenda Item Proposed by Ferriolo and Buxar Removed From 2/26/19 Agenda by 5/2 Vote. This removal seems to violate by-laws.**

There were discussions of hourly employee wages this month at the Boards Special Meetings / Budget Workshops. Parks wanted to give some merit wage increases. Trustee Ferriolo presented some data on wage increases across the country. One Township employee present at a Budget workshop requested a closed session (denied) to discuss wages and was concerned that past information on wages was no longer distributed. Manager Stuart said that was because the employee had no right to the information.

Trustee's Ferriolo and Buxar had this item added to the Agenda for the 2/26/19 Board Meeting.

### 2. Discussion of Township Employees Percentage Wage Increase for Budget Year 2019/2020

The Board then voted 5/2, after a contentious discussion, to remove this item. While Board members gave reasons to delay this discussion for some future meeting, by my reading of the Board by-laws below there is no provision to remove an agenda item properly placed on the agenda by two members of the Board of Trustees, the Supervisor or the Manager. Items may rearranged, items removed from the consent agenda for discussion, or items added. Perhaps this needs to be resolved by Board discussion.

**5. Regular Meeting Agenda**

The Township Manager shall prepare the agenda for all Township Board meetings. Anyone wanting to place a matter on the Board Meeting agenda shall submit a written request, preferably by using the Oakland Township Request for Action form, to the Manager by 12:00 noon on the Wednesday preceding the next regular meeting date. The placement of any item

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on the agenda will be at the discretion of the Township Manager or if requested by the Supervisor or at least two members of the Board of Trustees.

5.1 - Special Meeting Agenda: When the Township Board calls a special meeting, the purpose shall be stated in the call of the meeting. No other matters shall be considered, unless all Board members are present and agree by majority vote to additional agenda matters.

Trustee Ferriolo did briefly review his material on page 50-51 of the meeting packet <https://www.ecode360.com/documents/OA3183/public/479434212.pdf> during Board comments.

# Budget/Expenses/Investments

## Budget Workshops Create Draft Budgets for Next Three Fiscal Years

The Board held three special meetings in February totally 9 hours to determine the 2019-2020 draft budget which they will likely approve 3/12/19. These meetings were tedious, but informative. I recommend these meetings in the future to anyone who wants to better understand our individual Board member's in preparation for voting and our Township government. Discussion is much freer and more into fact-finding and sharing at these meetings than at regular Board meetings.

Unfortunately due to re-scheduling due to weather, Trustee Buxar missed her first ever Board meeting in 6 years on 2/20/2019. Personally I think all Board meeting

should be scheduled at 7 PM so that full-time employed Board members and working public can attend after work. We have digital voice recordings of all these.

## Clerk's Department

Thanks to Deputy Clerk Cari Neubeck for professional handling of 15 FOIA requests so far in 2019.

## Developments

Nothing new on Jensam on Clarkston Road.

## Fire Department


### **Labor Arbitrator finds “No Violation of Contract” in Grievance about New Part-timers Taking Full-timers Overtime. Did Arbitrator Really Understand the Situation?**

I don't pretend to understand the complicated language in the contract nor the lengthy and complex arguments presented. The arbitrator's decision below comes from his complete opinion and decision document on pages 52-66 at this link:

<https://www.ecode360.com/documents/OA3183/public/479434212.pdf>

CONCLUSION

Having carefully considered the evidence and arguments presented by the parties, the Arbitrator believes that the Union has not met its burden of proof to successfully demonstrate that the Township violated the Collective Bargaining Agreement. I, therefore, find in favor of the Employer. Finally, I will honor the Union's request that I retain jurisdiction for 90 days following the issuance of the Award was based to allow the parties to undertake and hopefully complete, their negotiation over the impact of the Township's hiring of part time employees.



Edward F. Hartfield  
Arbitrator

February 13, 2019  
St. Clair Shores, Michigan

The arbitrator's mis-characterization of the part-timers assignments on page 64 as ***"assigning them to tasks for which licensure and certification is not required"*** indicates to me he did not understand their role. Would a proper understanding have changed his decision?

That the Employer has chosen to save money by hiring a small part time workforce at a lower wage and benefit cost and assigning them tasks for which licensure and certification is not required, does not, in my view, constitute a threat to the bargaining unit, nor a violation of their Collective Bargaining Agreement. In this regard, I am

These part-time people actually must be licensed as EMT-Basic in order to legally form part of the two-person Advance Life Support (ALS) ambulance team required by Oakland County Medical Control Authority. The tasks they are assigned, to be

part of a two-person ambulance crew, absolutely requires licensure and certification.

Need proof? Three new part-timers are listed in the November 12, 2018 OTFD certification letter "Fire Department Roster" below (FOIA #1801F) as fulfilling the requirement of licensed EMT-Basic so ALS ambulances can have at least one EMT-paramedic and one EMT-Basic at all times. The part-time EMT-Basics are just prohibited by regulations from performing some life-saving procedures on you. So hopefully the one Paramedic you can be sure will arrive at your house, can do all of those vital life-saving tasks by him or herself, with only strictly legal assistance from the part-timer.

## OAKLAND TOWNSHIP FIRE DEPARTMENT ROSTER

#	NAME	License Number	License Level	S. O. M. Expiration	BCLS Expiration	ACLS Expiration
1	BALL, GREG		EMT-P	6/30/2019	Mar-20	Apr-20
2	BATES, KEVIN		EMT	8/31/2020	Mar-20	
3	BAULCH, BRIAN		EMT	12/31/2018	Mar-20	
4	BEACH, CHUCK		EMT	5/31/2021	Mar-20	
5	CRISCO, CALEB		EMT	3/31/2021	Sep-20	
6	DANEK, LOU		EMT	6/30/2021	Mar-20	
7	DIEHR, JON		EMT-P	10/31/2020	Mar-20	Nov-18
8	DIEHR, SUE		EMT	10/31/2020	Mar-20	
9	ELDER, PAUL		EMT-P	7/31/2021	Mar-20	Nov-18
10	GOMEZ, LUIS		EMT	04/30/2020	Mar-20	
11	IAFRATE, MIKE		EMT	2/28/2019		
12	LANG, MATTHEW		EMT	1/31/2019	Mar-20	
13	LINN, ANDREW		EMT-P	6/30/2019	Mar-20	Mar-20
14	LINN, STACY		EMT	01/31/2019	Mar-20	
15	LUDINGTON, DAVE		EMT-P	06/30/2020	Mar-20	Mar-20
16	MARTELL, CODY		EMT	1/31/2021	Mar-20	
17	McCLELLAND, JIM		EMT	10/31/2020	Mar-20	
18	ONDERSMA, KELLY		EMT	4/30/2020	Mar-20	
19	PATRICIAN, ROBERT		EMT	08/31/2020	Mar-20	
20	PRANGE, HOLLY		EMT-P	12/31/2019	Mar-20	Mar-20
21	PRANGE, MARY		EMT	3/31/2021		
22	ROSATI, SCOTT		EMT-P	12/31/2020	Mar-20	Nov-18
23	STALEY, KEITH		EMT	01/31/2021	Mar-20	
24	STRELCHUK, LINDSAY		EMT	02/28/2021	Mar-20	
25	STRELCHUK, PAUL		EMT	6/30/2021	Mar-20	
26	TWEEDIE, JIM		EMT	01/31/2021	Mar-20	
27						
28	YOUNG, CHRISTINA		EMT-P	7/31/2021	Mar-20	
29	YOUNG, DEREK		EMT-P	12/31/2019	Mar-20	Mar-20
30	ZBYTOWSKI, ROBERT		EMT	1/31/2019	Mar-20	
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43	MARCHLEWICZ, ADAM		EMT	8/31/2021		
44						
45	SCHWALBE, ERIC		EMT	5/31/2021		
46	WYATT, RANDY		EMT	2/28/2020		
LAST REVISED		10-16-18 rgb		VERIFIED 10-18-17		

As an example, our current assistant Chief, Lou Danek only recently (after being appointed Assistant Chief) achieved EMT-Basic certification. Previously he was only MFR certified and therefore not certified for be part of an ALS 2-person ambulance crew.

The most important issue to me and I suspect to union members has nothing do with overtime. The issue is - do you want your ambulance crew to be 2 highly certified and qualified EMT-Paramedics or one highly certified and qualified EMT-Paramedic and one lesser certified and lesser-qualified EMT-Basic? Recognize that the EMT-Basic is prohibited by law from performing some vital life-saving procedures that he/she is not trained for.

After talking to a neighbor / retiree from Beaumont emergency about the number of people needed to perform certain operations, I want two EMT-Paramedics coming to help my family, even if OCMCA does not insist. None of the Board except Mike Bailey seem to agree and/or cannot see paying an estimated (by Sentinel) average of \$63 more annually per household from taxes to supply two EMT-paramedics per ALS ambulance instead of one EMT-paramedic and one EMT-Basic.

## **Fire Dept. “Options” to Be Presented at March 12 Board Meeting**

At the 2/20/19 Special Meeting /Budget Meeting Trustee Giannangeli said that the information that he and Trustee Buxar developed since 12/11/18 would be presented as “options”.

On 12/11/18 the motion below passed. Trustee Bailey also volunteered, but was rejected.

### **7. Review/Update of the Board of Trustees Requests for Information from the Township Manager and Fire Chief regarding the Fire Department Effectiveness.**

***“MOTION by Giannangeli, supported by Ferriolo to request that he possibly along with another Board member, be acknowledged by the Board to interface with the fire chief and township manager to assist in collecting the information that has been requested and to then present it to the Board of Trustees.***

***The Board agreed to assign Trustee Giannangeli and Trustee Buxar to this task.***



***The Board heard public comment from: Bob Yager – 1146 Bear Creek Ct. Jerry Kolinski – 1181 Oak Hill Rd. Richard Bosler – 3579 Briarbrooke Ln.***

***Motion carried 6/0.”***

This motion had the effect of causing the Township Manager to decide not to present a Fire Department report requesting more full-time manpower that had been planned for that evening meeting. Hopefully, now, three months later, the Board will have all their questions answered.

## **Is the Mission of Oakland Township Fire Department only Fire and EMS Runs?**

The mission stated on the Township website is:

***The Mission of the Oakland Township Fire Department is to safely respond to fire and medical emergencies within the community, to help its citizens deal with those emergencies, and, with regard to the safety of its members, do all it can to limit loss of life, property, and the environment.***

Actually our fire department responds to many more types of incidents as revealed last month, with fire and EMS comprising only about 60% of all incidents. Even the trucks are labeled “Fire and Rescue”. Doesn’t “Rescue” imply more than Fire and EMS?

Does a mission statement really matter? Does it have any practical significance? Yes. The Fire Department could be prepared for a long list of potential incidents including plane crashes, etc. Non-binding NFPA-1710 section 4.1 suggests the Board make clear in an “Organizational Statement” what OTFD should be prepared for and 4.1-4.7 provides a list of possibilities. This seems like common sense. The Board is holder of the purse-strings and represents or should represent community wants in the area of health, safety and welfare. Only the Board can reliably establish what the fire-department should be prepared for and what to not spend one dime on. This cannot be simply delegated to the Fire Chief or Manager or ignored. In sections 4.2-4.7 NFPA 1710 divides the possible list of missions into Fire, EMS and Special Operations.

## Chapter 4 Organization

### 4.1 Fire Department Organizational Statement.

4.1.1\* The authority having jurisdiction (AHJ) shall maintain a written statement or policy that establishes the following:

- (1) Existence of the fire department
- (2) Services that the fire department is required to provide
- (3) Basic organizational structure
- (4) Expected number of fire department members
- (5) Functions that fire department members are expected to perform

4.1.2\* The fire department organizational statement shall provide service delivery objectives, including specific time objectives for each major service component [i.e., fire suppression, emergency medical services (EMS), special operations, aircraft rescue and fire fighting, marine rescue and fire fighting, and/or wildland fire fighting] and objectives for the percentage of responses that meet the time objectives.

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## ORGANIZATION

1710-9

**4.2 Fire Suppression Services.** The fire department organizational statement shall set forth the criteria for the various types of fire suppression incidents to which the fire department is required to respond.

**4.3 Emergency Medical Services.**

**4.3.1** The fire department organizational statement shall set forth the criteria for the various types of emergency medical

incidents to which the fire department is required and/or expected to respond.

**4.3.2** The fire department organizational statement shall ensure that the fire department's emergency medical response capability includes personnel, equipment, and resources to deploy at the first responder level with AED or higher treatment level.

**4.3.3** Where emergency medical services beyond the first responder with AED level are provided by another agency or private organization, the AHJ, based on recommendations from the fire department, shall include the minimum staffing, deployment, and response criteria as required in Section 5.3 in the following:

- (1) The fire department organizational statement
- (2) Any contract, service agreement, governmental agreement, or memorandum of understanding between the AHJ and the other agency or private organization

**4.4 Special Operations.**

**4.4.1** The fire department organizational statement shall set forth the criteria for the various types of special operations response and mitigation activities to which the fire department is required or expected to respond.

**4.4.2\*** The fire department organizational statement shall ensure that the fire department's hazardous materials response capability includes personnel, equipment, and resources to deploy at the first responder operational level as required by 29 CFR 1910.120.

**4.4.3** The fire department organizational statement shall ensure that the fire department's confined space response capability includes personnel, equipment, and resources to deploy at the confined space operational level as required by 29 CFR 1910.146.

**4.4.4** The fire department organizational statement shall set forth the criteria for the various types of fire department response during natural disasters or terrorism incidents, weapons of mass destruction incidents, or large-scale or mass casualty events.

**4.5 Airport Rescue and Fire-Fighting Services.** The fire department organizational statement shall set forth the criteria for the various types of airport rescue and fire-fighting incidents to which the fire department is required or expected to respond.

**4.6 Marine Rescue and Fire-Fighting Services.** The fire department organizational statement shall set forth the criteria for the various types of marine rescue and fire-fighting incidents to which the fire department is required or expected to respond.

**4.7 Wildland Fire Suppression Services.** The fire department organizational statement shall set forth the criteria for the various types of wildland fire suppression incidents to which the fire department is required and/or expected to respond.

The reaction may be, “We don’t follow NFPA-1710.” Ok, then tell me why sections 4.1-4.7 shown above are not common sense ideas regardless of where they originated?

# Historic District Commission

No draft minutes available yet for 2/20/19 meeting

## Land Preservation

**Benjamin VanderWeide, 34, Natural Areas Stewardship Manager, Oakland Township Parks & Recreation Makes Oakland County Executive’s 2019 Elite 40 Under 40 Class**

About 250 applications and nominations were reviewed by a panel of judges, looking for the top 40 young professionals and thought leaders who live or work in Oakland County. The 40 honorees have achieved excellence in their field and contributed to the quality of life in their communities.

For more information see:

<https://www.oakgov.com/pages/news.aspx#/oakland-county-executive-s-2019-elite-40-under-40-class-set-public-to-pick-best-of-the-best-in-online-vote>

**Attention Anglers! A Menace to Rivers May be Hitching a Ride  
– by Cam Mannino**

<https://oaklandnaturalareas.com/2019/02/08/attention-anglers-a-menace-to-rivers-may-be-hitching-a-ride/>

# Library

## Director Christine Lind Hage Announces Intent to Place 51% Library Tax Increase on 2019 Ballot.

On the last page (attached below) of the spring 2019 glossy newsletter “*News and Views*”, Rochester Hills Public Library Director Christine Lind Hage announced plans to place a 0.31 mill increase on the ballot “later this year”. This year we were taxed at 0.5923 mills.

The effect is shown in this table.

Tax Bill (December of)	Library Millage	Average Homeowner (\$187,254 taxable value)(2)	Oakland Twp. (7531 residential, 57 commercial and 15 industrial properties)	Total Twp. Tax Bill Increase from 2018	Total Twp. Tax Bill %Increase from 2018
2018	0.5923	\$ 110.91	\$ 861,600 (1)		
2019	0.5923	\$ 115.00 (3)	\$ 943,000 (1)	\$ 81,400 (1)	9.4% (1)
2019 (with tax increase)	0.9023 (3)	\$ 168.96 (3)	\$ 1,300,000 (3)	\$ 438,400 (3)	51% (3)

- (1) Source “*Charter Township of Oakland Preliminary Budget, Budget Workshops – January 2019*” meeting packet at this link:  
<https://www.ecode360.com/documents/OA3183/public/475590999.pdf>
- (2) “*Manager’s Report*” – Oakland Township Board of Trustees Meeting 2/22/19 meeting packet, page 92,  
<https://www.ecode360.com/documents/OA3183/public/479434212.pdf>
- (3) Estimate by Sentinel since exact effect of future Hedley amendment reductions are unknown.

To vote for this estimated 51% increase in contribution from Oakland Township I would need a lot of information.

- Budgets showing when it happened and why it is that spending went beyond means.
- Budgets showing costs of various non-book and non-media lending programs.
- Lost revenue from forgiving fines.
- Estimated costs of “much needed repairs to the library’s building and equipment” and why these are not best handled by a one-time expiring millage such as is usually done for schools.
- Cost of bookmobile and justification for this expense. For example, it sits in Oakland Twp. Paint Cider Mill parking lot. Almost anyone using it likely drives there. What service is this providing?
- Cost per patron (card holder) and / or visitor over the years, adjusted for inflation.
- Resident survey data supporting list of “you are asking for” list presented below.
- A presentation of the logic to justify the implied claim that a 1924 millage rate must automatically be too low. Refer to works on logic in our library in section 160.

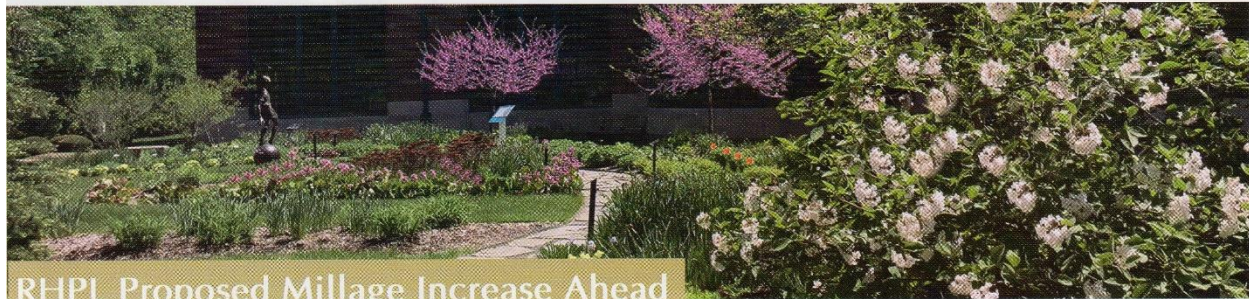
#### 160 Philosophical **logic**

- 160 Philosophical logic
- 161 [Induction](#)
- 162 [Deduction](#)
- 163–164 *Not assigned or no longer used*
- 165 [Fallacies](#) & sources of error
- 166 [Syllogisms](#)
- 167 [Hypotheses](#)
- 168 [Argument](#) & [persuasion](#)





## From the Director: Christine Lind Hage



### RHPL Proposed Millage Increase Ahead

The Rochester Hills Public Library is faced with a blessing in disguise. We have unprecedented demands for the services provided by the library and the communities we serve want more! That's the blessing—people in Rochester, Rochester Hills, and Oakland Township like what their library is providing, and they are asking us to expand the services we currently provide. While we would love to expand our services our budget is barely allowing us to maintain them. Our library is funded by a charter millage that was approved by voters almost a century ago, in 1924! The library has never had an increase to that millage and, in fact, today the millage is levied at .75 due to Michigan constitutionally-mandated Headlee rollback. Over 83% of the library's budget is generated through this voted millage.

This was a sufficient operating millage in 1924, but demands for library service have grown, stretching our budget to the limit.

In 2018, the number of printed and digital items borrowed exceeded 2 million. Program attendance reached an all-time high, with over 500,000 visitors last year, but our building is aging and in need of major infrastructure and safety improvements.

The library staff, Board and I, have been looking at our operations for ways we can reduce costs while maintaining services. We have implemented many options including staff reductions and the subsequent outsourcing of work, increased fundraising, grants, and collaborations. We have taken that endeavor about as far as it can go without reducing service. We continue to deal with a balance between improved and expanded resources, quality programming, and appropriate staffing levels.

We hear your requests for more services and resources. You are asking for:

- Reduced wait times for in-demand items
- More hours of access
- Better services for a diverse population
- No fines
- More meeting rooms
- Refreshed public restrooms
- Reliable bookmobiles
- Much-needed repairs to the library's building and equipment

The bottom line is that the library cannot afford to continue providing our current level of

services with a century-old millage. Expanding to provide services our patrons want will call for additional expenditures for which there is insufficient revenue. That's why the Library Board has decided to put a 0.31 millage proposal on the ballot later this year.

If approved by voters in Rochester, Rochester Hills, and Oakland

Township, the additional millage will support current services while increasing our print and digital access, providing more hours of access, and eliminating fines as a source of revenue.

We have a world-class, 21st century library in Rochester. It is an important cornerstone of the diverse and well educated communities we serve. Rest assured that we will continue working to do all we can to serve you well in 2019 and beyond.

“The library has not had an increase to our millage since 1924. In fact, today that mil is levied at .75 due to Michigan constitutionally mandated Headlee rollback...”

”

Christine Lind Hage  
Christine.Hage@rhpl.org  
248-650-7122



# Millrace

## Board votes 4/3 to Pursue Filling in Paint Creek Mill Millrace and not to Pursue Restoring Water Flow in it.

The following two motions were made during a 2 hour discussion of this topic on 2/12/19.

*“MOTION by Ferriolo, supported by Langlois to direct PEA to development a preliminary review including costs, to fill in the Mill Race where necessary, and to determine that it meets environmental standards.*

*Vote on the motion: Ayes: Buxar, Ferriolo, Langlois, Reilly Nays: Mangiapane, Giannangeli, Bailey Motion carried 4/3.*

*MOTION by Bailey, supported by Giannangeli to recommend issuing a RFP to PEA to complete the Pre-application Permit form for their Mill Race Restoration Proposal and to attend the MDEQ meeting scheduled by the MDEQ to present PEA’s proposal.*

*Vote on the motion: Ayes: Giannangeli, Bailey, Mangiapane Nays: Langlois, Reilly, Buxar, Ferriolo Motion failed 3/4. “*

In my view the Board needs to

1. Establish goals (MUSTS and WANTS) for this project that can be used to evaluate alternatives.
2. Thoroughly understand what has taken place over the last 7 + years with MDEQ.
3. Spend \$1800 to invite PEA to explain their flow-restoration proposal and question it thoroughly before any decision to reject it or move forward to MDEQ.

# Ordinances and Enforcement

See **Zoning Board of Appeals**



# Parks (find your nearest Township parks, private recreation facility or school playground on the map below)

## Oakland Township Parks and Recreation Facilities

### **Conservation Parks**

1. Blue Heron Environmental Area
2. Gallagher Creek Park
3. O'Connor Nature Park
4. Paint Creek Heritage Area - Fen
5. Paint Creek Heritage Area - Wet Prairie
6. Watershed Ridge Park

### **Future Trail Connections**

7. Paint Creek Junction Park
8. Mill Creek Crossing

### **Community Parks & Recreation Facilities**

9. Bear Creek Nature Park
10. Charles Ilsley Park
11. Cranberry Lake Park
12. Draper Twin Lake Park
13. Lost Lake Nature Park
14. Marsh View Park
15. Mill Race Trail
16. Paint Creek Cider Mill (Parks & Rec Office)
17. Stony Creek Ravine Nature Park

## Other Parks and Recreation Facilities

### **Other Public Parks**

20. Addison Oaks County Park
21. Bald Mountain State Recreation Area
22. Paint Creek Trail
23. Stony Creek Metropark

### **Other Public Recreation Facilities**

30. Blackheath Golf Club
31. The Myth Golf and Banquet
32. Westwynd Golf Course

### **Private Recreation Facilities**

40. Royal Oak Archers
41. The Wyndgate Golf Course
42. Twin Lakes Golf and Swim Club

### **Public Schools**

50. Baldwin Elementary School
51. Delta Kelly Elementary School
52. Hugger Elementary School
53. Musson Elementary School
54. Oakview Middle School

Minutes of 2/13/19 Parks and Recreation Commission not available yet.

## Bear Creek Nature Park

Plans are to apply for a grant to upgrade current portable toilets to permanent restroom facilities. Public hearing March 13, 2019, 7 PM.

## Charles Isley Park

**Cam Mannino Post - Flowers**

<https://oaklandnaturalareas.com/2019/03/01/charles-ilsley-park-hardy-companions-tracking-the-unseen-and-the-ghosts-of-flowers-past/>

## Marshview Park

Plans are to apply for a grant to upgrade current portable toilets to permanent restroom facilities. Public hearing March 13, 2019, 7 PM.

# Planning Commission

## 2/5/19 Meeting

**Hock/Pencu Site Condo – Proposed 4 unit detached Site Condominium at 1443 and 1485 Silverbell Road. (General Location – South side of Silverbell Road between Great Fosters Drive and Old Mill Road).**

The following motion was unanimously approved after consultant reports, and resident comments at the public hearing and commissioner comments raised many concerns that can likely be addressed by the applicant.

***“MOTION by Peruzzi SECONDED by Workings to recommend to the Board of Trustees the preliminary site plan approval on this project contingent on the items to be addressed by the township’s professional engineers, environmental and planning consultants”***

Don Mende explained the new expanded two-stage process of preliminary and final approval in the new Zoning Ordinance. As I understand it the two-stage process allows the applicant to avoid detailed engineering expense only to be rejected on something big. So the preliminary approval covers all the big items and the final approval is more into details.

A few items need to be addressed before Board preliminary approval and then others before final approval by PC and then Board of Trustees.

Excellent draft minutes with summaries of comments by all including residents can be seen here:

<https://www.ecode360.com/documents/OA3183/public/479965176.pdf>

## **Officers**

Planning Commission elected the same officers for the following year. Kwapis – Chairperson; Platz – Vice-Chair; Secretary – Scaccia

## **Wrong Flag in Board Room.**

Commissioner Scaccia pointed out (as he has previously) his opinion that the flag in our Board room is not a United States Flags but an admiralty flag. With that in mind he will no longer pledge allegiance to this flag. He volunteered to provide information on this issue.

# **Roads**

**Citing Head-bump Danger to Students Riding in Bouncy Busses, Several Residents Request Improvement to the Roads Leading to Baldwin Elementary**

At the 2/12/19 Board of Trustees meeting, several residents whose children attend Baldwin Elementary very respectfully requested the Board to help them improve Bannister, Springdale, Territorial and Hilltop (The “loop” leading to and from Baldwin.).

The residents were:

Damian Kassab – 1040 W. Snell Rd., (big red house on hill at Orion / Snell)

Tammy MacEachern – 2261 N. Rochester Rd.,

Nicole Stringer – 4121 Oak Tree Cir.,

Andrea Katich – 3795 Elk Dr.

These gravel roads serve the school and local industry in Goodison. They often have large potholes due to school bus and tractor-trailer traffic. As a result students are jostled when busses drive over these roads and are sometimes bounced from their seats or if sitting next to the window are likely to bump their heads on the bus window or wall. Students report vying for middle seats to try to avoid this hazard.

They recognized the difficulties involved in negotiating with the Road Commission, etc. Mr. Kassab (big red house up on hill at Snell and Orion) said he has government experience and was involved in the difficult project of getting Silverbell paved from Orion to Bear Creek Park. Nicole Stringer, who studied municipal law in law school, also volunteered that residents and school personnel would help in gathering data, so the Board would have more than anecdotal evidence “from a few angry parents”.

These residents have approached Road Commission of Oakland County who suggest that the Township fund this.

Supervisor Bailey commented that the Board would deal with roads in the upcoming budget workshop and “they will take this under advisement and see what kind of miracle we can pull out of our hats”. (There was no discussion of this at that budget workshop except for Treasurer Langlois commenting in a discussion of suggested repaving of drive to Township Hall and parking lot that Baldwin School roads are probably much higher priority for scarce dollars.)

Trustee Ferriolo suggested that the Board should involve the Township Manager and perhaps he should involve Rochester Community Schools. He summarized, “It is ultimately the Road Commission that is responsible.”

Trustee Buxar obviously had discussed this issue with some or all of the residents and “was not happy with the response from the road commission.”

## **Pave Gallagher Road?**

At 2/22/19 Board Meeting, Oakland Hunt (SE corner of Buell and Collins) resident, Michael Dowdell, said many in his subdivision use Gallagher Rd. and he personally has had three tire failures from bad road conditions. The Road Commission has told the many Oakland Hunt callers that Gallagher Rd. is “not a priority”. Mr. Dowdell asked if there is “any other process to approach this.” Supervisor Bailey said roads would be a discussion of the upcoming budget workshop, but could promise nothing. Longtime resident, Trustee Robin Buxar said she has long desired to improve Gallagher and Snell’s “washboard conditions”.

The Board once had a Roads Subcommittee. It that was disbanded, along with all subcommittees by unanimous vote of the Board on 3/27/18.

There was no substantive discussion of this specific issue at the budget workshops.

# **Safety Paths and Trails**

**Board Says “Job Well Done!” - Libby Dwyer, SPTC Chair, Easily Gets Board Approval on 2/26/19 for Moving Forward with Gallagher Road Safety Path.**

With many very positive comments from Board members for good planning and good communication from SPTC, the Board unanimously approved proceeding

with the next step of making detailed engineering plans and formally acquiring two needed rights-of-way (already verbally given by enthusiastic residents).

SPTC televised and recorded meetings, updates at Board meetings, and one Board member on SPTC has given the Board and public every detail of this project as it has moved forward in planning.

In my view this committee has done excellent work, in no small part to excellent leadership by volunteer, resident Chairperson Libby Dwyer.

Imagine the potential positive effect on Oakland Twp. if other similar committees were formed with equally qualified residents for other township issues like roads, water, traffic, etc. Perhaps a Baldwin School Road Committee could be next.

## Schools

See “Roads”

## Sheriff's Department

### **Oakland County Sheriff' Office – Major County-Wide Incidents in February**

We decided to abandon tracking these; too time-consuming and I found it to be a very depressing/disturbing activity. I hope that no-cost counseling is available to our Deputies.

### **Sheriff's Department – Oakland Township Substation**

Nothing to report.

# Taxes

See also **Library**

**Average Taxable Value of Township's 7531 Residential Properties; \$1,410,217,120 / 7531 = \$187,254.**

**This data from Township Manager's Report of 2/22/19 -**

*"There are 7531 residential properties in Oakland Township for 2018, up 200 from 2017, 57 commercial properties and 15 industrial properties. The 2018 average selling price for residential property was \$478,500.00. Residential property tax taxable values rose 5.56% to \$1,410,217,120.00. Yes that is billion."*

# Township Manager

**Township Manager Search Update is expected at 3/12/19 Board Meeting.**

Our information sources say that four candidates have been identified and that Manager Stuart will stay two months longer than originally planned (end of May) for a quality transition.

# Zoning Board of Appeals

## **ZBA rejects Front-Yard Accessory Building (Barn) by 3/2 Vote**

In their first meeting since April 17, 2018 the 5-member Zoning Board of appeals rejected a resident's request for a variance from the zoning ordinance to allow an accessory building in the front yard. The zoning ordinance section 16-303 prohibits this for properties less than 10 acres. This is a relaxed requirement from the old zoning ordinance which prohibited front-yard accessory buildings regardless of lot size. This is a 3 acre parcel with the house built in 2017. The owner wants a building to store his new camper. A neighbor stated he wanted to see this variance approved so he can build a similar building in his front yard.

The request, decision and logic is shown below.

***ZBA 19-01 – Deyan Kozhuharov: Request to allow an accessory building in the front yard.***

***Property Address: 2972 Stoney Creek Road***

***General Location: North side of Stoney Creek Road between Harmon and Adams Roads in Section 19***



**CHARTER TOWNSHIP OF OAKLAND  
ZONING BOARD OF APPEALS – REGULAR MEETING  
February 19, 2019**

**DRAFT MINUTES**

- 232 **MOTION BY BOVILLE, SECONDED BY JANDESKA**, in the case of ZBA 19-01; Deyan  
233 Kozhuharov, to **DENY** the request to construct an accessory building in the front yard, for the  
234 following reasons:  
235  
236 1. That the petitioner has not proven practical difficulty and that the variance is  
237 necessary due to unique circumstances of the property;  
238 2. That strict compliance with the ordinance would not unreasonably prevent the  
239 petitioner from using the property for a permitted purpose;  
240 3. The difficulty is self-created.  
241  
242 The following findings of fact are noted as part of this motion:  
243 1. The property is zoned VLRD (Very Low Residential Density) located at 2972  
244 Stoney Creek Road.  
245 2. The petitioner is requesting a variance to allow an accessory building in the front  
246 yard.  
247 3. The property has the following physical characteristics: It is a rectangle that  
248 dimensions approximately 306' x 426'. While there is a grade change in the rear  
249 of the parcel, the property is relatively flat at the East side of the house, and the  
250 pole barn could be placed there with no variance required.  
251 4. The relevant sections of the zoning ordinance are 16-303 Accessory Buildings,  
252 which prohibits accessory buildings forward of the home on parcels less than 10  
253 acres.  
254 5. The petitioner has not shown a practical difficulty due to any unique  
255 circumstances of the property, other than a compliant location may interfere with  
256 an existing fence and children's play area.  
257  
258 Vote: Ayes: Blust, Boville, Jandeska  
259 Nays: Peruzzi, Thomas  
260  
261 **MOTION CARRIED – 3/2**  
262  
263

Complete minutes with all discussion points summarized, including the applicant, can be seen in the draft minutes here:

<https://www.ecode360.com/documents/OA3183/public/479964903.pdf>