

JOINT MEETING OF
VILLAGE OF MORRICE COUNCIL
and ZONING BOARD OF APPEALS
VILLAGE HALL

Tuesday, June 13, 2023
6:00 p.m.
(Approved 07/11/23)

Meeting was called to order at 6:00 p.m. by President Todd Scott.

Pledge of Allegiance was recited.

Council Members Present: Phyllis Dickerson, Philip Hruska, Todd Scott, Robert Peterson, Andy Flynn, and Bridgett Flynn.

Absent: None.

Also Present: Police Chief: Matt Balsley, Attorney: Clint Stevenson, Treasurer: Linda Hudecek, DPW: Andrew Wiseley, Hayden Bradberry, and Clerk: Karen McGuire.

Additions / Deletions to Agenda: Add: 12.3 Sewer Truck
12.4 Category B Grant Resolution
Move: Take 12.1 Resolution - Commercial Zoning Variance –
Todd Hamula Out of Order – right after Public Hearing

Guest Comments on the Agenda: None.

MOTION by A. Flynn, seconded by P. Dickerson to approve the agenda, as amended. All ayes. Motion carried.

MOTION by R. Peterson, seconded by A. Flynn to approve the May 9, 2023, minutes, as presented. All ayes. Motion carried.

Special Guests: None.

PUBLIC HEARING

9.1 Commercial Zoning Variance – Zaremba Group, LLC – Todd Hamula

President Scott opened the Public Hearing for comments from the public at 6:05 p.m. Mary Ann Werve from the Zaremba Group, a national real estate development company representing Dollar General, explained that they were there to do their due diligence for their client. She introduced Jason, an engineer from AR Engineering, who explained that the proposed store will be a larger “Dollar General Market,” a new prototype Dollar General is implementing across the state. There was a question-and-answer period. The Public Hearing was closed at 6:10 p.m.

12.1 Resolution - Commercial Zoning Variance – Zaremba Group, LLC - Todd Hamula
C. Stevenson presented the Board with a Resolution of Determination on Variance Requested by Dollar General as to Parking Spaces. They are requesting a reduction in the number of required parking spaces from 66 to 55 spaces. Nick, from AGS, explained their review of the application. It was AGS’s general consensus that this reduction in parking spaces will not be an issue for this type of store. The handicap spaces will meet the ADA requirements. The President read aloud and Board answered yes to all the stipulations as to why this variance should be granted. (per Section 4.4.3 (1) (a) – (e), Section 4.4.3 (2) (b), and Section 4.4.3 (3) (a) of the Village of Morrice Zoning Ordinance.

MOTION by T. Scott, seconded by P. Hruska to approved, per Section 4.4.3 (1) (a) – (e), Section 4.4.3 (2) (b), and Section 4.4.3 (3) (a) of the Village of Morrice Zoning Ordinance, the Commercial Zoning Variance requested by the Zaremba Group for Dollar General, as presented.

Roll Call: Ayes: P. Dickerson, P. Hruska, B. Flynn, A. Flynn, R. Peterson, T. Scott. Nays: None.
Absent: None. Motion carried.

COMMITTEE REPORTS

10.1 Personnel / Police / Transfer Station / Insurance / Retirement

Chief Balsley reported that the new solar radar sign was installed today. He still needs to set some log in data before it's up and running.

10.2 DPW / Municipal Buildings / Park

The quotes for having Jewel crack sealed came back higher than expected – about \$21,450. H. Bradberry got quotes for renting a machine and having the DPW do the work. Cost for the machine for a week will be \$2,500, the material will be \$1,500 per pallet, we will need 3-4 pallets.

MOTION by P. Hruska, seconded by R. Peterson to approve spending not more than \$13,000 to rent the machine for two weeks and purchase four pallets of material.

Roll Call: Ayes: R. Peterson, A. Flynn, B. Flynn, P. Hruska, P. Dickerson, T. Scott. Nays: None.
Absent: None. Motion carried.

10.3 Streets / Sidewalks / Newsletter / Web Site

No Report.

10.4 Sewer / Codes

No Report.

10.5 Zoning / Ordinances / Annex / 425 / DDA

No Report.

10.6 SSES

P. Dickerson gave the April run report. SSES is still having employees seeking other employment options due to staffing issues. They have hired a consultant to assess the strengths and weaknesses and the responsibilities and guidelines within the SSES organization. On June 6th there was a Special Meeting held to ratify Chief Hubbard's temporary paid administrative leave. After agenda approval they went into a closed meeting. After they came back into an open meeting, they voted to ratify the leave. They will investigate the issue. The Fire Chief's Association will send one person who, along with the Personnel Committee, will investigate and report back to the Board.

10.7 Homecoming

No Report.

10.8 Budget

No Report.

UNFINISHED BUSINESS

11.1 131 Main Street

C. Stevenson reported that there is a petition to go before the Court on July 12th to ask for authorization to tear down the buildings on the property.

11.2 Village Hall Maintenance/ Roof/ Garage Door Frames - Estimates

T. Scott reported that he still has only gotten one bid back for the roof. That was from Brown Home Improvement, Inc. for \$11,500. He is still seeking bids for the door frames. P. Hruska suggested contacting Jimmerson Roofing from Lansing for another possible quote. TABLE until the July 11th meeting. T. Scott will contact Jimmerson Roofing.

11.3 Perry Township Sewer Rate

P. Hruska explained that he would like to have a meeting with the lagoon operator and the engineer to discuss possible future lagoon and sewer system expenses before setting the meeting with Perry Township. T. Scott will get the meeting scheduled.

11.4 Morrice Road Deterioration

T. Scott reported that the engineers suggested having the contractors add on the repair for this section of Morrice Road to the next project. D. Heck will contact TomCo Asphalt to coordinate the add on cost. May need repair from Lansing Road to Mason Street.

11.5 Safe Routes to School

The school is the applicant so this can be removed from the agenda unless we hear something from them. They will have to pay the engineering costs for the sidewalks and may request that the Village pay a portion of those costs depending on which sidewalks get done.

NEW BUSINESS

12.2 June 27th Meeting

MOTION by P. Dickerson, seconded by A. Flynn to cancel the June 27th meeting. All ayes.
Motion carried.

12.3 Sewer Truck

T. Scott reported that he and A. Wiseley went to look at a truck in Grand Blanc this morning and it seems to meet our needs for replacing the old sewer truck. It is a 2014 Chevy Silverado 3500 1-ton utility pickup. It has 159,748 miles, the asking price is \$19,094.

MOTION by P. Hruska, seconded by R. Peterson to spend \$19,094. from the Sewer Fund to purchase the 2014 Chevy Silverado truck to replace the old sewer truck.

Roll Call: Ayes: B. Flynn, P. Hruska, P. Dickerson, R. Peterson, A. Flynn, T. Scott. Nays: None.
Absent: None. Motion carried.

12.4 Category B Grant Resolution

When the engineer sent a copy of the grant application to the clerk it was discovered that there was an error in the application. The application included Hickory Street and Melladee Lane but was supposed to be for Walker only. The cost estimate for Walker did not include the entire street. P. Hruska has asked for a new cost estimate from the engineer and the Resolution will have to be amended. He would like to approve the Resolution amendment tonight as the grant submission deadline is the 15th. Hruska proposed approving the Resolution for the grant application with costs up to \$110,000 with this amount being reduced if the revised cost estimate is less than \$110,000. The clerk will get the new amount to the attorney for the resolution amendment as soon as it is received from the engineer. The revised application and amended Resolution will need to be resubmitted.

MOTION by P. Hruska, seconded by R. Peterson to approve amending the Resolution for the grant application with costs up to \$110,000, with this amount being reduced if the revised cost estimate is less than \$110,000.

Roll Call: Ayes: P. Dickerson, P. Hruska, B. Flynn, A. Flynn, R. Peterson, T. Scott. Nays: None.
Absent: None. Motion carried.

Review Financial Statements / Pay Bills

MOTION by A. Flynn, seconded by P. Hruska to accept financial statements and to approve payment of the bills as presented (List attached).

Village of Morrice
Joint Meeting Minutes – Council & ZBA
June 13, 2023

Treasurer presented a revised Account Balances report.

Roll Call: Ayes: R. Peterson, P. Dickerson, P. Hruska, B. Flynn, A. Flynn, T. Scott. Nays: None.
Absent: None. Motion carried.

Announcements / Correspondence: None.

Guest Comments:

A. Flynn reported that The Field of Dreams has disbanded. They have accomplished the job they set out to do.

MOTION by T. Scott, seconded by P. Hruska to adjourn the meeting. All ayes. Motion carried.

Meeting adjourned at 7:25 p.m.

Todd Scott, Village President
Karen McGuire, Clerk