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November Joint Meeting Minutes

Tuesday, November 18, 2025 – 12:00pm – Township Hall

Attendees

Township: Lyn Durrant, Linda Windslow, Andrew Rickauer, Erik Powers, Jason McCarthy, Randy Ritari, Jon Laitinen, Jon Kangas, Lenny Bodenus.

MTBA: Michelle LaJoie, Chuck Williams, Frank Stabile, Sarah Stabile, Mike Morgan, Jenn Wallner

Other: Jordyn Hutchens (FlagStar Bank), Joe Burdick (Fraco), Chris Germain (LSCP), Steve Smith (TruNorth)

1. Township DDA & Current Plans

- a. The DDA added maintenance to the three roundabouts to the project priority plan.
 - i. There are 3 roundabouts in the Township.
 - ii. They are hoping to have some beautification done to them next year.
 - iii. There is no budget for this currently, but they are looking into it.
 1. Would like to have volunteers for this.
 - iv. This is a little challenging because anything that happens in the MDOT right aways needs to be approved. Can take 3-5 days for approvals.
- b. The newest project that has been in the works for a long time is connecting the non-motorized pathways.
 - i. This is Werner to Commerce, and Venture to Wright.
- c. Have been trying to use local DDA tax money as a match to a Federal grant for all DDA projects.
- d. The millage the DDA had was two years at one mil. This applies to any property in the DDA district.
- e. The millage has expired and the new millage will start in December which will be 1 mil for two years.
- f. The DDA gets about 100 thousand from this.
- g. The money from the first two-year millage has already been allocated, which is why the DDA is

asking for another two years.

2. Master Plan Highlights

- a. The high priorities from the community survey are more recreation options and diversifying commercial aspect in the Township.
- b. While recreation is a high priority according to the public, they do need money to achieve this.
 - i. But the recreation that is currently in the Township needs attention before adding new.
- c. The land in the veteran's home area could be used for recreation.
- d. The Township has a hard time getting grants because they do not qualify for a lot of them because the Township is essentially doing "too well" for that type of aid.
 - i. Grants are based on a point system and the Township doesn't even meet the requirements for the lower interest loan standards.

3. Upcoming New Business Development

- a. Prime Engineering's new building is on Northwoods road.
- b. Girly Pop is now where Cruise-n-Coffee used to be.
- c. Car wash site plan approved. Construction to start next year.
- d. Jersey Mikes is going in between Verizon and Dunkins.
- e. Aldi is still looking in the area. They want to be in between Super One and Meijer.
- f. QuikTrip has been looking for a location.
- g. New retail north of Texas Roadhouse. Not sure what it will be.
- h. Mount Mfg is going into the Best Buy building.

4. Wetlands Ordinance

- a. There is nothing official yet, but there are talks about changing the language regarding wetland areas in the Township, in the zoning ordinance.
- b. Currently wetlands are generally mentioned but nothing specific or clear.
- c. Would like to restrict developments around wetlands which would provide a lot of benefits. But this is difficult because they need to balance environmental and development aspects.
 - i. The Township also needs to be able to manage and enforce the new guidelines.

5. Limited Animal Keeping

- a. Limited animal keeping refers to backyard chickens, bees, and rabbits.
- b. A lot more people in the Township are wanting to have these animals.
 - i. This is mainly relevant in Trowbridge.
- c. Currently, it is allowed, but it's restrictive and confusing in how it's written.
- d. New wording is required to fix this.
- e. There is a large difference between having four chickens and a chicken farm, and that is not clearly explained.

- f. Currently a special use permit is required to have animals.
- g. Wetlands and animal keeping were addressed together, but they are now separated and wetlands is the first priority, with animal keeping being discussed next year.

6. Heritage Trails Project

- a. The Township is currently waiting on them to get the money to the title company to close on the property.
- b. After that a couple items will still need to go through planning.
- c. Because they are using state money, it takes a long time.

7. VA Update

- a. There are no new updates on the building of the VA homes. They haven't given an update to the Township and they do not have to.
- b. Venture Drive is reopened!
- c. Currently there are no pathways on the road, but there will be.

8. Forestville Project/Residential Area

- a. This project is still tied up in court.
- b. PUD was approved in 2023. They received an extension in 2024, which is now expired.
- c. If they plan to move forward with this in the future, they will need to start over.

9. Water in the Township

- a. The Township is still working on getting a part of the water plant purchased. Once this is done, the Township will be set for water for a long time.
- b. The Township is working on updating the pump stations. Some of the stations are older and need fixing.
- c. In the next couple years, the sewage stations may need to be upgraded.

10. Parks and Rec

- a. As soon as the weather allows, the ice rink will be worked on and opened.
- b. Lions Field needs some more updates.

The pickleball courts and softball field were heavily used this year.

- c. The Township is constantly doing maintenance and upgrades to keep the parks well maintained.

The MBTA is doing a 50/50 raffle again this year! If you would like to purchase a ticket, please see Mike Morgan.

Meeting adjoins at 1:10pm.