



**SPECIAL WORK SESSION FOR THE FOLLOWING:  
BROWNSTOWN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY,  
RECREATION COMMISSION,  
BEAUTIFICATION/HISTORICAL COMMISSION,  
and PLANNING COMMISSION  
January 4, 2012**

A Special Joint Work Session of the Brownstown Township Downtown Development Authority, Recreation Commission, Beautification/Historical Commission and Planning Commission was held on Wednesday, January 4, 2012, in the Township Hall, 21313 Telegraph Road, Brownstown, Michigan 48183. The meeting was called to order at 5:30 p.m. by Chairperson Rybski and began with the Pledge of Allegiance.

**PRESENT: DDA:** Rybski, Bielecki, Varady, Linko, Skotanis, DiMilia, Vidusic;  
**Recreation:** Bryan, Grady; **Beautification/Historical:** Pfau, Golovich, Grady, Sheldon, Walters; **Planning:** Allen, Armatis, Bober, Chapman

Also in attendance were Economic Development Manager DiSanto, Downtown Development Authority Assistant Director Hutchison, Recreation Director Maxe, Trustee Walters and DDA Attorney Young.

**ABSENT: DDA:** Khan; **Recreation:** Barbee, McCoy, St. Louis, Wright  
**Beautification/Historical:** Machcinski, Szymanski, Whitecotton; **Planning:** Zurawski, Taft, Knappmann

After gathering all of the commissioners around the tables, DiSanto began the meeting by explaining the purpose of having a joint meeting and encouraging all members to feel free to ask questions.

### **CAMPUS DEVELOPMENT**

Hutchison provided technical support as DiSanto pointed out the 23 acres north of King on the map that were acquired to be used as part of the Campus Development project and briefly explained what has been completed thus far.

There have been various delays, such as the county and state requirements, MDEQ permit requirement and the weather. A draft permit has been obtained for the drain relocation and wetland impact. It is expected that the drain relocation will be completed by March 1, 2012. There are about 5 acres of wetland that will be impacted. The cost to mitigate the wetland on site would have cost considerably more than that to be spent by the DDA to purchase two 40 acre parcels. These parcels have been secured for the purpose of a conservation easement that will remain for an indefinite period of time...(at least as long as any of us are still alive). The soil erosion requirements are also in place.

One of the larger delays was that in order to secure funding, the DDA had to amend the plan. The update has now been approved by the Township Board and bonds will be issued February 16, 2012.

Completed projects were explained in greater detail. The Pavilion improvement, the solar panels, energy updates and details about the cost and projected savings were explained.

One of the goals is to unify the look of the Township Campus by using similar material throughout the projects.

DiSanto also explained the purposes and function of the proposed Clock Tower that will house most or all of the electrical components needed for the lighting, and LED signage as well as provide Wi-Fi capability in its peak.

DiSanto began explaining the pictures as Hutchison put them on the large screen. Maxe also gave details about the design and function of the Event Barn.

The Wall of Honor was described as an element to define the space between the parking area and the use areas.

Thorn Park plans were described. Safety Town will remain, a splash pad will be added and then Maxe explained the updating of the playground equipment in terms of use and safety – to reduce overcrowding, separate the age groups and involve more movement during play.

The parking plan changes were also described and explained. The sizes of the parking areas are being reduced and changed to improve the overall appearance of the area and provide easier flow of traffic. Although there may be fewer spaces, in the end they will better serve the areas they are nearest to.

### **FAÇADE GRANT PROGRAM**

The Township had received many inquiries for grants or loans for façade improvements. After considerable research, the DDA developed a façade grant program to aid in the success of small businesses within the township. So far, they have been able to provide help for three: Marlow's Chill & Grill Sports Bar, Bruce's Pond Shop and Downriver Physical Medicine.

Members were invited to ask questions that were answered by DiSanto and Maxe including but not limited to the following:

Original estimated completion date was three years. Phase 1 is nearly complete. Phases 2 east and 2 west should be completed by the end of 2012.

The design and construction documents for the Splash pad are about 90% complete.

There are benches proposed along the walking paths.

All lighting will be LED.

Occupancy load at the Event Barn is approximately 205. The parking lot has room for 125 with room for overflow parking in front of the Police Department.

Existing asphalt and fencing will be recycled whenever possible.

Trash barrels will be provided along the walking paths.

Playground equipment will be handicap accessible.

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It has not been determined whether the WiFi service will be free. It is hoped that the grid being established in cooperation with the school district will be at minimal or no cost to users.

Field turf will still be used for the softball diamonds and hopefully the soccer fields. This allows for more time to play and less worries about rain delays because the turf will not hold water like the ground does.

Additional restroom facilities will be located at the concession stand near the softball fields and an exterior restroom at the event barn similar to the one at the community center.

DDA has paved every gravel road within the district along with several subdivision street patching efforts. The Township anticipates paving the rest of the gravel roads by the end of 2012.

Work session adjourned at 7:40 p.m.

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