

November 13, 2007

The regular monthly meeting of the Seneca Township Board of Trustee was called to order at 7:00 P.M. by Supervisor Ersel Schuster at the Seneca Township Building located at 16506 Garden Valley Road, Woodstock, Illinois.

Pledge of Allegiance

Township Officials in Attendance: Supervisor Ersel Schuster, Trustees Rosemary Bartman, Susan Mathews, Thomas Dahlfors, and Michael O'Leary, Road Commissioner Robert Helfers, Assessor Donald Andrews, and Clerk Dawn Seemann. Absent Officials: None.

Guests in Attendance: James Kelly, Marilyn Kelly, Cindy & Sam Romano, Norbert Ziemer, Robert Pope, Rebecca Lee, Larry Ellis, Jan Hervert, Rob Rosemann.

Public Speaking: Rob Rosemann presented a contractors statement to the board on behalf of Rosemann Sons, Inc. He also gave some suggestions as to how to save money on the addition. Schuster asked him to put his suggestions into writing then send them to us so we could submit it to the architect. - Larry Ellis presented written suggestions with costs for our building addition that may help reduce the cost. In addition, he made notes on the floor plan itself.

Planning Commission: - Information/review/action

(This was moved up in the agenda due to a guest speaker)

C. New Petitions to be considered for action and/or review by the town board:

Petition #07-? – Sam & Cindy Romano – Garden Valley Rd. – A1 to A1-C: Rebecca Lee, the attorney representing the petitioner, spoke on behalf of the Romano's. Material regarding this petition was given to the board members prior to the meeting for their review. The Seneca Township Planning Commission voted to approve this petition. Schuster explained that the petition is for a Conditional Use Permit request on a business that has been operating for sometime without a permit and the property owner is now requesting the CUP so they can operate legally. Schuster read aloud the conditions that the board needs to consider in order to make a decision regarding the petition. Each condition was discussed to determine whether or not it relates to the proposed petition. Planning Commission member Bob Pope suggested adding to the stipulations for the CUP that the CUP will cease upon sale of the property or ending of the business. - Dahlfors motioned to approve the CUP with the recommendations that 1) The CUP is not a traveling CUP. It will cease upon the sale of the property or ending of the business; 2) The CUP is used specifically for a photography business; 3) The CUP will follow the 10 year CUP stipulation. Attorney Rebecca Lee and the petitioner agreed to the above. Second by Mathews. Voting yes: Mathews, Dahlfors, O'Leary. Voting no: Bartman and Schuster. Motion passed. Schuster will draft a letter to the ZBA recommending approval of this petition.

- A. **Presentation – David Brandt – Soil & Water:** Schuster introduced Mr. Brandt to the board stating that he will be presenting information regarding geological aquifer sensitivity, soil permeability, etc. in Seneca Township. Mr. Brandt is here representing the USDA Natural Resources Conservation Service. During the presentation, Mr. Brandt informed the board of some interesting facts and showed various maps that detailed such things as the locations of wetlands, agricultural areas, water tables, highly erodible soils, the FEMA Floodplain and floodplain records, Geologic Aquifer Sensitivity, watersheds, soil permeability, prime farmland soils, septic suitable/unsuitable soils, and McHenry County Conservation District sites in Seneca Township. He explained what each map represented and how it affects Seneca Township. Growth was discussed as a major concern. Mr. Brandt stated that, "The proper way to develop is the conservation way." He added that we should allow for development, but also allow for natural resources. Schuster feels the information presented tonight can be used in the update of our Seneca Township Land Use Plan.

- The board thanked Mr. Brandt for his time and his very well-done power point presentation identifying the locations of Seneca Township's natural resources and their importance.

Approval of Minutes: Dahlfors motioned to approve the October 9, 2007 regular monthly minutes as presented. Second by Bartman. Motion passed.

Audit of Current Bills:

Road District - Bartman motioned to approve the Road District bills for payment for the period of October 10, 2007 through November 13, 2007 in the amount of \$32,042.04. Second by Dahlfors. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Town Fund – Mathews motioned to approve the Town Fund bills for payment for the period of October 10, 2007 through November 13, 2007 in the amount of \$6,779.56. Second by O'Leary. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Treasurer's Report: October 1, 2007 through October 31, 2007, as listed below:

Illinois Fund – Mathews motioned to approve the Treasurer's Report for the Illinois Fund for the period of October 1, 2007 through October 31, 2007. Second by Dahlfors. Motion passed.

Illinois Fund	Previous Balance	Trans to Prime	Expenses	Income	Ending Balance
General Assistance	\$24,640.85	0	0	\$150.63	\$24,791.48
Town Fund	\$148,683.02	0	\$8,749.64	\$5,514.99	\$145,448.37
Road & Bridge	\$153,196.54	0	\$2,305.92	\$4,759.69	\$155,650.31
Permanent Hard Road	\$169,054.48	0	\$41,680.10	\$3,939.00	\$131,313.38
Building & Equipment	\$28,021.18	0	0	\$3,616.86	\$31,638.04

Prime Fund – Dahlfors motioned to approve the Treasurer's Report for the Prime Fund for the period of October 1, 2007 through October 31, 2007. Second by Mathews. Motion passed.

Prime Fund	Previous Balance	Trans Between Funds	Expenses	Income	Ending Balance
General Assistance	\$73,591.69	0	0	\$308.90	\$73,900.59
Town Fund	\$259,217.62	0	0	\$1,088.08	\$260,305.70
Road & Bridge	\$118,970.88	0	0	\$499.38	\$119,470.26

General Assistance: Schuster reported she had been working on one case which looks like she will probably be making a grant on shortly after the 1st of the month.

Clerk's Report: Seemann has nothing to report.

Road Commissioner's Report: Helfers reported that he has received notification from IDOT that Rt. 176 will be closed starting in April from Millstream Rd. to North Union Rd. for approximately 6 months. The detour will be Millstream Rd. to Garden Valley Rd. to North Union Rd. He added that the Seneca Township roads will get "beat up" with this detour. Schuster asked Helfers if there was any recourse for repairing the damage that gets done to the township roads? Helfers stated "no."

- Riley Township had an issue regarding a developer in their township that designed a subdivision with streets that the highway commissioner has the authority to refuse, which he did. The developer retained a lawyer and they found a small loop hole in the laws of "1800 & something" stating that they had to go to a higher authority than the highway commissioner. If the higher authority, which is the McHenry County Engineer Joe Kulpulski, would favor the developer's intentions, then the township would be left "high and

dry.” Helpers stated that this is the first case in McHenry County’s history where there was a hearing and all seventeen McHenry County townships showed up to give the Riley Township Highway Commissioner some support. At the conclusion of the hearing, McHenry County Engineer Joe Kulpulski supported the Riley Township Highway Commissioner. The case is now going to higher court. The Highway Commissioner’s were glad he voted in our favor because the townships have to maintain those roads forever. The developer wanted to have cul-de-sacs, which Riley Township doesn’t allow, nor does Seneca Township because they are so hard to snowplow and maintain.

- Helpers informed the board that the Apple Creek Subdivision will add more water problems to our township. This really disturbs him. He suggests changing the elevation of this building if and when the addition gets built because it’s only going to get worse. The water will come faster and there is nothing being done about the additional water run off from the subdivision to Seneca Township.
- A vendor of ours that supplies signs had an excellent sale on stop signs, so Helpers took it upon himself to contact the other townships so they could order more signs to get a better price. Six townships went in together and a total of sixty stop signs were ordered for a savings of \$12 per sign.
- Helpers and his crew are getting ready for winter. More salt is being delivered on Thursday and that should fill the shed up.

Assessor’s Report: Assessor Andrews stated that he had about twelve to fourteen tax appeals. Tomorrow is when they will be appealed at the courthouse. Andrews is unable to attend the appeals due to health issues.

Planning Commission: - Information/review/action

- **C. New Petitions to be considered for action and/or review by the town board:**

Petition #07-50 – Rick Bellairs – Menge Rd . property – A1 to E5 estate: This petition goes before the ZBA tomorrow. Schuster has sent our letter to the ZBA with our recommendations regarding this petition.

- **B. Commission Activity Report – Committee reviewed/action on pending petitions:** The Merryman petition is in the Circuit Court. Information was given to the board for review.

- **D. Update on Petitions Pending County Board Action:**

- i. **Petition #07-? – Enbridge Energy Limited – 4204 Franklinville Rd. – Union, IL CUP:** Due to the county’s decision to deny this petition, Schuster informed the board that we have lost the majority of safeguards that Seneca Township and the ZBA had requested to be added to the petition.

- **E. Review Land Use Plan:** This issue is postponed until next month.

Old Business: Information/review/action

- A. **Building Project– update** In addition to the two companies who turned in suggestions tonight regarding the cost of the building addition, Schuster stated that she had two other companies, Carmichael Construction & Prate Installations send her suggestions. She feels we should consider this the end of the requests for assistance with this issue. Schuster told the board that there was another township that was working with a builder in Caledonia and they had an all steel building 50’ X100’. That building is larger than our existing building and the new addition combined. The cost for that building was \$320,000, and that was with the offices and everything complete. Schuster will put together some ideas and present them to the board next month.

New Business: Information/review/action

- A. **Legislation – TOI Perspective** Nothing to discuss this month. New Laws & Duties Handbooks were given to the board.
- B. **Road District Levy** – Helpers gave a draft copy of the Road District Levy to the board for review. He is asking for 5%. Bartman motioned to accept and place on display until the December meeting the Road District Levy for the 2007 tax year for taxes to be collected in 2008. Second by Dahlfors. Motion passed. Helpers mentioned the number of townships that have black bordered. He added that Seneca Township has been doing an excellent job at keeping a handle on our

funds while still maintaining what we need to. In addition, with the cost of blacktopping going up, Helfers feels we may need to black border next year to continue to maintain the roads.

- C. **Town Fund Levy** – Schuster gave a draft copy of the Town Fund Levy to the board for review. She, too, is asking for 5%. Dahlfors motioned to accept and place on display until the December meeting the Town Fund Levy for the 2007 tax year for taxes to be collected in 2008. Second by O’Leary. Motion passed.

Other:Information/review/action

- Schuster received the October statement from the attorney. He charged \$150.00 for his time at last month’s meeting. The total bill was \$375.00. Mathews motioned to approve payment of this bill prior to next month’s meeting. Second by O’Leary. Voting yes: Bartman, Mathews, O’Leary, Dahlfors, Schuster. Voting no: None. Motion passed.

- The McHenry County Historical Society sent a letter regarding the plagued buildings in Seneca Township.

- It has been noted that the county's Regional Planning Commission is looking for written input for the McHenry County 2030 Land Use Plan and is asking organization, individuals, public/private entities, elected officials and anyone interested in the process to submit such information. Schuster suggested that we submit a letter to the 2030 Regional Planning Commission stating our stand on land planning for Seneca Township. In doing so, she suggested that we could update our Land Use Questionnaire and use that information to support our stated position on behalf of our residents. This updated questionnaire could be included in a newsletter to our residents. She asked that township officials make suggestions on articles for this newsletter.

Public Speaking: Norm Ziemer voiced his concerns about the changes in water flow, as well as his concerns regarding the aquifers.

Motion to Adjourn: At 9:15 p.m. O’Leary motioned to adjourn tonight’s regular monthly meeting. Second by Dahlfors. Motion passed.

Respectfully Submitted,

Dawn Seemann
Township Clerk