

AGENDA

FACT FINDING COMMITTEE

September 25, 2025

1. Call to Order

- a) Welcome and Opening Remarks
- b) Roll Call and Introductions

2. Purpose of the Meeting

- a) Overview of the Fact-Finding Committee's role in the land use review process
- b) Statement of intent to uphold transparency, objectivity, and public trust
- c) **Meeting Objective:**
These initial meetings are focused on gathering verified data and expert findings that will inform a future review by the **Planning Commission**. The materials developed, including technical analysis, committee discussions, and resident input—will be provided to the Planning Commission along with a formal response from the **Levy Company**. This work is intended to support the continuation of the **open public hearing**, where the Planning Commission, the applicant, and our experts will engage in a transparent, fact-based exchange of questions and answers from a full public view.
- d) **Role of the Committee:**
It is critical that all committee members understand that this process is designed to **provide technical expertise, talking points, and a factual foundation** for the Planning Commission. The authority to approve or deny the application lies with the **Township Board**, which will weigh the **Planning Commission's recommendation** as part of its final decision. The best way to protect our community is to **follow the process**, remain **fact-driven**, and ensure that we have done our best to provide the Planning Commission with a complete, accurate, and unbiased work product.

3. Instructions to the Fact-Finding Committee

- a) **Review of Committee Responsibilities**
The committee is responsible for conducting a neutral, evidence-based review of the materials, expert input, and community concerns associated with the application. The authority to make a final decision lies with the **Township Board**, which will weigh the **Planning Commission's recommendation** as part of its deliberation. The best way to protect our community is to follow the process with integrity and ensure that we remain fully **fact-driven** throughout. Our responsibility is to assemble and present **verifiable, unbiased information** to support a transparent, well-informed review and help the Planning Commission carry out its duties with confidence and clarity.
- b) **Participation and Conduct Guidelines**
All members are expected to engage professionally, respectfully, and without bias. The committee must not enter this process with any predetermined outcome in mind—either

for or against the application. Personal opinions, outside pressure, and emotional arguments must not interfere with the **fact-finding mission**. The credibility of this process, and ultimately any decision made by the Township Board, depends on our collective commitment to **truth, transparency, and fairness**.

c) **Timeline and Expectations for Current and Future Work**

This meeting is one in a series of sessions aimed at building the factual foundation necessary for a well-informed public hearing. The committee will continue to meet to review expert findings, resident input, and documentation submitted by the applicant. The goal is to deliver a full set of facts, questions, and recommendations that the Planning Commission can use as a basis for continuing the public hearing in a structured and transparent way.

4. Expert Assignments and Presentations

a) **Overview of Expert Tasks**

Technical consultants **Brian O'Mara** and **Mike Wilzenski** were assigned to review the **property owner's application** and the **Planning Consultant's evaluation**, with a specific focus on identifying any **missing, incomplete, or deficient testing results** within the submitted materials.

b) **Expert Presentations**

Each expert will present their findings and explain in detail:

- a. What deficiencies were identified
- b. Why these items are important and necessary
- c. How these findings protect the community and our natural environment
- d. How the findings support the legal review process

These presentations are intended to assist **Township Counsel and Special Counsel** in determining whether the identified deficiencies represent **legal requirements** within the application process.

c) **Supervisor-Led Discussion with Experts**

The Township Supervisor will facilitate a structured discussion with the experts to clarify findings, explore key issues, and highlight any areas that require further review.

5. Resident Questions and Comments

- a) Resident members of the Fact-Finding Committee will be invited to ask questions and provide comments following the expert presentations and Supervisor's discussion.
- b) All input will be recorded for the formal record and considered in future work and recommendations.

6. Group Discussion: Ideas for Moving Forward

- a) The Supervisor will open the floor for a collaborative discussion among **experts, resident participants, and the Supervisor** to explore ideas and feedback on next steps.
- b) This session will help shape the committee's direction and ensure that community concerns are integrated into the process moving forward.

7. Direction for Next Tasks

- a) Based on the content of the group discussion, the **Supervisor will provide Brian O'Mara and Mike Wilzenski** with specific directions on their **next assignments**.
- b) These tasks will be used to prepare for the next committee meeting and to continue developing a complete and accurate record for Planning Commission review.

8. Summary and Next Steps

- a) Recap of findings, input, and discussion points
- b) Review of follow-up assignments and action items
- c) Confirmation of next meeting date and timeline for deliverables

9. Adjournment