

REGULAR LITTLEFIELD TOWNSHIP BOARD MEETING

October 6, 2015 TIME: 6:15 PM

The Littlefield Township Board Meeting met at the Alanson Littlefield Cemetery for the annual Cemetery walk. Board Members present D. Morford, K. Shomin, K. Derrohn, S. Festerling, and D. Henning. Also present was Cemetery Sexton Kim Morgan. The walk started at the vault where the mower is stored. The Board Members agreed that the vault roof needs a tile nailed back down on the left hand side -front of building. We also need to get an estimate on what it would cost to have the roof cleaned and moss killed on the roof. The same person to quote the roof for cleaning could also look at our white fence and give a quote for cleaning that as well. D. Henning will get K.Morgan the name of a company who could clean the roof.

Ken Becker is looking into a well pit cover that would lock. Currently anyone could get down into the well area which is a deep pit & could potentially be a hazard. There are some grave sites that are sinking and need more dirt placed on them. Jim will be asked to do the filling in and re-seed. The removal of trees has already been started on the back property. We will have Larry Williams come in and take out the stumps etc. Kim Morgan reported that someone took the barrel out front and pointed out that another post in the back has been broken. The board agreed to have the post replaced.

The meeting ended at the Cemetery at 6:50 PM so it could reconvene at the Community Hall.

7:00PM

Meeting called to order at the **Community Hall** by Damien Henning, Supervisor. Present: Katie Derrohn, Trustee, Kim Shomin, Treasurer, Sondra Festerling, Clerk and Dean Morford, Trustee. Guests: Terry Chamberlin, Patrick Welsh, Dan Plasencia, Erika Walls, Josh Wyatt, and Art Drayton.

Minutes of Regular Meeting September 1, 2015 were presented. K. Shomin **Moved** to approve minutes as presented. Second by K. Derrohn, Carried 5 Yes, 0 No.

Financial Report: K. Shomin reported: General Fund Checking \$82,515.90, Sewer Fund Checking \$53,764.39, Fire Fund \$31,696.20, Tax Account \$265,562.23, Cemetery Savings \$6,543.17, and Oden Light Savings \$540.46.

D. Henning **Moved** to approve bills for \$116,961.11. Second by D. Morford, Carried 5 Yes, 0 No.

LAMA: The Financials have been received. D. Plasencia reported that the Village will need to decide what to do with the outside restroom. The restroom is still getting trashed. The gentleman who is locking the door for the Village has been keeping it locked up most of the time due to the damage to the room. At our joint meeting with the Village and LAMA in December we will need to talk about this problem. Jim will soon be winterizing the outside bathrooms. The

outside winter clean-up has been delayed a bit due to the weather we have had. Dan is going to hire the same guy who did it before because he did a great job last time. Dan reported that he still needs to get the generator inspected but hasn't had response back from the contractor who usually does it. The automatic defibrillator that was donated by Harbor Park Self Storage has been installed in the hall. A plaque will be created and placed by the AD unit and we would like to put a clip in the Petoskey News paper of this generous donation. Terry Cleven will be taking care of the hall rentals going forward. The calls will still go to Dan first but Terry will be taking care of everything else.

Planning & Zoning:

Case #PZBA15-0004 Request by Jeff Milner for J&J Northern Properties LLC for a side yard setback variance up to 3.25 feet and a front yard setback variance up to 3.3 feet. This is an accessory building at 9424 Banwell Rd. Josh Milner came for his brother since Jeff was sick. Usually to get a variance it has to be a hardship. In this case it is considered a self inflicted hardship even though the hardship came from the previous owner. After discussion and getting the Planning & Zoning Committee's recommendations by a 3 to 2 vote for approval because it is out in the country and the garage has been up for 9 years, D. Morford **Moved** to forward the committee's recommendations to the county as. Second by K. Shomin, Carried 3 Yes, 2 No.

Case #PSUP15-0006 Request by Howard and Erika Walls for a Special Use Permit for an Exception (of 2560 sq. feet) to the size standards of an accessory building. Property is at 7742 Crump Rd. The Planning & Zoning Committee approved this case because of the topography of the property and the applicant has demonstrated to the committee that no good purpose would be served by a strict compliance with the provisions of the section 2201. They have a 42 foot boat that would not be able to go up the hill of the driveway to the location of where they will be building the house. The walls have agreed to leave as many trees as possible and will use siding that will be natural looking. There will be no outside storage and they will file an affidavit with the Register of Deeds that it will only be used for personal use. The committee approved this case with 5 Yes, 0 No. In discussing this case it was said that the pole barn would be 48ft back from the road or what is considered the front of the property and all the trees that would be taken are already marked. Due to the location of where the house will be built for an optimal view of the surrounding area, the pole barn is considered to be built in the front of the property off of Crump Road which is why they need the special use permit. Two neighbors did attend to ask questions. S. Festerling asked if it would be possible to have a stipulation that there be a maintained greenbelt area between the road and pole barn so that the trees do not get clear cut around the building in the future. The main purpose of this stipulation would be that the property owners on the other side of the road would not have to look at this large pole barn from their windows if a house were to be built there since that would be considered the front of their property. D. Plasencia did add that it has been something that has been put in place by the county for other exceptions that were requested. After more discussion of the green belt D. Morford made the **Motion** to accept the Planning & Zoning Committee's recommendations as the Townships. D. Henning asked if there was a second or any further discussion. K. Shomin asked if the Township was going to ask for a green belt area between the pole barn and roadway. D. Morford then modified his Motion that the Emmet County Planning & Zoning Commission stipulates a green belt area in a specific area. Second by S. Festerling, Carried 5 Yes, 0 No

Fire Board Report: Art stated that Jamie Breithaupt is staying in the area and is being put on for both EMS and Fire and has started classes this evening. With Jamie added the department now has 30 people, and four more want on. At the fire board meeting it was brought up that there is a point that the department will get too many wanting to join. This will increase the cost of training and equipment besides there will be more wanting to go on the runs than what will be needed. There is also a few that are only coming to a few functions but are not active in fire or EMS runs. It is suggested by the Township Board that those that are not active be placed in a special status that will leave him on the fire department but not on active pay.

Art has contacted Korthase Flynn and got a phone number for the Accident Fund to file the incident that happened with Lloyd Swadling. Art gave them all of the contact information and the paperwork. If he doesn't hear from them by the end of the week he will call them again to see what the next steps will need to be taken. The firemen haven't done Powers Road yet but Art said he hopes to get to it this month and will let us know when it is done. The Generator quote/contract still has not been received. Art will check into getting it sent through the mail not electronically. The Emmet County Firefighters Association has been using our hall for training etc. Art said to them that it has been our hall, trucks and supplies that have been used when they come and we have to pay for the upkeep and supplies. The Association has come back with a \$600.00 contribution for the use of our hall and supplies. Art would like to buy paper and ink cartridge to replace what they have been using. Art reported that there were 58 fire runs and 195 EMS runs so far this year. This is 11 more fire runs and 19 more EMS runs than what they had last year. The annual fire hall walk with the Fire Board and Township will be held on October 26th at 5:30PM just after their Fire Board meeting.

Assessors Report: Jim wasn't able to attend, but D. Henning said that the Crooked River Apartments tax appeal is coming next year but we have 4 months to hire an outside appraisal firm. Joel will be out of town for 10 days so we will need to start moving on this when he gets back. The cost to hire an outside appraiser would be close to the same cost as what we had done for Admirals Pointe. D. Henning would like to have the authority to work with our attorney to negotiate with the potential value of savings before we get to the tax tribunal. D. Morford made the **Motion** to give the Supervisor the authority to work with the advice of our council to try to negotiate with the Crooked River Apartments before we get to the tax tribunal. Second by K. Shomin, Carried 5 Yes, 0 No.

Sewer Authority: The Minutes have been received from the HSASDA meeting. The Bear Creek sewer is stronger and there has been an increase of cost to adjust the treatment of their sewer. There has been a little bit of talk that there may be a surcharge based on the strength of their sewer to be treated.

Unfinished Business:

Admirals Pointe: The preliminary score came in for the grant at 340 points. We need to show more community support, and we recently received a letter from the Alanson Beautification Center showing their support and that they would commit to assisting the Township with any of the annual planting that may be done and any other beautification needs. The Township Website would also increase our score because it could promote this project by an electronic brochure that could be downloaded by a PDF file and we would also be creating a brochure that will be created and handed to all the local Chamber of Commerce's promoting the marina.

Oden Parks & Landbank: Larry Williams has submitted his final bill. Fairbairn's has capped and marked all three of the wells. The sewer has been capped. The Landbank is really impressed, and Tammy has contacted Northern Homes down in Boyne City to see if they would possibly be interested in building tri-plex on the property. The nice thing about going with Northern Homes would be that they would build and maintain the property along with rent it. Cupps Masonry has given a bill for \$1,256.00 was for Walter Dow Park bench, monument and step. The bill also has \$288.00 was for the platform at the Oden Gazebo park for the fountain. The house by the Gazebo Park has been purchased. The previous owners have moved out but still have a few things in the garage that will be out soon. K. Derrohn had a small credit at the News Review, and she ran an ad in the paper "house for sale- you move" and she has received three calls and two are very promising. She has quoted \$10,000.00 that would be payable to the Township. Richie's said that if the roof was to be removed to move the house it would cost around \$10,000.00 to move, and if the roof were to stay on it would cost around \$15,000.00. There are two different people coming to look at the house this week. What the Township needs to decide is whether we want to rent the house for the winter or sell it. It was decided that we would wait until next month to make a decision. The plants that are around the house will be transplanted to the corner lot where the house burned down. Peggy from Peggy's Planting will move the plants. D. Henning said he would like to negotiate with the two property owners that have the small triangular parcels near the house. The one piece would be a benefit to the apartment house to want to trade with us so they could have the well which they are currently using when theirs went bad. The second piece is owned by a property owner that is on the other side of the highway and this is just a small sliver of property that wouldn't be buildable. K. Derrohn made the **Motion** to have D. Henning negotiate to acquire the two pieces of property in Oden on the highway. The one piece would be in exchange with the apartment house for the piece of land we have with the well on it and the other one with the house across Highway 31 and Luce St. Second by K. Shomin, Carried 5 Yes, 0 No.

K. Derrohn has received a quote from Harbor Fence Company for \$2,727.17 for placing posts around the property on the corner of Luce & US31 all the way to the Apartment building and it will have chain between the posts so people cannot park on our property. We would also do the same posting near the ally between the grey house and the vacant lot. It would be wider spacing so we could have the ability to pull a truck on the property through a gate. K. Shomin made the **Motion** that we accept the bid from Harbor Fence Company to install the posts and chain to protect our park property and our interests there in Oden. Second by D. Henning, Carried 5 Yes, 0 No.

Millhouse on the Lake Condo: The property has been surveyed. D. Morford had talked with the field worker from Chamberlain and Associates. Neil Marzella sent an email wanting to know if we wanted to proceed but based on the content from the email from Chamberlain and Associates it didn't have the property description of the intermediate traverse line. Once that part is cleared up they will do the final staking and we will get a property description we will finish the transaction. The cost to Millhouse will be \$12,000.00.

Website: We will be able to start reviewing the site later this week.

Alanson Corridor Workshop: D. Henning attended the morning and evening segments. The evening segment none of the Business Owners showed up and there was only about 6-7 people there. There will be another meeting because there still needs to be a property owners input. The one thing that may come out of this is that it may restart the West St. improvements that we wanted to do a while back but it was placed aside due to the cost of the big culvert that was going to be required. D. Henning said a lady from MDOT who rattled off many different grant resources that could be pursued to put in the road such as snowmobile trails, bike trails, and fisheries because it is an intermediate trout stream that they are trying to protect. D. Henning would like to see if we could resurrect our initial plan to extend West Street making easier for our fire truck to get out on the highway.

New Business: The state property up behind Crump Road has once again become a dumping ground for all sorts of trash. There is more garbage being dumped up there then what was ever cleaned up in the past. D. Henning said that the only thing that could be done is call the sheriff department to have them go look at it and try to figure who is doing the dumping. Hopefully there are garbage bags with identifying info that they could use to prosecute. The stuff that is up there is the type of stuff you would have to pay for when remodeling a house.

Miscellaneous:

MTA Meeting will be October 21, 2015 at the Pellston Airport.

Business Cards: D. Henning asked Michele Nickel-Frasz from Nickel Design to design business cards with our Township Logo at the request of Joe Villemure. Michele has emailed a sample of what the card would look like and has given options on how many people would get the cards and the number of cards printed per person. S. Festerling made the **Motion** to move forward and purchase 2,000 business cards to be split between our Board Members, Blight Officer, Sewer Clerk/Cemetery Sexton, and Township Assessor and to include the Design/Layout and coordination of stationery package including electronic letterhead with the variations for individual board addresses along with mailing envelopes at the quoted estimated cost between \$425.00-\$550.00. Second by K. Shomin, Carried 5 Yes, 0 No.

Regular Meeting was then **Moved** to adjourn by D. Henning @ 9:30PM

Sondra Festerling, Clerk