

REGULAR LITTLEFIELD TOWNSHIP BOARD MEETING

September 1, 2015 TIME: 7:00 PM

Regular Meeting was called to order by Damien Henning, Supervisor. Present: Katie Derrohn, Trustee, Kim Shomin, Treasurer, Sondra Festerling, Clerk and Dean Morford, Trustee. Guests: John McGuire & LaMar Eby.

Minutes of Regular Meeting August 4, 2015 were presented. D. Morford said he saw one small correction under Sewer Authority the second sentence should say **sewage** instead of sewer. D. Morford **Moved** to approve minutes as corrected. Second by K. Derrohn, Carried 5 Yes, 0 No.

Financial Report: K. Shomin reported: General Fund Checking \$12,611.73, Sewer Fund Checking \$35,068.50, Fire Fund \$31,693.51, Tax Account \$45,718.73, Cemetery Savings \$6,543.17, and Oden Light Savings \$497.24.

D. Henning **Moved** to approve bills for \$65,225.56. Second by D. Morford, Carried 5 Yes, 0 No.

Fire Board Report: The financials were received. The County sent this years' Jaws Contract for \$4,500.00 which is the same as last year. D. Henning, S. Festerling and the Fire Chief are to sign it. The County still has Jim Cantrell as our Fire Chief so we will be hand correcting it on the contract to show Art Drayton as our Fire Chief. D. Morford made the **Motion to sign** the contract. Second by K. Derrohn, Carried 5 Yes, 0 No. Kim asked the question as to where the check went that Mr. Bill Hinds donated to the Fire Department for their new gear. It doesn't appear to have been deposited into any of the accounts. We will contact Glen to figure that out.

Blight: Joe Villemure was not able to attend but gave a written report that he has taken action on two active cases. The first one was at 7906 Red Pine Trail but when Joe did his property visit the abandoned car was no longer on the property. This case will be considered closed unless anything new was to arise. The second active property also was an abandoned vehicle on 7642 Mission Rd. Joe did find the vehicle and spoke to the complainant that he would be speaking to the owner and have it moved onto his property.

D. Henning reported that the new address to be used for Blight is P.O. Box 166, Alanson, MI 49706 and there is new business cards and stationary being made up for Joe. There was two letters received as a follow up on the property on Milton Rd but unfortunately there was no address on the letters. The property is the same property that John Hemstreet checked into last year that was where the burned down house was along with the adjacent property in the woods. When John checked into it he believed the property number was 8630 Milton and the property has not gotten any better and quite possibly worse.

Planning & Zoning: Case #11A-13 Request by LaMar Eby for Edith Johnson for a front yard setback variance to apply to an addition onto a non-conforming residence at 9079 Jefferson St. The property is zoned RR-2 Recreation Residential and is for a 26ft front yard setback variance from the Jefferson St. right-of-way. The township Planning & Zoning Committee approved this case since almost every lot is non-conforming and the building envelope for this lot makes it hard to add on and come into compliance. This lot is a corner lot and has two front yard setbacks of 40 feet and this small add on meets the setback on Indiana St but not on Jefferson. This case was felt by the committee as being a

hardship because it is on the corner lot. K. Shomin Moved to approve the Township Planning & Zoning Committee's recommendations and to forward them on to Emmet County for approval. Second by K. Derrohn, Carried 5 Yes, 0 No.

K. Derrohn said that if the township would ask the ZBA to look into the 40 ft. setback on a side yard corner lot that maybe it would become easier for people in this same situation.

LAMA: The Financials have been received. The minutes will be forward over by Email when he receives them. The outside bathrooms are still an issue on the LAMA building which is the responsibility of the Village. The camera was not working and destruction was done again.

Sewer Authority: The Minutes have been received.

Unfinished Business:

Landbank: Kim Morgan has asked what the Township will be doing about the sewer taps on the demolished houses that the Township and LandBank have taken over. There is also an outstanding sewer balance on the properties. D. Morford made the **Motion to Abandon** the existing 8 taps located at 8865 & 8823 Luce St., the Township does not attempt to collect outstanding debit on property, and that it is reported to HSASDA that the Township is going down 8 REU's from these two properties to the Sewer Authority. Second by K. Derrohn, Carried 5 Yes, 0 No. S. Festerling will contact Kim Morgan to have her contact HSASDA of this motion and that the Township has approved writing off the outstanding balance on these two parcels to our sewer billing for this year. D. Henning said that he would like to see a letter be sent to Mary Mitchell, Chief Deputy Treasurer & head of the Landbank that the Littlefield Township is taking care of the balances that were owed on the sewer for these two parcels and that we are abandoning taps to stop all charges that would come against the property. S. Festerling will draft a letter. K. Derrohn said that she talked with Mary Mitchell about the dumpster that was left on the property even after the waste management firm that owns it was contacted to have it removed. The dumpster was not removed by the company after ownership changed and the Township's demolition company has taken care of it and all of the rubbish that was in it. K. Derrohn said to send a bill to the Landbank for \$300.00 to be payable to Larry Williams from Williams Excavating for the removal of that dumpster and its contents. S. Festerling will draft an invoice and send it to Mary Mitchell. The Township had to pay an additional \$720.00 to DTE to remove the 2nd gas meter that they said they had no record of. DTE came out and cut off the gas service at the road on the same side as the houses. They still have to come back and cap off the gas line that is on the other side of the road.

Gazebo Park: The work has started on the gazebo roof. The contractor Jamie Kelly said that the cupola doesn't need to be removed because it is very sturdy and the top of it was found to be made of metal just not copper. Mr. Kelly did find that some of the roof boards are rotten and he will be replacing them now. Katie has started to look into the electric. With the additional work needing to be done we will need to change the amount that is being approved for the project. Mr. Kelly has been taking pictures along the way of the reconstruction process. D. Morford made the **Motion** to modify the original motion to cover the costs up to \$15,000.00 for the Gazebo roof project. Second by D. Henning, Carried 5 Yes, 0 No. K. Derrohn said there will be signs along the bike path for the water fountain and there will not be any charges for putting them up. D. Henning made the **Motion** to advance Jamie Kelly an additional \$1,500.00 for the additional materials needed. Second by K. Shomin, Carried 5 Yes, 0 No.

Millhouse on the Lake Condo: The money has been approved by Millhouse and is waiting on the completion of the documents. The money from the sale of the "slice" of property in Oden Dow Park to Millhouse will help to pay for the updates to our Oden Gazebo.

Admirals Pointe: We have received an email from Don Conway at Gosling Czubak regarding the Phase II environmental site assessment and there is nothing in that assessment that wasn't already assumed for finding and shouldn't impact negatively on proceeding with the project. This Phase II gives us a baseline of what is there at the time of acquisition. D. Henning and K. Derrohn met with Kurt Hoffman and Kristy Biast at Admirals Pointe and they did discuss the appraisal that was done. Kristy had her appraiser look at the appraisal and he said that our appraiser is highly respected and that they couldn't see anything wrong with it or the methodology. It was suggested to not pay for an additional appraisal until we see that we have gotten a grant. Once a grant is received the second appraisal would be paid for under the grant. We should hear whether we get the grant sometime in December.

Website: All of the Townships contact information has been loaded in and Harry at GIS has worked up a map that shows all of our roads within our boundaries. Alanson's librarian, Ann, is working on the history of Littlefield Township to be place on the site. D. Henning is also going to contact Joe Hoffman to see if he may have something for us on our history even though he is from Bear Creek, he is quite a history buff. We are also looking for pictures of the past to put on the site.

New Business:

Alanson Downtown Corridor Workshops: There will be a workshop held on September 16th at the Littlefield –Alanson Community Building. The purpose of the meeting is to try and locate a trail route through the Village of Alanson for the North Western State Trail. It is hopeful that this meeting will have representatives from the DNR, MDOT, Village of Alanson, Emmet County, and Littlefield Township. A workshop is being held from 1-3PM to look over the old plans and then from 6:30-8PM there will be a presentation/open house to talk about the preliminary images and get feedback. Emily Meyerson thought it would be great to incorporate the Village/Township owned property and the Township owned property on the south side of the LAMA hall that could be used to get grant money for creating a trailhead on that property.

4287 Oden Rd. Property#24- 07-17-17-376-026: Property owner Steve Blanchard approached K. Derrohn to have her ask the Township Board if the Township would be interested in purchasing his house and property that is by the Gazebo in the Gazebo Park. Mr. & Mrs. Blanchard are currently purchasing the property under a land contract for the amount of \$45,000.00 that is held by Wayne and Sandy McPhall. The property can only be sold for the amount that the land contract was made for. The property also has a small white garage that is just behind the apartments. After a discussion, D. Henning made the **Motion** to purchase parcel #24-07-17-17-376-026 for \$45,000.00 from Steve and Sheila Blanchard including the customary closing costs. Second by K. Shomin, Carried 5 Yes, 0 No. K. Derrohn will get the proper paperwork underway for the purchase of the property. We would have the possibility of renting the house out until spring when we could then sell the house at the new owners' expense of moving it to a new location as well.

Speed Control Petition-Milton Rd.: A petition was received requesting a speed study to be done on Milton Road in hopes of lowering the speed limit down to 35 miles per hour and new signs to be posted. Currently the speed limit is 55 miles per hour. K. Shomin made the **Motion** to ask the Road Commission, due to a petition by constituents, to do a speed study on Milton Rd. between Valley Rd. and US31. Second by D. Henning, Carried 5 Yes, 0 No.

Cemetery Trees: D. Morford will go out to the undeveloped area of the Cemetery and mark the trees that are to be cut down. Keller Tree Service will go in and cut down the trees and take the wood. They will not be removing the stumps.

Miscellaneous:

Property Walks (Cemetery & Firehall): This is the time of year when we do the Cemetery walk and Firehall walk. If we try to do both of them on the same night as our Regular Board Meeting, we would have to start at 5PM. After a brief discussion it was decided to do the Cemetery walk starting at 6:15PM on October 6, 2015 before our board meeting and hold off deciding on when to do the Firehall walk until after our October meeting. S. Festerling will post the Cemetery walk meeting as required.

Regular Meeting was then **Moved** to adjourn by D. Henning @ 10PM