

REGULAR LITTLEFIELD TOWNSHIP BOARD MEETING

August 1, 2017 TIME: 7:00 PM

Meeting called to order by Damien Henning, Supervisor. Present: Dean Morford, Trustee, Katie Derrohn, Trustee, Kim Shomin, Treasurer., and Sondra Festerling, Clerk. Guests: Art Drayton, Brian Drayton, Lefty Swenor, Kurt Hoffman, Steve Boettger, Bill Shorter, Paul Mooradian, Jeff Winegard, Stu Fenton, & Ken Golding.

Consent Agenda: #2 Consent Agenda, #3 Regular Meeting Minutes 7/1/17, #6 Approval of Bills: \$19,401.11, #9 Blight Enforcement, #10 Management Authority Report, #11 Assessor's Report-None, #13 Sewer Authority Report, #14, Library Board Report, and #17 Miscellaneous-Community Transit Meeting 8-10-17 @6PM & Invasive Species Meeting 9-22-17, were all entered into the Consent Agenda and declared Adopted.

Financial Report: K. Shomin reported: General Fund Checking \$50,281.76, Sewer Fund Checking \$38,769.46, Fire Fund \$20,989.91, Tax Account \$164,904.92, Cemetery Savings \$8,000.02, and Oden Light Savings \$5,657.12.

Budget Adjustment: S. Festerling made the **Motion** to make the following Budget Adjustments: General Fund Account #101-703 Blight Enforcement: Adjust to \$1,100.00, and #410-702 Salary Planning/Zoning: Adjust to \$920.00 with all increases to come from General Fund Balance. Second by D. Henning, Carried 5 Yes, 0 No.

Fire Board Report: Minutes and Financials were received. Our fire department won the \$500.00 Facebook contest that MacGregor Plumbing & Heating did called MacGregor Cares. The money will be going towards the new fire hose that is needed.

Art Drayton reported that Jadon Phillips who moved from Lansing has applied to become EMS on our department. He recently passed his EMT licensing as well. Jadon has passed approval from our department and the Fire Board but now need Township approval to join. D. Morford made the **Motion** approving Jadon Phillips to Alanson-Littlefield Fire Department as approved by the Fire Board. Second by K. Shomin, Carried 5 Yes, 0 No.

K. Derrohn made a statement that she would like both the fire and township boards to consider increasing the millage for the fire department since it has never been increased and our volunteers have never seen an increase for runs made in many years.

Planning & Zoning:

Case#PSPR17-005: Request by Steve Boettger for Solutions Electric Inc. for a Site Plan Review for a contractor's office at 8152 Milton Road. K. Derrohn reported that per Articles 11 & 12 Section 26.38 of the zoning ordinance, the Township Planning and Zoning Committee recommended approval using the County's motion since all of the conditions have been met, they have a Knox Box, and have received Fire Department Approval. The original agreement is still in place where Mr. Boettger will curb & gutter the drive and use gravel until the time that the Road Commission comes in and does updates on Milton Rd. When updates to the road is done the drive will then be asphalted. K. Shomin made the **Motion** to approve and forward the Planning & Zoning Committee's recommendation. Second by S. Festerling, Carried 5 Yes, 0 No.

Proposed Text Amendment-Boat Well Covers: The Township Committee had questions and since looking over the possible changes there have been some answers from the county. This draft ordinance would allow the County P & Z Administrator to approve boat well covers for existing boat wells on the Crooked River and not have to go to the ZBA. Our P & Z Committee ended up not having any objections to this text amendment after clarification was given but since some of the answers didn't come in before their meeting they didn't vote or make further recommendations. D. Morford made the comments that these changes make sense on the administrative side of things but that it could potentially become controversial if you take the local elected boards out of the decision. There could be some neighbors of the property who would want to put a well cover in that would object and could cause controversy. D. Morford made the **Motion** that we will forward this back to the County with a no actual recommendation position with no objections to the text changes. Second by S. Festerling, Carried 4 Yes, 1 No.

Case #PSPR17-006: Request by Littlefield Township for Site Plan Review for commercial storage buildings at 7411 Keystone Park Dr. The Township P & Z Committee recommended approval using the County's motion with conditions that there is Fire Department approval and a Knox Box is installed. D. Henning made the **Motion** to forward the Committees recommendation to the County. Second by K. Derrohn. Carried 5 Yes, 0 No.

Case #PZBA 17-011: Request by Stuart & Laurie Fantozzi for a front yard setback variance of up to 8' to allow construction of an addition to a single-family dwelling at 5407 Petoskey St. The request is to allow a 10'x12' sunroom on the front of the dwelling with the road frontage being on both Petoskey St. and Oden(US31) Rd. The Township Planning Committee had questions on this case and passed on the recommendations to the Township. The Committee had the question if the county would permit the averaging rule for this property. After the meeting, it was found out that the averaging rule only exists for lots that are less than 100' and this lot is 180'. The committee had a discussion on why they couldn't move the sunroom to the side. The property has the well and orchard trees along the side and the sun hits the front of the front of the property. There was a discussion about the use of variances and that it should be used only if there are hardships. Variances should only be granted if there is no other way. This property doesn't necessarily have a hardship other than the sun doesn't shine in other locations that the sunroom could be moved to. D. Henning did mention to the applicant that even if our board was to recommend approval of this that the final determination comes from the County and they will be using zoning ordinances and variances rules to make that final determination and it could still fail. D. Morford made a **Motion** recommending approval of this case and to pass it down to the County. Second by K. Shomin. Carried 2 Yes, 3 No. Motion failed. D. Henning made the comment that he would like the County to know that the only reason this motion failed is due to the ordinance but if the County could consider using the averaging rule this case would have passed.

K. Derrohn made a **Motion** that the Township denied the case as originally presented but would like the County ZBA to consider applying the Averaging Rule on this case due to the neighborhood this house is in. Second by S. Festerling, Carried 4 Yes, 1 No.

Public Comment:

Jeff Winegard, the Executive Director of the Trails Council, came before the board to talk about the root eruptions from trees along the trails. With the trails being in place for a while now, there have been locations along the trail that have had root eruptions or the roots from the nearby trees starting to push up on the trail system leaving bulges or in some cases cracks in the trail. Jeff stated that other communities have seen this happen and to fix the problem they have hired companies to go through and trench or cut off the roots that are trying to grow under the trail from both sides. The Trails Council now has a trail maintenance officer, and he has been inventorying the trails that have started to see this problem and other issues. This problem exists largely in the Bay Shore area, Bay Harbor, and along the trail just after Pleasantview Rd as you head towards Harbor Springs. The root cutting has to be done on both sides of the trail and it would have to be done more than once since the roots automatically tend to grow towards warmth. In Traverse City, they have been root trenching every 3 years to prevent damage to their trails. There has been local research as to who our council could have do this type of project. It was found that Landscaper, Tony Hoffman, had built a machine that would be able to cut on either side of our trails to sever the roots. In the next few weeks the Trails Council is going to test Tony Hoffman's machine along some of the trails in Petoskey to see if it works along with knocking down or grinding down the "volcanos" or bumps that the roots created. The quote to do the entire wheel way (20Miles) is \$16,000.00 (this doesn't include anything along our area). The Trails council is now reaching out to the townships and donors to help defray the cost of this. Our Township has always supported the trail and we have even talked in the past that there will be continued needs to keep the trails up in great working order. D. Henning stated that Littlefield Township would financially support the efforts of the trails council for the maintenance of our portion of the trail. D. Morford made the **Motion** that we request that the bid given to the Top of the Mitt Trails Council includes the portion along the Northwestern Trail in Littlefield Township and that we help to fund it provided that it comes in at a reasonable cost. Second by D. Henning, Carried 5 Yes, 0 No.

Unfinished Business:

Admiral's Pointe: The negotiated purchase price for the Keystone park property is \$40,000.00. There is a purchase agreement drafted and a second copy has been provided so it can be looked at by our attorney. D.

Morford made the **Motion** that Damien Henning be authorized to sign the Purchase agreement upon consultation and approval from our Township Attorney and pending Planning & Zoning approval on August 3rd, 2017. Second K. Shomin, Carried 5 Yes, 0 No.

D. Henning did talk with our attorney about placing the Powers Rd property up for sale. It was suggested that the Township go through a real estate agent. The Township will need to select who we are wanting to go with. Joel Wurster also suggested that we do our due diligence so we can get the best possible price for the property. It would be best to look for a realtor that is willing to work the best possible contract deal on commissions. A RFP for professional services could also be sent out to multiple Real Estate Companies for the best possible contract. The RFP could simply state we are looking for a realtor to handle the sale of Township Property, will be looking for someone who would want to be our real-estate agent, and what their commission would be. D. Morford **Moved** to have D. Henning send out a RFP for professional services regarding the sale of the township owned property on Powers Rd. Second by K. Shomin, Carried 5 Yes, 0 No.

Oden Park: K. Derrohn has collected so far \$350.00 in donations to go towards the Oden Gazebo electric. The donations have come in from Edward & Kathleen Lunt, Charles & Christine Kneese, Daniel & Katherine Rupp, Beth Selke, Julia Rupp and John Koontz. S. Festerling will send all of our generous donors a letter thanking them for their donation.

We have not heard yet if we are getting the grant we applied for to demolish the house on the township property. While we are waiting the topic came back up about the possibility of moving the house onto the Landbank property. The County said that they were preparing to place the two lots up for sale. K. Derrohn asked Brooke at the County if she was to find someone to move the house and buy the lots could the house be moved there. The County was placing the lots up for closed bid. Al who has been doing work on the gazebo would be interested in purchasing the property and moving the house onto the property and fix it up. He is going to submit a sealed bid along with providing the Landbank his plans on what he intends on doing to the house to fix it up in the very beginning and in the long term. Hopefully we will see an update next month.

Oden Dow park has a tree that has a bad tree in it and it will need to be taken down. K. Derrohn asked Al & Jim's Tree Service to come take a look at the tree. It was estimated to cost \$1,200.00 to remove the tree and an additional \$200.00 for stump removal. There is also a tree in Oden Park next to the blue house has a section that has had woodpeckers creating big holes in it. Al & Jim's said they could remove that section of the tree for a small cost. D. Henning made a **Motion** in review of the liability of the trees falling down in an unsafe manner that the Township authorize up to \$1,800.00 for the removal of the tree in Oden Dow Park and the maintenance of the tree in Gazebo Park that the woodpeckers have attacked. Second by S. Festerling, Carried 5 Yes, 0 No.

Rec Plan Update: D. Henning reported that at the Village of Alanson's last meeting they authorized the signing of contracts with Wade Trim to update our Rec. Plan with a 50/50 cost sharing with the Township.

New Business:

A letter was received from David & Martha Radle in regards to the Power & Luce St. intersection and its safety. The Township has already expressed our dis-satisfaction multiple times with the Road Commission on the poor design of the intersection and the safety issues surrounding it.

Miscellaneous: Invasive Species Meeting 9/22/17- The joint study had found the Eurasian Milfoil was located in multiple areas but as to this time no course of action has been established or enacted on to eradicate it. This meeting will be attended by Emmet County-Bill Shorter, Village of Alanson-Greg Babcock, Littlefield Township-Damien, a rep from BLPA, Dudley Marvin from PCLA, and Matt Claucherty and Grenetta Thomassey from the Tip of the Mitt Watershed Council. At this time Maple River is not interested in attending the meeting. Burt Twp. Will attend the meeting if possible but they have no real river frontage and their concerns are related to what is flowing into Burt Lake. A plan needs to be developed to eradicate this threat to our river and lakes, which if it got out of control (spreads easily) it would create a large economic impact to these areas.

Regular Meeting was adjourned @ 9:20PM by D. Henning

Sondra Festerling, Clerk