

Submitted:
Approved: 7/15/2024

BINGHAM TOWNSHIP REGULAR BOARD MEETING

Monday, June 24, 2024 7:00 p.m.

~~Draft~~ Amended Minutes

1. CALL TO ORDER – Werner called the meeting to order at 7:06 p.m.
2. ROLL CALL

Midge Werner, Supervisor	Present	
Kathy Morio, Clerk	Present	
Sandra Grant, Treasurer	Present	
Jeff Layman, Trustee	Present	
Todd Stone, Trustee	Present	<i>Quorum present</i>

Public in person: 6

3. PLEDGE OF ALLEGIANCE
4. AGENDA APPROVAL
Werner added “Board of Appeals Reappointments” as item #9d.
**Grant moved/Stone supported, to approve the agenda as presented and amended.
Motion carried.**
5. CONFLICT OF INTEREST - None
6. APPROVAL OF MAY 20, 2024 REGULAR BOARD MEETING MINUTES
**Grant moved/Layman supported, to approve the regular Board meeting minutes of
May 20, 2024 as presented. Motion carried.**

7. PUBLIC COMMENT

Dorothy Jean Coulter – She serves on the Suttons Bay/Bingham Library Board. She introduced Nellie Danke, the Library administrator. They are presently looking for a new Board member from *Suttons Bay township*.

Nellie Danke reported. The Community Room at the Library has been updated. It has a capacity of 24 and is available for public use. There is no fee to use the room. It has video conferencing equipment and extended WiFi outside of the building to the beach. Danke distributed summer meeting/program flyers and the Annual Report. Grant asked about having a lending library at Bingham Park. The one at the office is used the lot.

Clayton Trible – He had attended the April 15 meeting where he commented on developing a blight ordinance. He hasn’t received a response to his letter. He has done some more research. There is a nuisance ordinance in the MI law. It can be a private or

public nuisance. He feels there are other violations going on at the property. He feels there is a potential liability to Bingham Township by not acting. There are ordinances that create a duty to enforce them. As a community, we do not want to create a liability for what we are not doing. The liability is very substantial and could be very expensive. He would like the Township attorney to attend a meeting with the public.

Joe Elms – He lives in the house that overlooks the excavating pit on Bingham Road. It was his understanding that a 60 x 100 storage area was being built to house equipment. Storage sheds have not been put up. Excavators came in and removed trees. Excavating has been done up to the consumers easement. A road has been put in. Areas have been filled with concrete, asphalt, etc. Nothing has been done for safety. It is a sheer ledge. There is not much of a buffer. It is a noise nuisance. Work starts at 5:30 a.m. or 5:45 a.m. A ‘for sale’ sign has gone up. He is not sure what is going on there and not knowing is nerve wracking. He would like some privacy trees put in and fencing.

8. OLD BUSINESS

a. Assessor Committee Report

We have a new assessor, Barbara Jones. She will work two Fridays a month and will be accessible through email and phone.

9. NEW BUSINESS

a. Zoning Contract – Midge Werner

We have a contract for \$23,790.18 from Suttons Bay, starting July 1, 2024.

Grant moved/ Werner supported to approve the Zoning Administrative Services contract with Suttons Bay for \$23,790.18, starting July 1, 2024.

ROLL CALL VOTE		
Jeff Layman	Yes	
Sandra Grant	Yes	
Kathy Morio	Yes	
Todd Stone	Yes	
Midge Werner	Yes	Motion carried. (5,0)

b. Salary Resolutions for 2024-2025 Budget – Midge Wener

These resolutions were approved and passed at the Annual Meeting.

SALARIES

Supervisor	\$19,820.72	
Treasurer	\$31,066.19	
Clerk	\$30,110.29	
Trustees (2)	\$ 5,030.98	\$2,515.49 each

c. Budget Review /Approval – Midge Werner

There was a public hearing on the budget at the Annual Meeting.

\$421,174.00 Revenue
 \$345,784.25 Proposed expenditures
 \$ 75,392.00 Revenue overage

Grant moved/Layman supported to approve the 2024-2025 Budget as presented.

ROLL CALL VOTE		
Jeff Layman	Yes	
Sandra Grant	Yes	
Kathy Morio	Yes	
Todd Stone	Yes	
Midge Werner	Yes	Motion carried. (5,0)

d. Board of Appeals Re-appointments – Midge Werner

Werner moved/ Grant supported to reappoint Mary Woods to a 3-year term on the Planning Commission, ending July 1, 2027. Motion carried.

Werner moved/ Grant supported to reappoint Mike Jasinski to a 3-year term on the Board of Appeals, ending July 1, 2027. Motion carried.

Grant moved/ Morio supported to reappoint Scott Emeott to a 3-year term on the Board of Appeals, ending July 1, 2027. Motion carried.

Grant moved/ Stone supported to reappoint John Werner to a 3-year term on the Board of Appeals, ending July 1, 2027. Motion carried.

10. COMMITTEE, STAFF AND OFFICER REPORTS

a. Parks and Recreation Committee – Todd Stone

Their main focus has been the 5-year plan and getting a survey out. There will be a link to the survey (QR code) in the tax notes. The survey will be open until August 8. The survey will be reviewed and discussed by the Board.

b. Building & Grounds Committee – Kathy Morio

The construction is winding down. We need carpeting and new roofing.

c. Cemetery Committee – Midge Werner

A tree needs to come down at Maple Grove Cemetery. Werner has been unable to contact Deering's. The money will have to come from the 245 cemetery line item (\$20,000).

d. Zoning Administrator/STR Administrator – Steve Patmore

There is a written report. Concerning the aforementioned property on Bingham Road: the property was approved for building and outdoor storage. This will have to

be turned over to legal. Patmore will be pushing for the restoration of the trees. A certified notice will be sent.

- e. Planning Commission – Steve Patmore, Jeff Layman
The next meeting is in August and there will be continued discussion on the Master Plan.
- f. Fire Authority (documents emailed) – Sandra Grant
No report
- g. Assessor's Quarterly Report (Jan/Apr/Jul/Oct)
No report
- h. Treasurer
Tax collection starts next week. They have closed out the 2023 books.
- i. Trustee
none
- j. Clerk
 - Vendor and Payroll reports**Grant moved/Stone supported the approval of vendor payment of \$29,844.35 and payroll payments of \$11,048.52. Motion carried.**

There is a state primary election coming up August 6, 2024.

There were questions about the budget and the overage. Grant answered and explained matters in the budget.

Grant moved/Werner supported to move \$944.00 from 721 Planning to 101 Township Board. Motion carried.

- k. Supervisor
Communications
Board members received the letter from Clayton Tribble about the property on M22 and Shady Lane. Werner reported that the Fire Chief determined that ~~the property is not a fire hazard~~ *they could fight a fire on that property*. The Board is opposed to having the Township attorney meet with the public. The Township attorney is paid to ~~advise~~ *advise* the Board. The Board has not found an area of this case that is out of compliance. A business is not being run from the property. Tribble again asked the Board about the process. Werner again explained the Board's process in this case. It was agreed that what is going on at this property is not typical.
John Avery – He had questions about this issue. He asked if the Township has an ordinance for blight. Answer: No. If we had a blight ordinance, would it be part of the Zoning Ordinance? Answer: No.

Werner has looked at the TC ordinance. It is beyond what we need for Bingham Township. It would take a great deal of time to develop an ordinance. Sandra Grant reiterated her comment she made about this subject at the Annual Meeting. It was agreed that no one wants to throw the family out of their house.

11. PUBLIC COMMENTS AND ANNOUNCEMENTS

Natural gas is in this area. It would take \$36,000 to get it in the Township Hall. The gas company suggested that we ask neighbors if they want gas also and bring down the cost.

In the basement there are things stored from when the building was a schoolhouse. Ruby Ellen Farm has been a keeper of artifacts. They would like the Township to donate some items and set up a historical schoolhouse display. There are several desks; Ruby Ellen Farm would take 2. There is a globe, a chalkboard, 2 benches, books and several desks. Todd will take an inventory. Werner will call the Leelanau Historical Museum to see if they are interested in some of the items.

The Parks and Rec 5-year plan survey was reviewed and discussed. Some changes were made.

12. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Cindy Kacin