

CENTERVILLE TOWNSHIP BOARD MEETING
WEDNESDAY, August 14 ,2024, 6:00 P.M.
CENTERVILLE TOWNSHIP HALL
5001 S. FRENCH ROAD, CEDAR, MI 49621
MINUTES AMENDED

Quorum Present

PRESENT: Ronald Schaub, Elizabeth Chiles, Katrina Pleva, Daniel Hubbell, Joe Mosher

GUESTS: Chris Bzdok, Township attorney, 4 in person

1. Call to order/Pledge of Allegiance

The meeting was called to order at 6:04 p.m. by Ronald Schaub, Supervisor.

2. Review agenda/Additions /Approve Agenda

Add Hall ramp repairs under Unfinished Business, as #11.2

Add Dock Repair under Unfinished Business, as #11.3

Add wording in #3 about confidential attorney/client written communication.

ACTION: Mosher moved to approve the agenda as presented and amended; supported by Pleva. Motion carried. 5,0

3. Move to Closed Session/Discuss Williams and Bay Septage Issue

ACTION: Mosher moved to go into Closed Session to discuss the Williams and Bay situation at 6:04 p.m.; supported by Hubbell. Motion carried. 5,0

Bzdok explained that the Board discussed a written attorney-client privileged memo regarding the Williams & Bay zoning compliance situation. No action was taken, as legal is continuing its investigation.

ACTION: Hubbell moved to return to Open Session at 6:40 p.m.; supported by Pleva. Motion carried. 5,0

The meeting returned to Open Session with 9 persons in attendance.

4. Approve Previous Meeting Minutes

1. *July 10, 2024, Regular meeting minutes*

The Board reviewed several edits/corrections to the minutes.

ACTION: Schaub moved to approve the minutes of July 10, 2024, Regular meeting, as presented and amended; supported by Mosher. Motion carried. 5,0

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Insertion of motion pertaining to the Closed Session:

ACTION: Hubbell moved to affirm the closed session discussion; supported by Schaub.

| | |
|--------------------------|-----|
| Roll Call Vote | |
| Ron Schaub, Supervisor | Yes |
| Beth Chiles, Clerk | Yes |
| Katrina Pleva, Treasurer | Yes |
| Dan Hubbell, Trustee | Yes |
| Joe Mosher, Trustee | Yes |
| Motion Carried, 5,0 | |

5. Public Comment

Neil Dziedzic – He has been providing feedback on Section 3.13 to Tim Cypher on several occasions and has not received a response. He would appreciate a response to his input.

6. Township Financial Update

1. *Treasurer’s Report*

There has been a lull in tax collection. Pleva will be in the office on September 16, 2024 from 9-5. That will be the last day to pay taxes at the office. There was \$20,627 in tax revenue. received from the state of Michigan for sales tax revenue.

2. *Invoices – review and authorize payment.*

A payment for federal taxes was added.

ACTION: Schaub moved to authorize the payment of invoices; supported by Hubbell.

Motion carried. 5,0

3. *Reconciliation*

Schaub was unable to do a reconciliation because of technical difficulties.

7. Clerk Report

1. *Elections*

There were 6 new workers. Everyone did well and things went smoothly.

8. Planning Commission

1. *Board representative’s Report*

Mosher – The PC had a special meeting on July 11, 2024 and August 5, 2024.

Grobber has provided a marked up copy and a final clean copy of the Zoning Ordinance. The final copy has not been posted. There was a lot of good input from the public. The PC is obligated to listen and to consider public comment. It is important to realize that the review process is done, but the zoning ordinance can be amended as needed.

A special meeting will be held in September. No date has been decided as yet.

Review Moratorium extension

The PC recommended to the Board to extend the Moratorium to October 31, 2024.

Chris Bzdok provided the extension document.

ACTION: Pleva moved to approve Resolution #2024-7, the “SECOND RESOLUTION EXTENDING MORATORIUM ON SITE PLAN REVIEWS AND APPROVALS to October 31, 2024 as recommended by the PC and legal counsel; supported by Chiles.

| Roll Call Vote | |
|--------------------------|-----|
| Ron Schaub, Supervisor | Yes |
| Beth Chiles, Clerk | Yes |
| Katrina Pleva, Treasurer | Yes |
| Dan Hubbell, Trustee | Yes |
| Joe Mosher, Trustee | Yes |
| Motion Carried, 5,0 | |

The PC bylaws will be updated and posted when the minutes are approved.

Once the Zoning Ordinance is complete, there will be a review of the Master Plan. It is anticipated that it will take 6-7 months. Several sections need to be reviewed for compliance. The Board will have to direct the Planning Commission to begin this work.

Mosher discussed the expiration dates of the terms of the PC members. ~~All expire-~~ A majority will expire at the same time. It was suggested that the dates be reviewed and the dates staggered.

Next Meeting: October 7, 2024 @ 6:30 p.m.

9. Cedar Area Fire and Rescue Board

1. *Board member report -Ron Schaub*

Financially, the budget is good. Negotiations are going on with the Union at this time. Kasson Township is still wanting to build a new Fire Department building.

2. Next regular meeting: September 4, 2024 @ 2:00 p.m.

10. Supervisor's Report – No report

11. Board – Unfinished Business

1) *Review Williams and Bay*

Done previously in Closed Session.

2) *Hall Ramp Repairs*

Brian Smith submitted a proposal to repair the ADA ramp. He would reset/replace nails, replace rotted wood, and reinforce joints if needed. The entire ramp would be power washed and a sealer applied. The handrail could be replaced, sanded and sealed. The pad at the front door could be replaced with new decking. Brian Smith ~~was recommended by~~ previously worked for the Chamber of Commerce. ARPA funds could cover this cost.

ACTION: Hubbell moved to accept the bid for the ramp work; supported by Mosher. Motion carried. 5,0

Pleva will contact Brian Smith.

3) *Dock Repairs*

In further checking out the dock, it was found that boaters have to back in farther than they think. There is a problem after launching in that there isn't a post to tie your boat to. Schaub will look into getting a post installed at the end of the dock.

12. Board – New Business

1. ZBA meeting August 15, 2024 @ 6:30 p.m.

2. *Find new ZBA member*

Bill Rastetter has volunteered to be a ZBA member. Deb Kuhn is resigning. Mr. Rastetter has submitted an application but it hasn't reached the office yet.

ACTION: Schaub moved to approve the application of Bill Rastetter to the ZBA; supported by Hubbell. Motion carried. 5,0

Schaub instructed the ZBA to decide if Rastetter should be a member or an alternate.

13. Commissioner's Report

Kama Ross – Ross reminded the public of the Household Hazardous Waste drop off services. Point Broadband is expected to be 97% complete by December. There was an executive Board meeting yesterday. The Board is starting again to reconfigure the County Financial Director and HR person positions. Richard Lewis's interim position has been extended to May 2025. The Commission would like the public's feedback. It has been reported that County spending is up 26% since 2022. Ross explained that costs have gone up and many things are being accomplished.

14. Upcoming Township Meetings

1. Next Board of Trustees Meeting: Wednesday, September 11, 2024 @ 6:30 p.m.

15. Public Comment

Neil Dziejczak – On June 26, Dziejczak sent an email to Tim Cypher about properties that are in violation of Section 3.13 of the ordinance. Cypher was contacted again on July 3. A letter was also sent to Ron Schaub. Dziejczak has not received any responses and it is very disturbing to him. A couple of the properties have been years in violation. He has spoken with others about similar issues. Schaub apologized that he did not contact Dziejczak directly but he did send a message to Cypher.

Greg Jackowski – He reported that he did not get a response from ~~Greg~~ Tim Cypher about people who have been camping on their own property seasonally for the last 5 years. They are using the property as a residence but are not paying appropriate taxes.

Mark and Peggy Zemanek – They also have not received responses from Cypher.

16. Motion to Adjourn

ACTION: Schaub moved to adjourn the meeting at 7:40 p.m.; supported by Hubbell. Motion carried. (5,0)

Respectfully submitted,

Cindy Kacin

