

CENTERVILLE TOWNSHIP BOARD MEETING

WEDNESDAY, June 12, 2024, 7:00 P.M.

CENTERVILLE TOWNSHIP HALL

5001 S. FRENCH ROAD, CEDAR, MI 49621

MINUTES

Quorum Present

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

ABSENT: Daniel Hubbell

GUESTS: 7 in person, 1 via Zoom

1. Call to order/Pledge of Allegiance

2. Review agenda/Additions/Approve Agenda

Kama Ross asked to give her report first so she could attend another meeting. The Commissioner's report will be done after the first Public Comment (item # 5). Add the KCI printing proposal for printing the tax bills to the Treasurer's report. (under Township Financial Update #6).

ACTION: Mosher moved to approve the agenda as presented and amended; supported by Pleva. Motion carried. (4,0)

3. Approve Previous Meeting Minutes

1. May 8, 2024, Regular meeting minutes

ACTION: Pleva moved to approve the minutes of May 8, 2024, regular meeting, as presented, supported by Chiles. Motion carried. (4,0)

4. Public Comment - None

5. Kama Ross - Family and Probate Court programs for offenders have been going on for some time and there is now data to show the programs are working. T-Mobile is being added to the towers. More competition is a good thing. PACE (Property Assessed Clean Energy) Program allows citizens and businesses to obtain a fixed rate, 25-year loan for installing equipment for clean energy. The County motor pool has used cars and a boat for sale. The public can get information on the County website or by calling the County Clerk's office. The Hazardous Waste program is collecting old tires this weekend. Ron Schaub and Kama Ross met with Brendan Mullane at the LCRC about road repairs. It is a complex problem. The County Commissioners have narrowed the search to 2 finalists for the County Administrator/CEO position.

6. Township Financial Update

1. Treasurer's Report

Pleva opened 2 certificates of deposit; one for 3 months and one for 6 months. She can also get a money market account that pays 5% interest. She will be checking into 2 CD's that mature on the 15th of June.

2. The tax bills will be going to KCI soon to be mailed by the end of June.

The cost for postage is \$0.51 per piece for a total of \$1,200 for printing and mailing which includes set up costs \$140. A down payment has been sent.

ACTION: Mosher moved to approve services from KCI to print and send the tax bills; supported by Chiles. Motion carried. (4,0)

3. Invoices – Review and authorize payment

ACTION: Schaub moved to approve the invoices as presented; supported by Pleva. Motion carried. (4,0)

4. Reconciliation – reviewed by Schaub.

7. Clerk Report

1. Brian Booth – Lawn care

Brian Booth's doctor has said that Booth cannot do the maintenance work because of his health. Trina contacted Kevin Mikowski who stepped up to mow and put in the dock. He is willing to continue to do the mowing. Mikowski has a copy of the job duties to review. Booth did mow one time and the Township will pay him for that. Schaub will contact him.

Chiles has been working on the permanent absentee ballot list and the election ballots that will be sent out automatically.

8. Planning Commission

1. Board Representative's Report – Joe Mosher

The Public Hearing for the zoning ordinance was held at the regular Planning meeting on June 3, 2024. A spreadsheet will be made of the various public comments that were submitted prior to the June 3 meeting and at the Public Hearing. There will be 3 more meetings to review the comments and the revised zoning ordinance on June 17, 20, and July 11.

The site plan moratorium expires June 30. The Planning Commission will need more time to complete the revision of the zoning ordinance. The ordinance will then be reviewed by the County Planning Commission and our attorney. Then the revised zoning ordinance will go to the Board for approval. The Planning Commission voted to recommend an extension of the moratorium to August 31, 2024. Amoritas will be notified about the extension of the moratorium.

Chris Grobbel noted that the zoning ordinance in effect at the time of the decision is the ordinance used; not the zoning ordinance in effect at the time of application.

The special meeting will be on June 19 before the ZBA meeting to extend the moratorium date.

Changes have been made to the Planning Commission by-laws in reference to the duties of the Zoning Administrator and the Zoning Administrator/Planner. All duties will be listed together to be handled by the ZA and the ZA/Planner at their discretion. The Planning Commission is allowed to amend the by-laws, but the PC wanted the Board to take a look at the changes. Tim Cypher and Chris Grobbel are okay with the changes. The Board was in agreement.

The PC suggested that there should be a process for submitting a complaint to the Township. The procedure for submitting a complaint will be posted on the website.

ACTION: Chiles moved to adopt a process for members of the public to submit a complaint or concern; supported by Pleva. Motion carried. (4,0)

There was discussion about confidentiality in regards to complaints.

There was also discussion about possibly needing an ordinance for medical marijuana facilities. A township is not required to adopt an ordinance unless they are opting in. Centerville opted out recreational marijuana.

ACTION: Schaub, on review of previous minutes about recreational and medical marijuana and a MTA review with the team, moved to go on record by opting out of medical marijuana facilities in Centerville Township. Second by Pleva. Motion carried. (4,0)

Chris Grobbel reported that a cease and desist order was issued to a landowner and the company injecting sewage on a property as they did not receive township approval. A certified notice and a letter were sent out.

A public notice and meeting will be set up for the Old Store on Good Harbor Trail.

Grobbel reported that a state permit from EGLE for 127 slips was granted to the Northgate Leelanau Pines Marina. This was already denied by the Township. EGLE's decision does not override the township's authority. The marina is clearly defined in the current Zoning Ordinance. The PC is not willing to back down on this. They are in favor of contesting this case with EGLE. A letter should go out right away.

Schaub suggested that it be discussed at the special meeting. Schaub will discuss the issue with Lauren Teichner and Grobbel will draft the letter.

2. Extend moratorium till August 31, 2024 – previously discussed in this meeting.
3. Next regular Planning Commission meeting: August 5, 2024 @ 6:30 p.m. Additional upcoming Planning Commission meetings are scheduled for June 17, June 20, and July 11.

9. Cedar Area Fire and Rescue Board

1. Board member report – Kasson Township is still looking for a site for a possible second fire station. Cleveland Township does not want to be a part of it. Schaub thinks it's asking a lot to fund another station.
2. Septic Tanks: The septic tanks need to be checked for leaks. Solon will bring it to their board. The Benzie-Leelanau Health Dept says the plumbing needs to be fixed as well. CAFR hopes to cover these expenses with maintenance. Otherwise, Centerville may need to help.
3. Negotiations are starting with the Union.
4. Next regular Fire and Rescue meeting: July 3, 2024 @ 2:00 p.m.

10. Supervisor's Report

11. Manor Green/Roads: Brendan Mullane, LCRC Manager, said that the Road Commission will not be doing road work on dead end roads, which means there is no cost share program available for funding Manor Green's road repairs. Schaub would like to have an annual fund for helping to maintain the roads. It is moving toward residents having to pay for their own roads.

12. Board – Unfinished Business

1. New boat ramp - Brian Weber has looked at the cement slabs and they looked good.

13. Board – New Business

1. Medical Marijuana: no resolution was found in previous years' minutes.
2. ZBA results – The ZBA upheld the PC's decision to deny the Northgate application. Schaub will attend the meeting on June 19.
3. Furnace Upgrade – Hoping to have another bid before the next meeting.
4. Extra Pay for ZBA - They will be putting in their extra hours for pay. It is in our fee schedule.
5. Find ZBA member as Deb Kuhn will be resigning. Application is open to all. The need should be advertised.

~~14. Commissioner's Report~~

15. Upcoming Township Meetings

16. There is a Special Meeting of the Board on June 19 at 6:00 to consider extending the moratorium set to expire at the end of June. The ZBA also has a meeting on June 19 at 6:30.

Next regular Board of Trustees Meeting: Wednesday, July 10, 2024 @ 6:30 p.m. An Election Commission meeting will be held at the conclusion of this meeting.

17. Public Comment

Tim O'Non - He will be looking into the road situation. A road is dedicated to the Road Commission and they are responsible for road maintenance. O'Non is on the ballot for County Drain Commissioner.

18. Motion to Adjourn

ACTION: Pleva moved to adjourn the meeting at 8:30 p.m.; supported by Chiles. uTES

Respectfully submitted,
Cindy Kacin

DRAFT