

CENTERVILLE TOWNSHIP BOARD MEETING
WEDNESDAY, October 9, 2024, 6:30 P.M.
CENTERVILLE TOWNSHIP HALL
5001 S. FRENCH ROAD, CEDAR, MI 49621
MINUTES

Quorum Present

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

GUESTS: Chris Grobbel, 15 in person, 1 on zoom

1. Call to order/Pledge of Allegiance
2. Review agenda/Additions Approve Agenda

CHANGES TO THE AGENDA: Commissioner's report will come after Unfinished Business. The first Public Comment will be limited to subjects other than the Zoning Ordinance. Zoning Ordinance comments will be heard in the second Public Comment. The speed study on Rosinski Road will be discussed under New Business.

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

3. Approve Previous Meeting Minutes
 1. September 11, 2024, Regular meeting minutes

ACTION: Schaub moved to approve the minutes of September 11, 2024, regular meeting, as presented, supported by Hubbell. Motion carried. (5,0)

4. Public Comment - None

5. Township Financial Update

1. Treasurer's Report

September was busy. Over a million dollars was received from taxes. \$22,093 came in as sales tax revenue which is based on the last census of the Township. Almost \$140,000 came in for County pre-audits. One CD will mature in November and two in December.

2. Invoices – Review and authorize payment

ACTION: Schaub moved to pay the invoices as presented; supported by Hubbell. Motion carried. 5,0

3. Reconciliation

Schaub reported the reconciliation was not received in time. It will be done next month.

4. Leelanau Sheet Metal/Furnace Presentation

Dave Wurm made the presentation. He has a solution to the furnace problem without replacing the furnace or duct work. It is called a ductless mini-split. It would run more efficiently than the furnace. It would also provide a humidifier and air conditioning to the lower room. It would eliminate the damp smell. He discussed the size of the unit and where it would go. His quote would not include the cost of

the electrical needed to connect the unit to everything else. The existing furnace would still be used for the upstairs (which is infrequently). The furnace is now about 80% efficient. The propane needs to be cleaned annually, every couple of years. The ductless mini-split is about 95% efficient even at low temperatures. It will have a surge protector. The warranty would be from Fujitsu.

6. Clerk Report

1. Audit Fee Increase/Ballots

426 ballots were sent out and 130 came back as of today. The audit fee was \$6,000. It is a biennial audit.

7. Planning Commission

1. Board representative's Report

Mosher – The term endings for the PC members have been figured out. Two will expire this year, Lindy Kellogg and Noel Bielaczyc. They reviewed the continuing education requirement. They are prepared for the County website cut over when the Zoning Ordinance is complete. The PC would like to review and update the Master Plan. It would be about a 9-month process. The big piece is the 20-year vision for the Township. The project would need a directive from the Township Board. Chris Grobbel has offered to facilitate the work for about \$4,000-\$5,000 at his rate of \$75 an hour.

ACTION: Hubbell moved to authorize the Planning Commission to work on the Master Plan; supported by Chiles. Motion carried. 5,0

2. Next regular Planning Commission meeting: November 4, 2024 @ 6:30 p.m.

8. Cedar Area Fire and Rescue Board

1. Board member report

They will be setting up two committees: one to search for another location for a fire station to be built and another to research the cost of a new station.

A 3-year contract for the Union will be ratified at first of the year.

The Fire Department's current expenses are in line with their budget

2. Next regular meeting: THURSDAY, November 7, 2024 @ 2:00 p.m.

9. Supervisor's Report

1. Profit & Loss Report/Adjustment

Schaub explained expenses for the Township Board. The audit increase can be covered sufficiently.

ACTION: Schaub moved that the Centerville Township Board of Trustees amend the current budget, by using funds that were not budgeted, to increase the budget for #851-955 Insurance & Bonds from \$8,000 to \$12,000; supported by Hubbell. Motion carried. 5,0

10. Board – Unfinished Business

1. Williams and Bay update

Bzdok, in a letter, expressed a need to verify the distance of transporting the septic waste from either 15 miles or 25 miles to the Department of Public Works. Bzdok plans to send out the information from our ordinance to Williams and Bay and let them know the Township intends to enforce the ordinance.

2. Ramp update – The ramp is finished.

3. Roads – A directive has come from the Road Commission about their new local road cost sharing policy. There will be a presentation for all supervisors with allocated percentages from the total. The policy is for improvements only. It would be for adding asphalt or a full construction of a roadway. They will have more information after they do the budget in December. They do not anticipate having any funds for cost-share for next year.

11. Commissioner's Report – Kama Ross

They will have 2 more meetings on the budget. There is a solid and growing tax base. However, costs keep going up. She encouraged the public to let her know of their thoughts on the budget. She shared the Equalization County Report which contains interesting information. The distribution of tax money is on the County website. Ross has been appointed to the Regional Materials Management committee. The County has renewed their search for an administrator. Ross has spoken with RC representatives about safety on M22 south of Leland. Also, she found out that Overby road borders Leland Township and Centerville Township. Overby Road is being considered part of Leland.

Rosinski Road – A speed study will be done. Centerville owns half that road. Solon Township passed a resolution is to fix the road and have the Road Commission do a speed study. Schaub will talk to the Solon Township supervisor.

12. Public comment

Steve Hamilton - He feels the Zoning Ordinance was carefully crafted and he thanked the Planning Commission for their hard work.

Tim Wilson – He would like the statement that park models are not recreational vehicles stricken from the Zoning Ordinance. State law defines park models as recreational vehicles. The intent of the ZO was to prohibit park models from campgrounds.

Molly Hyde – According to section 3,12, properties can only have 1 camper instead of 2. She feels the ordinance is too restrictive. Since she has her own camper, another camper cannot be on the property.

13. Board – New Business

1. Review/Approve updated Zoning Ordinance

Grobbel was invited to the table to review and to respond to Zoning Ordinance concerns. There were sections that were given more attention than others. These sections were ag-related enterprises, waterfront overlay, site plan review, special use review, and a new mineral extraction section. The Table of Contents was unable to be

edited, so it will be taken out and a new one put in. A section of amendments will be added. Further work will need to be done on STR's and zoning.

- Park models were discussed as being fixed to the ground and some have a deck around them. The park model could be used as a home. The Zoning Ordinance disallows new park models, however current park models in commercial resort areas are grandfathered in.

There was discussion among the Board. There is a concern that it could turn into a high density use development. Attaching to utilities create a different level of housing. There was also concern that they could be used as STR's.

ACTION: Pleva moved to strike the last sentence in the definition of recreational vehicle that prohibits park models; supported by Schaub.

Roll Call Vote		
Ron Schaub, Supervision	Yes	
Dan Hubbell	Yes	
Joe Mosher	No	
Beth Chiles	Yes	
Katrina Pleva	Yes	Motion Carried 4,1

- In section 3.12 on page 36, the number of campers on a property is limited to one instead of 2. The concern is that a camper is being used more than 60 days. The Ordinance was put in to protect property values. There was a consensus to strike it.

ACTION: Hubbell moved to adjust the draft Zoning Ordinance in section 3.12 where properties are limited to one camper per parcel in R1 and R2 and change it to a maximum limit of 1 in R1 and a maximum limit of 2 campers in R2; supported by Schaub.

Roll Call Vote		
Ron Schaub, Supervision	Yes	
Dan Hubbell	Yes	
Joe Mosher	No	
Beth Chiles	Yes	
Katrina Pleva	Yes	Motion Carried 4,1

- Pleva noted the restriction of building a pole barn before building a home. Grobbel noted that this is common.

Mosher noted comments from the legal review by Bzdok.

- Seawalls – Grobbel noted that seawalls are prohibited by the DNR. Only rip rap or biotech material can be used to deter erosion on the shoreline. The intent is to limit impact on the environment.
- Marinas – New or expanded marinas are prohibited. Bzdok commented about findings. Grobbel noted that the findings would be in the minutes and public comments.
- Section 3.8, use of lots
Add purpose of this section: to protect water quality and the rights of riparians and public use of waterways. This regulates access as it relates to the shorelines.
- Section 3.15 Towers and Antenna
This needs to be reviewed to comply with current law. The section will be flagged so it will be reviewed at a future date.
- Section 3.20 Commercial x
The current ordinance is not compatible. Bzdok has something that he has to offer.
- Sec 3.21 Ag-related
There is a purpose section already. We are covered already.
- Sec 9.1
Ag-district has a use by right or use by land use approval.
Required a bio-fuel production facility. It is covered In sub sections.
- Sec 9.4 mining or moving of topsoil
We are complying with the new section 18. it was not removed from the ag district. Mosher will discuss with Bzdok.
- Sec 9.4 Land use for septic waste
It will be revisited after Williams and Bay is settled.
- Sec G of standard for site plan review approval.
No changes
- Standards for Open Space preservation requirements 15. Pg 128.
There is an option for planned use development requirement.
- No changes to the zoning map were made.

Pleva asked about burying of batteries. There is a state law about that. That would be a police-powered ordinance.

ACTION: Mosher moved to adopt the Zoning Ordinance as amended; supported by Schaub.

Roll Call Vote	
Ron Schaub, Supervision	Yes

Dan Hubbell	Yes	
Joe Mosher	Yes	
Beth Chiles	Yes	
Katrina Pleva	Yes	Motion Carried 5,0

Public Comment

Tim Wilson – Park models was struck? RESPONSE: Yes

Paula Alflen – What is the rationale for not allowing the building of a pole barn before a house. RESPONSE: This is not allowed under zoning. You can't get an occupancy permit for an accessory building. It is specified in zoning and in the county to not have a living space in an accessory building.

14. Upcoming Township Meetings

1. Next Board of Trustees Meeting: Wednesday, November 13, 2024 @ 6:30 p.m.

15. Motion to Adjourn

ACTION: Hubbell moved to adjourn the meeting at 9:19 p.m.; supported by Schaub. Motion carried. 5,0

Respectfully submitted,
Cindy Kacin