

Approved minutes Board of Trustees September 18, 2023

Lake Township
September 18, 2023
Board of Trustees Regular Meeting
Held at Lake Township Hall
4988 W. Kinde Road, Caseville, MI 48725

Call to Order 7:30 P.M.

Present – Valerie McCallum, Nicole Collins, Clay Kelterborn, Dale Hartsell, Jim Deming

Agenda – A motion was offered by Hartsell, supported by Kelterborn, to approve agenda with the addition Closed Meeting session minutes and Early Voting discussion to new business.

August 21, 2023 Board of Trustees Regular Meeting Minutes – Motion by Hartsell, supported by Collins, to approve the minutes with addition by Kelterborn of the following wording to zoning administrator section;

- 1 – Assume the duties previously shared with the Code Enforcement Officer
- 2 - Complete the Citizen Planner course and complete an additional course to become a certified Zoning Administrator for the township.
- 3 - Send copies of letters for violations to the Supervisor
- 4 – Use the secretary to help with the issuance of letters of violation

All in favor, motion carried.

August 21, 2023 Board of Trustees Closed Session Minutes – Motion by Collins, supported by Kelterborn, to approve the minutes with corrections. All in favor, motion carried.

Reports – Supervisor – None

Treasurer – As submitted

Clerk – Will discuss changes precipitated by Proposal 2022-2 in new business.

Trustees – Kelterborn – Spoke with Jeff Smith at Huron County Zoning for clarification of Planning Commission minutes regarding proposed amendments allowing applicants to build on existing foundation (footprint). Smith stated county zoning allows this provided the structure is not closer than 5 feet from the property line or 10 feet from the structure on the neighboring property. This is to keep the proposed structure in compliance with building regulations regarding fire safety. Kelterborn advised Bob Siver, Planning Commission Chairman, as to the findings of the conversation with the county.

Correspondence –

Zoning Administrator’s report – August 2023 report submitted

Building Inspector’s Report - August 2023 report submitted

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Planning Commission Minutes – August 23, 2023 Regular Meeting

Emails regarding Short Term Rental Zoning Ordinance Amendment – The following emails were received by the township;

Penny Souva	email 8/30/2023	Supports ban; liability concerns on shared access
Mary Sloan	email 9/9/2023	Concerns with accountability of renters and number of rentals
Karen Lanfear	email 9/18/2023	Concerns with renters bringing large dogs on shared access

Notices for Comcast – Notice of channel change

Drain Hearing Notices for Musselman and Harrison drains on September 20, 2023

Petitions/Public Comments – A resident expanded on the issue of the dogs owned by renters on Sylva Beach Drive. These animals were described as Newfoundland breed dogs and displayed threatening behavior when brought to the Sylva Beach access. Residents had to leave their access for the safety of their grandchildren. Resident also stated renters are discarding trash in yards of the residents.

Old Business:

STR Ordinance – At the planning Commission meeting, the Township Attorney clarified in the ordinance a decrease in surrounding property values pertains to short term rentals in rural and semirural areas. Hartsell asked why findings are included in the ordinance. It was explained the findings were the justification for the proposed ordinance. It was noted the Planning Commission preferred regulation as opposed to a ban on short term rentals.

A motion was offered by Kelterborn, supported by Collins to adopt the Zoning Amendment Ordinance 2023-2 as presented. A roll call vote was taken.

The ordinance was adopted by a vote of four to one in favor of adoption. A complete copy is available on the township website, laketownship.net, or can also be obtained at the township hall during normal business hours.

Road Work – A third tube needing replacement was found at the intersection of McIlharge and McCormick Roads. Approximate cost is \$5,000. The Huron County Road Commission will also spray the tree of heaven at the transfer station at a cost of \$500 to \$1,000. A motion by Collins, supported by Kelterborn, was offered to approve this work. All in favor, motion carried.

Zoning Administrator Education – Geilhart has completed the first portion of the Citizen Planner course. He is registered for the second portion. Upon completion of the Citizen Planner course, Geilhart will then be taking the appropriate course to become a certified zoning administrator.

Township Hall – Nothing new to report.

New Business –

2023-24 2nd Quarter budget review – After review of the current budget, the following amendments were recommended;

Add \$50 to Line 101-210-806.000, Office Dues from the General Fund

Add \$1,000 to Line 101-210-901.000, Office Publications from the General Fund

Add \$500 to Line 101-262-727.000, Election Supplies from the General Fund

Add \$25 to Line 101-526-715.000, Transfer station Social Security / Medicare from the General Fund

Add \$50 to Line 101-702-806.000, Zoning Administrator Dues from the General Fund

A motion was offered by Hartsell, supported by Collins, to approve the above budget amendments. All in favor, motion carried.

A motion was offered by Hartsell, supported by Kelterborn, to add \$1,500 to Line 101-445-801.000, Drains, Contracted Services from the General Fund. All in favor, motion carried.

Solar Ordinance – A brief discussion was held regarding a moratorium on commercial solar development within the township. A motion was offered by Kelterborn, supported by Deming, to adopt an ordinance to place a temporary moratorium on solar development while the Planning Commission drafts a zoning amendment ordinance.

Ordinance 2023-3 was adopted by unanimous roll call vote. A complete copy is available on the township website, laketownship.net, or can be obtained at the township hall during normal business hours.

L-4029 & Millage Levy Resolution - A resolution was reviewed to levy the following millage rates for the township;

Operating	.9007
Roads/Sponge Moth	1.500
Roads	1.000
CAFPA Special Assessment	1.000

Resolution 2023-10, Millage Levy Resolution was offered by Kelterborn, supported by Collins, allowing the Township of Lake to levy the maximum allowable rate of 4.4007 mills for the 2023 tax year.

The resolution was adopted by unanimous roll call vote. A complete copy is available on the township website, laketownship.net, or can be obtained at the township hall during normal business hours.

2022-23 Audit – The township board has reviewed the audit of the 2022-23 fiscal year prepared by Berthiaume and Company. A motion was offered by Hartsell, supported by Kelterborn, to approve the audit. All in favor, motion carried.

Elections – A meeting was held with the County Clerk involving the clerks from the local jurisdictions. Deming presented the Board with an update on the new early voting requirements from Proposal 2022-2 now incorporated in the State Constitution. A brief overview follows.

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1. Nine days of early voting are required by law for state and federal elections.
2. The county consolidated the jurisdictions in Huron County into six districts. Lake Township is grouped with the City of Caseville, Caseville Township, Chandler Township and McKinley Township to form what will be known as Region 1.
3. Election source will be providing technical support for the nine days of early voting. Annual cost per jurisdiction is \$1,400.
4. The County has applied for a grant to purchase the necessary equipment to conduct the early voting process.
5. Three election workers are required each day to run the election. The County rate is \$15 per hour. Each individual jurisdiction will be responsible for any additional compensation when their inspectors work.
6. As it stands now, each jurisdiction will need to have someone available at their facility while the polls are open for same day registration. That will be either the clerk or the deputy clerk.

A motion was offered by Kelterborn, supported by Collins, to approve the early voting consolidation with the previously mentioned jurisdictions. All in favor, motion carried.

Payment of Bills – A motion was offered Hartsell, supported by Collins, to pay the bills as presented. All in favor, motion carried.

Public Comments – A resident questioned the right of a renter to use a public access designated for a particular subdivision. Our attorney had explained previously to the Planning Commission that a renter assumes the rights of the property owner from which they are renting for the period the renter occupies the property.

The resident also asked for clarification of the vote on the Short Term Rental Ordinance. It was explained that with the adoption of the Ordinance, although short term rentals are in violation of the Zoning Ordinance, a sunset period for short term rentals extends to December 2024. After that, the short term rentals must cease.

Another resident questioned the enforcement process of the ordinance. The supervisor stated when the township becomes aware of short term rental activity, a letter will be sent to the property owner to cease and desist. The township attorney will be copied on the letter. Should the illegal activity persist, appropriate steps will be taken to ensure compliance to the Ordinance.

Adjournment – A motion was offered by Kelterborn, supported by Collins, to adjourn. All in favor, motion carried.

Meeting was adjourned at 8:25 P.M.

Respectfully submitted

Jim Deming