

Lake Township

AGENDA

November 18, 2024

REGULAR MEETING

Please join our meeting from your computer, tablet or smartphone.

<https://meet.goto.com/188898237>

You can also dial in using your phone.

Access Code: 188-898-237

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Roll Call

Approval of Meeting Agenda

Approval of October 21, 2024 Minutes

Reports from Board Officers

- Supervisor
- Treasurer
- Clerk
- Trustees

Correspondence

- **Zoning Administrator's Report – October**
- **Building Inspector's Report – October**
- **Planning Commission Minutes – October**
- **Huron County Road Commission Invoice**
- Berthiaume & Co Audit Engagement Letter
- Email from Wolgast
- Foster Swift Municipal Law News re. MPSC/PA233 Appeal
- Letter from AVS Tech Team
- MPSC Notice of Hearing

Petitions/ Public Comments

Old Business

- 2023-24 Audit
- Township Property/Hall project

New Business

- Audit Engagement Letter
- Office Administrator Position
- AVS Tech Team Annual Support
- Budget Amendments
- ZBA Vacancy

Payment of bills

Public Comments

Adjournment

**Lake Township
October 21, 2024
Board of Trustees
Held at Lake Township Hall
4988 W. Kinde Road, Caseville, MI 48725**

Board of Trustees Meeting Called to Order 7:30P.M.

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

Agenda – A motion was offered by Hartsell, supported by Collins, to approve the agenda with addition of employee compensation and salary policy to new business. All in favor, motion carried

September 16, 2024 Board of Trustees Regular Meeting Minutes - Motion by Hartsell, supported by Collins, to approve the minutes with correction removing redundant phrasing. All in favor, motion carried.

Reports – Supervisor – Huron County Road Commission would like the township’s plans for 2025 road work as soon as possible.

Treasurer – As submitted.

Clerk – AV ballots sent. Public Accuracy Testing will be posted as soon as schedule is received

Trustees – None

Correspondence –

CAFPA Minutes – September & October

Zoning Administrator’s Report – September

Building Inspector’s Report – September

Planning Commission Minutes – September

Huron County Road Commission Invoice

Foster Swift Press Release re. MPSC and PA233

Petitions/Public Comments – None

Old Business:

Building Inspector/Zoning Administrator Employment Agreements – Employment agreements for the Building Inspector/Zoning Administrator position were presented to the Board. After discussion, it was agreed the employee reviews were going to be set as a two year cycle from date of employment. Salaries are to be set by the General Appropriations Act yearly. A motion was offered by Kelterborn, supported by Collins, to approve the employment agreements. All in favor, motion carried.

Township Property/Hall Project – Surveyor has completed marking the lot corners and is in the process of completing the topographical survey.

Garage/Firewood Sale Ordinance – Firewood sales are being considered the add to **Ordinance 2015-1, Garage Sale Ordinance**. A summary of items to consider was given to the board from the township attorney. A discussion was held as to the necessity of the ordinance, the location and dimension parameters of the firewood displayed, permitting requirements and signage restrictions. The new regulation was being considered for the R-1, R-2 and RR districts of the township. After discussing the ordinance, suggestions were compiled to be sent to the Township Attorney to incorporate into the proposed ordinance amendment.

New Business –

ZBA Alternates Appointments – Randy Armstead and David Diehl were presented to the Board as replacements for resigning alternate members on the Zoning Board of Appeals. A motion was offered by Kelterborn, supported by Hartsell, to approve these appointments to complete the resigning members terms. Armstead will complete Richard Ehrlich's term and Diehl will complete Marty Maurer's term. All in favor, motion carried.

Zoning Amendments – Five Zoning Ordinance recommendations were presented to the Board from the Planning Commission as per the public hearing held on October 16, 2024. The five recommended amendments are summarized as follows;

- 1) Article 3, Footnotes for Table 3-4, Footnote 7(B) – Add R-1 District to the second sentence
- 2) Article 3, Footnotes for Table 3-4, Footnote 5(B) – Add language to define guidelines for reducing front yard setbacks in the R-1 District
- 3) Article 3, Footnotes for Table 3-4, Footnote 7(A)(2) Add paragraph defining procedure to adjust the 30 degree line based on neighboring nonconforming existing dwellings.
- 4) Article 20, Section 20.22 Clear Vision Zone – Amend this section by inserting diagram to assist in interpretation/application of this section
- 5) Article 20, Section 20.29 Lake Access and Frontage, A.9 – Strike language pertaining to public sewers.

After much discussion, the board decided Item 3, Article 3, Footnotes for Table 3-4, Footnote 7(A)(2) was confusing and should not be adopted at this time. A motion to adopt an ordinance incorporating Items 1, 2, 4 and 5 was offered by Kelterborn and supported by Hartsell. After a unanimous roll call vote, **Ordinance 2024 – 4, Zoning Ordinance Amendments** was adopted.

2023-24 Audit – Audit has been completed and filed with the state. Because the audit was received by the township the day of the meeting, a motion was offered by Hartsell, supported by Deming to table discussion until the November meeting. All in favor, motion carried.

Budget Review – The following amendments were presented to the board;

Add \$2,200 to Line 101-262-930.000 Machine Maintenance from the General Fund

Add \$4,350 to Line 101-445-801.000 Contracted Services from the General Fund

Move \$1,000 from Line 204-446-801.000, Contracted Services to Line 204-446-805.000, Road Brining

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

PA116 – ABL Land Company – On October 1, 2024 ABL Land Company applied a PA 116 enrollment of 80 acres of farmland in Lake Township. It was noted the Huron Conservation District had yet to approve the request. After discussion, a motion was to approve by resolution was offered by Kelterborn, supported by Hartsell, to approve the request contingent upon approval from the Huron Conservation District. After a unanimous roll call vote, **Resolution 2024-14, Approval of PA116 Enrollment** was adopted.

Consumers Energy Franchise Agreement – The Township received a draft of the franchise agreement from Consumers Power Company. After review by township attorney, an updated version of the ordinance was presented to the Board. A motion was offered by Kelterborn, supported by Hartsell, to adopt updated ordinance with the conditions requiring Consumers Power to agree to pay the township for publication of the notice in the View and to pay up to \$500 of associated attorney costs. By unanimous roll call vote, **Ordinance 2024-5, Consumers Energy Franchise Ordinance** was adopted

Foster Swift re. PA 233 – PA 233 restructured the permitting process, reducing the authority of local jurisdictions for siting of large scale renewable energy projects. Foster Swift is currently appealing the Michigan Public Service Commission's recent order outlining their interpretation of the new law as it pertains to local control. Foster Swift contends the interpretation by the MPSC is incorrect. Michigan Township Association has also joined in the appeal. Joining the appeal would 1.) share the cost of the appeal between more of the affected parties and 2.) Protect the Township should the appeal be won by the parties involved. A motion was offered by Kelterborn, supported by Collins, to have the township join Foster Swift and the associated parties in this appeal of the October 10, 2024 MPSC order concerning PA 233. All in favor, motion carried.

Employee Compensation – A former employee is owed compensation for partial pay periods worked. A motion was offered by Hartsell, supported by Collins to pay said employee wages owed. All in favor, motion carried.

Salary Policy – Deming asked for clarification on the township's salary policy as it pertains to pay periods. It was noted the pay period commences on the day after the previous BOT meeting date and ends on the current meeting date.

Unapproved Minutes, Board of Trustees October 21, 2024

Payment of Bills – A motion was offered by Hartsell, supported by Kelterborn, to pay the bills with the addition of Berthuiame and Co. in the amount of \$5675. All in favor, motion carried.

Public Comments – Randy Armstead reminded the Board that in the past the Planning Commission was addressed by a representative of the MDOT stating that the M25 road right of way falls under the jurisdiction of the state and Lake Township does not have the authority to regulate said right of way.

Armstead also asked for the township's interpretation of the 30 degree rule in the Zoning Ordinance. Collins stated the current ordinance uses the corner closest to the neighboring property lot line when determining the point at which the 30 degree rule is applied. The Planning Commission is currently working to clarify this rule.

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

Meeting was adjourned at 9:17 P.M.

Respectfully submitted

Jim Deming

TREASURER REPORT NOVEMBER 18, 2024

Independent Bank

General Checking \$13,417.37

Receipts for October

13128 TRANSFER STATION	424.00	
13129 BUILDING PERMIT	275.00	
13130 BUILDING PERMIT	550.00	
13140 TRANSFER STATION	883.00	
13141 DIANE & JACK BAKER foia	5.25	
13143 BUILDING PERMIT	475.20	
13144 TRANSFER STATION	428.00	
13145 GENERAL SAVINGS transfer monthly bills	25,000.00	
13147 STATE OF MI election reimbursement	4,367.67	
13148 STATE OF MI revenue sharing	12,754.00	<u>45,162.12</u>

Less Disbursement

Monthly Payout		-27,273.59
Checks in Transit		<u>-14,134.86</u>

Balance on Hand \$17,171.04

General Savings

13134 / 13142 Property Tax 2024 269.32 \$58,223.18

Less Disbursement

13145 Transfer to General Checking to cover Monthly Bills -\$25,000.00

Balance on Hand \$33,492.50

Savings Roads

Balance on Hand \$137,852.83

Savings Gypsy Moth

Balance on Hand \$6,653.92

Property Tax

Tax Collected 28,842.74 \$3,798.28

Less Disbursement

Overpayment		-\$755.79
Huron County Treasurer		-\$27,196.72
General Savings		-\$269.32

Balance on Hand \$4,419.19

TOTAL **\$199,589.48**

Team One Credit Union		Maturity Date	
Business Savings - 0030			5.00
Capital Improvement Fund -MMK-0071			37,737.56
06-11 Month Certificate - 1001	4.750%	02.22.25	129,425.04
TOTAL			\$167,167.60
Frankenmuth Credit Union			
000: Regular Savings			5.00
304: 6 Month Certificate	1.40%	05.04.25	110,239.31
TOTAL			\$110,244.31
Northstar Bank			
Business Money Market General			1,000.00
PF100 0001 3 Month Certificate	4.55%	12.07.24	92,615.34
0002: 6 Month Certificate	4.55%	11.23.24	112,318.97
TOTAL			\$205,934.31
Bay Port State Bank			
CD : Road Fund	3.08%	02.20.25	103,511.08
CD : General Fund	3.08%	02.20.25	103,511.08
TOTAL			\$207,022.16

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN CASH CHECKING - IND						
10/22/2024	GEN	16564	031	BERTHAUME & COMPANY	ANNUAL AUDIT & FILINGS	5,675.00
10/25/2024	GEN	16566	240	JOHN HANCOCK	PENSION FEE	262.50
11/02/2024	GEN	16568	132	DTE ENERGY	HALL ELECTRICITY	77.65
11/18/2024	GEN	16569	010	A-JOHNSON PORTABLE TOILETS	OCTOBER 2024	90.00
11/18/2024	GEN	16570	067	CASS CITY PROPANE	HALL PROPANE	679.60
11/18/2024	GEN	16571	080	CIEMCO PRINTING	TAX BILLS, ASSESSOR, ZONING, OFFICE	1,278.64
11/18/2024	GEN	16572	117	DETROIT EDISON - STREET LIGHTING	STREET LIGHTING	66.49
11/18/2024	GEN	16573	141	ELAN FINANCIAL SERVICES	TREAS ENV, ELEC POSTAGE, ADT	1,881.13
11/18/2024	GEN	16574	171	GEORGE LAUNGER	BOT X'S 5, PC X'S 3	415.00
11/18/2024	GEN	16575	407	SANDRA POBANZ	OFFICE CLEANING	60.00
11/18/2024	GEN	16576	414	SHAY WATER CO	COOLER RENT	11.00
11/18/2024	GEN	16577	508	SUMMIT CO	ANNUAL INSPECTION	81.00
11/18/2024	GEN	16578	500	TANK SURVEYING	SURVEY	5,000.00
11/18/2024	GEN	16579	451	THUMB OFFICE SUPPLY	PRINTER TONER	363.96
11/18/2024	GEN	16580	472	VIEW NEWSPAPER GROUP	ZBA, BOT, ORDINANCE	322.50
11/15/2024	GEN	16599	034	BLOOM SLUGGETT, PC	FRANCHISE ORDINANCE, MISC	1,546.00
11/15/2024	GEN	16600	068	CATHRYN M. SNIDER	11/05/2024 ELECTION DAY	135.00
11/15/2024	GEN	16601	149	EMTERRA ENVIRONMENTAL	RECYCLE	236.19
11/15/2024	GEN	16602	162	FOSTER SWIFT COLIINS & SMITH PC	WIND ORDINANCE	180.00
11/15/2024	GEN	16603	229	JACOUELINE GEILHART	NOV 5, 2024 ELECTION DAY	144.00
11/15/2024	GEN	16604	235	JEANNINE EHRlich	11/5/2024 ELECTION DAY	144.00
11/15/2024	GEN	16605	524	JULIA STRIETER	11/5/2025 ELECTION DAY	135.00
11/15/2024	GEN	16606	501	LAKE SIDE LAWN SERVICE	OCTOBER LAWN MOWING	90.00
11/15/2024	GEN	16607	504	NANCY BROWN	11/05/2024 ELECTION DAY	135.00
11/15/2024	GEN	16608	360	PATRICK PILOTT	11/05/2024 ELECTION DAY	144.00
11/15/2024	GEN	16609	506	TIFFNY ROHNER	11/05/2024 ELECTION DAY	135.00

GEN TOTALS:
 Total of 26 Checks: 19,288.66
 Less 0 Void Checks: 0.00
 Total of 26 Disbursements: 19,288.66