

Bear Creek Township Board Meeting

November 6, 2019

I. Called to order at 7:00 p.m.

II. **Roll Call**

- a. Golding, Hoffman, Nowland, Keiser, Kendziorski
- b. Others Present: Al Welsheimer, Mitch Brown, Karl Krawford, Matthew Keene, Stuart Fenton, Terry Bailey, Todd Wyett, Jim Kargol

III. **Pledge of Allegiance**

IV. **Approval of Minutes**

- a. Minutes from four meetings: Regular BCT Board Meeting on October 2, 2019, Joint Meeting with Planning Commission on October 2, 2019, Election Commission Meeting on October 14, 2019, and Joint Meeting with Planning Commission on October 23, 2019.
- b. **Motion** by Hoffman to approve all sets of minutes, 2nd by Nowland. **Unanimous**

V. **Request from the Floor/Discussion**

- a. Stuart Fenton introduced himself as Emmet County's Chief Assistant Prosecutor. He will be running for the position next year and wanted to introduce himself.

VI. **Approval of the Agenda**

VII. **Unfinished Business**

a. **Roads- Report by Keiser**

- i. Atkins Rd was paved and there was a failure north of Greenwood Rd along the shoulder that appeared the day after it was paved. The contractor removed 100 ft of the pavement and found solid clay under the gravel. There was supposed to be 6" of gravel, but in some areas there was only 2". The solution would be to remove the clay, add fabric and 12" of gravel, and then repave. The cost of repair would be about \$16,000. The county believes that it is our responsibility to pay for this fix, as it is within our 15% contingency. Keiser believes there should be some responsibility from the contractor, as some testing should have been done initially. Keiser has requested a meeting with Frank Zulski, the chairman, as well as Brian Gutowski, when he returns from vacation. Keiser suggested that it would be fair to accept some of the cost for repair, but not all.
- ii. Hoffman mentioned the lack of signage during the construction. When the road dropped off from the paved part to the part that was being paved, there was no signage to indicate "bumpy road ahead" or something like this. That wasn't safe.
- iii. Jim Kargol mentioned that when he worked with the Road Commission, he thought that road should be undercut. The clay in that area has always been a concern of his.
- iv. Nowland expressed his frustration with the Road Commission. It seems that there always seems to be a flaw. For example, Country Club or Fletcher Rd.
 - 1. Keiser reminded the Board that the Road Commission was moving quickly through Atkins Road because of the amount of rain we received in October.

b. **Library Report- Report by Keiser**

- i. Keiser reported that the meeting was light, as Jan Smith passed away earlier in the day before the meeting. There are 10 local libraries which will be going fine-free starting the first of the year. September circulation was up 11% and digital up 30%. The library board also discusses having free library cards for active duty veterans.

c. **Blight- No Blight Report**

d. **Cemetery Board Appointment**

- i. Keiser reported that Dave Behling moved out of the township and retired from the cemetery board. As discussed in prior meetings, Rick Gillis was interested in serving as his replacement. However, per state law, this is a conflict of interest.

- ii. Karl Krawford gave an update regarding the Cemetery Board and gave some history as to how the Cemetery started. In 1875, the Cemetery was started by Bear Creek. In 1897, it was formed as a joint Cemetery for the City, as well as the Townships of Resort and Bear Creek. The project they have taken on is to make a thorough account of the history of the area and the people. The goal of our cemetery is to have a place where people's memories are preserved. From 1875-1912, there is no paper trail. So in 1982, they started rebuilding old records from paper obituaries and such. The News Review gave them archives of old records and the cemetery became a repository for the history of the area. They currently have 80,000 photos on their website. The newest project of the Cemetery Board is to honor WWII veterans buried at Greenwood. There are 683 of them and it would be nice to honor them in a special way. Krawford's goal is to make this more than just a cemetery, but a place to remember history.
 1. Hoffman asked how often the five-member board meets. What do they oversee?
 - a. Krawford clarified that they meet twice a year and a third time to set the budget, per the law. Typically they set the budget in November or December. The Board makes rules and regulations, requests millage rates, and sets the budget. Krawford handles day to day duties. The president of the Board signs checks for the cemetery.
- iii. Keiser suggested a trustee serve on the Cemetery Board, as is done in Resort Township. Hoffman offered to if no one else was interested.
- iv. Krawford clarified that of the five board members, one is from Bear Creek, one is from Resort, and three are from the City of Petoskey.
- v. **Motion** by Golding to appoint Joe Hoffman to the Cemetery Board to fill Dave Behling's position. 2nd by Nowland. **Unanimous**

VIII. New Business

- a. **Cemetery Board Update- Report by Karl Crawford**
 - i. Given during the Cemetery Board Appointment portion of the meeting.
- b. **Election/Precinct Updates- Report by Kendziorski**
 - i. Kendziorski reported that the election went very well. As far as turnout goes, we had 563 voters in Precinct 3, 422 voters in Precinct 2, and 142 voters in Precinct 1. This includes absentee voters. About 90% of absentee ballots were returned.
 - ii. Kendziorski has all the materials together to go forward with the precinct consolidation. The Election Commission will meet Friday to make this change.
- c. **Recreation Plan Update**
 - i. Keiser reported that our recreation plan expires at the end of the year. The recreation committee interviewed a representative from the Beckett/Rader firm for a proposal. We will have to budget money for this for the 2020/2021 year.
- d. **2020 Meeting Schedule**
 - i. Keiser reported that the only conflict is the very first day, January 1st. That meeting was moved to January 8th.
 - ii. **Motion** by Hoffman to approve the Regular Meeting Schedule for 2020 for Bear Creek Township. 2nd by Golding. **Unanimous**

IX. Planning/Zoning Report- Report by Kendziorski

- a. The Planning Commission heard three cases this month:
 - i. The first case was presented by Todd Wyett and Terry Bailey, who requested a rezone of 2404 US 131 Hwy & 2287 Anderson Rd from B-1 to R-2. This request was approved by a unanimous vote.
 1. Nowland asked where the water and sewer would come from.
 - a. Terry Bailey clarified that the water would be from the City of Petoskey, and that Bailey was planning to discuss sewer with Keiser.

- ii. The second case was presented by Matthew Keene on behalf of Citizen's National Bank. Keene requested a rezone of 2196 E Mitchell Rd from R-1/R-2 to B-1. The request was approved by a 5-2 vote.
 - 1. Matthew Keene clarified that the two big pieces that need to be in place in order for Citizen's National to buy this piece of property would be the rezoning, as well as permits from EGLE.
- iii. The third case was presented by Brian Stick on behalf of KOA. He requested a special use permit for 1800 N US 31 Hwy to put a mini-golf course in front of the KOA park. The second part of this case was to review and approve site plans for the campground expansion. Both parts of this case were postponed, as the applicant did not come prepared with the proper materials.
- iv. The Planning Commission also advised Zeke Budnick, who came before the Planning Commission seeking input on a PUD Amendment. He suggested storage units on a parcel located between Glen Haven Circle and Meijer and wanted to see if the Planning Commission would consider something of this sort. The Planning Commission did not think this would be consistent with surrounding uses.
- v. **Motion** by Hoffman to approve the Planning Commission Report and to recommend to the county a rezoning of 2404 US 131 Hwy & 2287 Anderson Rd from B-1 to R-2 and a rezoning of 2196 E Mitchell Rd from R-1/R-2 to B-1. 2nd by Golding. **Unanimous**
- vi. Keiser reported that he received a letter from Joe Blachy asking for our support of the Residential PUD Overlay that Emmet County is working on.
- vii. Additionally, Keiser reported that the Emmet County MTA chapter meeting went very well. The speaker was very knowledgeable regarding the GAAMPS.

X. **Fire Department- Report by Welsheimer**

- a. The Fire Department ran drills at Conway Towing. Welsheimer reported 7 EMS calls and 21 fire calls. Additionally, the pump repair for the trucks is on schedule.

XI. **Parks & Recreation Report- Report by Nowland**

- a. As mentioned earlier, the Master Plan is in the works. Nowland reported that Cari from the Beckett/Rader firm has been very knowledgeable and helpful thus far.
- b. Nowland suggested that we adjust our budget next year to incorporate some repairs at Spring Lake Park (such as benches, hand rails, maintenance, painting, etc). Additionally, there will need to be some maintenance done at Jones Landing as well. There will need to be some posts put in and lights put in on the docks.

XII. **Correspondence**

- a. Keiser received a grant request from Building Healthy Places. It has a December 13th deadline. He also reported that Thursday Dec 19th will be our annual Christmas luncheon. Additionally, Keiser is looking into the possibility of getting new tables for the board room. These would be plastic and lightweight for ease of use. It would cost \$1,202 to get a set of five tables from Integrity.
 - i. It was also suggested we get flip tables like the ones out at Camp Petosega.
- b. We got a letter from East Bayview asking if one letter signed by two board members of an association would constitute a blight complaint. Keiser checked with Joel, and he suggested that this would not "count" and that we still need to have two different blight complaint letters.
- c. Lastly, Keiser received a letter from the state stating that they are investigating the winemaker's license at Gabriel Farms.

XIII. **Clerk's Business/Bills- Report by Kendziorski**

- a. Kendziorski reported bills in the amount of \$67,289.72. She also reminded the board that we will have to budget for the March election.
- b. **Motion** by Kendziorski to pay the bills in the amount of \$67,289.72. 2nd by Hoffman.

Unanimous

XIV. Treasurer's Report- Report by Golding

- a. The Treasurer's Report shows a balance of \$6,595,217.55 as of 10/31/19.
- b. The Township will need to approve out yearly contract with Darwin Hesselink, of O.N. Investment Management Co, giving him approval to manage our investments another year. The management fee is \$1320.00.
 - i. Keiser clarified that last year, the fee was \$1200. Keiser also asked how much more interest we raised in the past year. Golding will find out for the next meeting.
- c. **Motion** by Kendziorski to authorize Golding to sign and approve our yearly contract with Darwin Hesselink, of O.N. Investment Management Co, for the amount of \$1320.00. 2nd by Hoffman. **Unanimous**

XV. Building Department Report- Report by Golding

- a. Golding gave a building department report as of October 31, 2019.

XVI. Sewer Business/Bills- Memo from Keiser

- a. Bills were reported for the amount of \$79,815.97.
 - i. **Motion** by Keiser to pay the sewer bills in the amount of \$79,815.97. 2nd by Kendziorski. **Unanimous**
 - ii. In regards to the Sewer Authority, Keiser met with Little Traverse Township, Springvale Township, and the Harbor Springs Sewer Authority. The contract we had with Harbor Springs Sewer Authority expired in October. This was a 42 year contract. We will be asking for another 40 year agreement.

XVII. Request from the Floor/Discussion

- a. Jim Kargol commented that it is very difficult for people to hear at township meetings. It would be nice if we could use the microphones.
- b. Stuart Fenton asked about the Emmet County MTA chapter meeting that was held. Did they address event barns?
 - i. Keiser clarified that they did address this and that event barns are not an agricultural use covered in the GAAMPS.

XVIII. Adjournment: Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Emma Kendziorski

Emma Kendziorski,
Bear Creek Township Clerk