

Bear Creek Township Board Meeting August 4, 2021

- I. Called to order at 7:00 p.m.
- II. **Roll Call:** Keiser, Golding, Hoffman, Urman, Radatovich
 - a. Others Present: Al Welsheimer, Mitch Brown, Ethel Larson, Bryan Conklin, Dr. Labeau
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes:** Minutes from two meetings: regular meeting of July 7, 2021, and special meeting of July 15, 2021.

Motion by Urman to approve the minutes as presented. 2nd by Hoffman.

Passed

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

Ethel Larson noted that she heard that there is a slight rise in COVID-19 cases locally.

VI. **Approval of the Agenda**

Keiser asked to add blight to the agenda.

- a. **Motion** by Radatovich to approve the agenda as amended to include blight. 2nd by Urman.

Passed

VII. **Unfinished Business**

a. **Roads**

Keiser explained that Bellmer Rd is ready to be paved at the beginning of next week and curbs were put in today. He shared some pictures of the Bellmer/Rustic Rd intersection and the plans of the road commission to put in a stop sign, as part of the new road design. Keiser feels that this new stop sign will disrupt the flow of traffic. The road commission meeting is next Monday, and if the board feels we need to make a change, Keiser will share that change with the road commission then. Urman and Hoffman agree that the stop sign will disrupt the flow of traffic, but are unsure if we can request that to be changed. Keiser noted that there are other similar intersections in the township, such as the intersection of Brubaker/Greenwood, or the intersection on Click, that have yield signs instead of stop signs. Radatovich feels it is worth asking if the road commission would consider a yield sign instead. Keiser noted that the paving scheduled for early next week is for the Bear Creek Township portion of the road only. The Springvale portion is not ready for paving yet. The pavers cannot return until Sept 20th, so Springvale will have to either work to be ready next week or wait until September. In regards to Mindel Rd, Keiser noted that the road turned out well, however, we accumulated \$20,000 in change orders. We found the glacier clay, which you cannot build a road on, causing the road to be matted. Additionally, the spillways were added and were not part of the engineer's estimate. Keiser explained that he is talking to Flynn's about paving 80-100ft of their driveway, to prevent gravel from coming out onto the new road. Initially, the road commission estimated this would cost \$3000-3500, however, the contractor feels it will cost closer to \$6,000. This would be paid by the township and reimbursed by Flynn's (if they agree to this). Flynn's has not committed at this time.

b. **Library Report**

Golding attended the library board meeting. She remarked that the minutes, bills and financial reports were approved. There was no report from the friends of the library this month. The current "community reads" book is about the local tribes and in September, two state officials from the tribe will be giving a presentation. The children's programs are currently taking place outside. The circulation is down 20% and the door count is down 40%. The library board also discussed wages.

c. **DPW Voucher Contract**

Keiser noted that he had a brief discussion with the county regarding this matter. They have a new attorney, but there is nothing else to report at this time.

d. **Housing North- Contract**

Keiser shared that the county is hosting a housing summit on August 26, 2021. This is a workforce housing presentation with a variety of speakers. There are many pieces to the housing puzzle and it will be a great opportunity to bring it all together.

VIII. **New Business**

a. **Building Department Fee Schedule**

Keiser explained that we have not reviewed the building department fee schedule in quite some time. We are attempting to bring up our fee schedule to match the county. Golding noted that the biggest change will be the application fee, which will change from \$45 to \$65. We are going to match our pricing to the way the county and state calculates permit costs (using the construction value table, which is from the state). This is a multiplier, which will strictly go by square foot, not by the value given by the contractor. This will keep pricing fair for everyone. Hoffman asked if the \$500 for an appeal covers the costs. Golding noted that it covers the fees for each board member. Keiser remarked that we haven't had an appeal in approximately 15 years, but with a change in inspectors, it could happen. Bryan Conklin feels it is important to get the board together once a year. Golding noted that an appeals board can have 3-7 members. She suggested adding two more- an architect and a planner. Keiser noted that we can start looking now and appoint someone January 1st. Keiser explained that the purpose of this fee schedule change is to bring Bear Creek to consistency with the county.

Motion by Hoffman to adopt the new 2021 building department fee schedule, effective September 1, 2021. 2nd by Radatovich.

Passed

b. **Federal Procurement Conflict of Interest Policy**

Keiser explained that we need to adopt the Federal Procurement Conflict of Interest Policy, in order to receive the COVID-19 stimulus money. This ensures that board members cannot be bribed.

Motion by Radatovich to adopt the Federal Procurement Conflict of Interest Policy. 2nd by Golding.

Passed

c. Blight

Keiser explained that we have received three blight complaint letters for property located at 5560 Pickerel Lake Rd. These letters detail the garbage and couches by the road, and note that there are people living in tents on the property.

Motion by Radatovich to authorize the opening of a blight case at 5560 Pickerel Lake Rd. 2nd by Golding.

Passed

IX. Planning/Zoning Report

Radatovich shared the Planning Commission Report. There were two cases: a rezoning at 2088 N US-31 Hwy from FF-1 to I-1, which was approved unanimously, and a Final PUD-RO for a property on Pickerel Lake Rd, which was also approved unanimously. Radatovich shared the Planning Commission's concerns with having RVs on the property at Pickerel Lake, which the applicant stated would be temporary. This was not part of the approved site plan. The applicant has postponed at the county level, in hopes of possibly revisiting the RV idea. There is no confirmation if the applicant is going to reapply at this time or proceed with the current approval. Keiser further explained that the applicant is hoping to have RVs during construction and would like a temporary permit. However, there is no "temporary" permit for this type of use. Urman feels we should accept what was approved and does not want to discourage this development. Mitch Brown noted that people may not want to put high-end RVs in a construction zone. The applicant knows that Bear Creek Township is very supportive of this project.

Motion by Radatovich to accept the Planning Commission Report. 2nd by Urman.

Passed

X. Fire Department Report- Report by Welsheimer

Welsheimer reported 32 fire calls and 5 EMS calls. They did a three station airpack training with ladder placement. One of the firefighters was slightly injured during this training, but is okay. They completed another training at the fairgrounds, and are going back to basics. They are also working on getting more firefighters ready for operation of trucks.

XI. Parks and Recreation Report

Keiser shared that the Parks and Recreation Committee met twice this month. At Spring Lake Park, the committee is hoping to add a water bottle fountain for bikers. They moved two picnic tables from Spring Lake to Jones Landing, and the two stolen picnic tables were never found. Golding asked if our insurance would cover the tables. Urman feels we should pursue a police report. Keiser noted that the most recent Parks and Recreation Committee meeting was about the Bear River Water Trail. Emily Meyerson gave a presentation and the goal is to have controlled parking for the river, as well as a bathroom, every 1.5-2 hours along the river. The Bear River runs through Melrose Twp, Bear Creek Twp, and the City of Petoskey. Each jurisdiction will have a launch site. The State of MI owns 60% of the land along the river, and will also have a site. Our site will be located at the Click Rd property. Part of this plan will also be to place wayfinding signs along the river. Keiser explained that the Walloon Lake Association also presented to the Parks and Recreation Committee. This past summer, their interns had a boat washing station at Jones Landing (on certain days). The Association would like Jones Landing to have a permanent boat washing station. It takes 1-3 minutes to wash the underneath of a boat. The Parks and Recreation Committee will be meeting at the end of the month at Jones Landing to assess where we would put this station. Welsheimer noted that the grill has been reinstalled at Jones Landing and there are two dead trees by the pavilion. Keiser shared that there is nothing new to report on the dog park.

XII. Correspondence

Keiser received a letter from Walloon Lake about their annual meeting and mentioned that the annual meeting for the Petoskey Harbor Springs Area Community Foundation is tomorrow night (8/5/21).

XIII. Clerk's Business/Bills- Report by Radatovich

Radatovich reported bills in the amount of \$161,027.00.

i. **Motion** by Radatovich to pay the bills in the amount of \$161,027.00. 2nd by Golding.

Passed

XIV. Treasurer's Report- Report by Golding

The Treasurer's Report shows a balance of \$8,288,505.01 as of 7/31/21.

XV. Building Department Report

Golding shared a permit report as of 7/31/21. Keiser noted that Conklin is doing a great job as the new inspector.

XVI. Sewer Business/Bills

Keiser reported bills for the township sewer in the amount of \$77,243.82.

i. **Motion** by Keiser to pay the township sewer bills in the amount of \$77,243.82. 2nd by Radatovich

Passed

XVII. Request from the Floor/Discussion: None

XVIII. Other Business:

- a. Keiser shared that we have had a few developers asking about multi-family developments. We have very few properties in the township with the proper infrastructure to be developed. Sewer is needed for a development, and most of the time water as well.
- b. Urman asked about the water being pumped into the lake at the end of Division Rd. Keiser shared that Bay View surveyed their land but we did not have ours surveyed. The pipe crosses 33ft of our property and lands on 4-5ft of Bay View's property.

- c. Keiser shared that there is a property owner at the end of Hampton Ave who is attempting to cut off beach access to the public. We may hear more about this in coming months.
- d. Urman asked if we can have jackets made for our inspectors.

XIX. **Adjournment:** 8:26p.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk