

## Bear Creek Township Board Meeting September 1, 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, Russell LaBeau, Sheldon Buckmaster, Karla Buckmaster, Ethel Larsen
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes:** Regular meeting of August 4, 2021

**Motion** by Golding to approve the minutes as presented. 2<sup>nd</sup> by Urman.

**Passed**

- V. **Request from the Floor/Discussion**
- VI. **Approval of the Agenda**
- VII. **Unfinished Business**

### a. Roads

Keiser shared that Country Club Rd was paved in May; to this point we have only paid 50% of the paving portion, as we have a remaining issue with drainage where the golf cart crosses. There is a 3ft drainage ditch there that was not part of the contract. The road commission has a solution to put a catch basin there and it would cost approximately \$4,000-5,000. Keiser suggested that we split the cost four ways: the township, road commission, golf course, and contractor. Rustic/Bellmer Rd is complete and rides well. However, because the corner got reconfigured, there is not as much site distance. Keiser will ask the road commission to cut back some more trees. Keiser shared an email from Karla Buckmaster regarding a guard rail on the top of Kolinske Rd hill. The road commission applied for a grant for this guard rail and will find out in October if they were awarded the grant.

### b. Library Report

Golding attended the August library board meeting. She reported that the minutes, bills and reports were approved and that the Friends of the Library used book sale raised \$3,500 in one week. She shared information about the director's report and guest speaker. Hoffman shared his concerns with the content being posted to the teens section of the library website- he feels this content should be more neutral.

### c. DPW Voucher Contract

Keiser shared that since May, we have been attempting to get a contract for our clean up vouchers. The contract suggested by the county had a portion where the county could cancel at will at any time. However, once we get these vouchers out, there is no way to recall them. Keiser would like to have this portion of the contract removed. The county attorney retired and they have hired a new one. This new attorney has noted that they are not going to change the contract this year for one unit, but they will look at the wording for next year.

### d. Housing North- Contract

Keiser explained that in May, we were approached to help fund a full-time director for Housing North. They were asking for a three year commitment of \$25,000 broken down as \$5,000 this year and \$10,000 for the following two years. Because the township falls under county zoning, we decided to wait to see what the county was going to do. The county has since held a housing summit, where they heard from 15 guest speakers. No decisions were made and the commissioners took everything under advisement. The housing shortage is no longer just for low-income housing. There is a need for all housing in the area. Radatovich noted that the housing shortage is also connected to the workforce shortage. Employers cannot find employees because there is no place for them to live. Additionally, the school system is seeing a drop in numbers and part of that is because young families cannot find a place to live. She shared that the biggest hurdle for developers is the land acquisition costs. Karla Buckmaster shared her concern that the money being put towards housing will be wasted. She feels these housing groups will be funded but no action will be taken towards getting developments.

## VIII. **New Business**

### a. Blight

Keiser received a letter from the Point Thomas association regarding a camper on the property while a home is being built. This is not blight, but rather is a private association matter. Additionally, we have an ongoing case at Duane Coveyou's property and we are continuing to get complaints. Joe Villemure, the blight officer, is asking us to turn this over to the attorney. Keiser would like to give Coveyou one more month to attempt to gain compliance.

### b. Click Road Property- Topographic Survey

Keiser shared that Hoffman, Urman, and Welsheimer met with an architect recently to start designing the new fire hall/ polling place, and the architect recommended that we need a topographical survey before design work can be done. Gosling Czubak has given us a quote of \$2,400 to complete this survey and can complete it within the next four weeks.

**Motion** by Hoffman to hire Gosling Czubak to complete a topographical survey of the Click Rd property (parcel# 01-19-21-100-033) for the amount of \$2,400. 2<sup>nd</sup> by Radatovich.

**Passed**

### c. Construction Board of Appeals

Keiser noted that we currently have a three member board for our construction board of appeals. Bryan Conklin reached out to the three members, and one is no longer licensed, leaving us with two. Conklin feels we should have a five member board and find three more people to serve. We will need to find one with an electrical license, to replace the one we had, as well as an architect

and plan reviewer. The first step in this process is to update our ordinance to reflect this, allowing five members to serve. We may see more appeals coming forward because the code is being enforced in the way it should be with our new inspector. Keiser would like to see a meeting with the inspector and all the contractors. Golding suggested doing it in the fall, since the contractors are all very busy right now.

**Motion** by Golding to adopt ordinance #44-21, an amended construction board of appeals ordinance to allow for five board members on the appeals board and to repeal ordinance #1-96. 2<sup>nd</sup> by Radatovich.

i. Roll Call: Hoffman, Golding, Urman, Radatovich, Keiser

a. Yes: Hoffman, Golding, Urman, Radatovich, Keiser

**Passed**

Additionally, we will need to pass a resolution to adopt the new appeal fee for the construction board of appeals.

**Motion** by Radatovich to adopt the resolution to adopt fees for appeals to the construction board of appeals. 2<sup>nd</sup> by Golding.

**Passed**

## IX. Planning/Zoning Report

Radatovich shared the only Planning and Zoning case for the month: a site plan review amendment for Meyer Ace Hardware at 1371 US 31 N Hwy. This case was approved unanimously. Keiser suggested that we give Meyer Ace Hardware a deadline of May 15, 2022 to comply with the Planning Commission's requests.

**Motion** by Radatovich to approve the planning commission report, and to give Meyer Ace Hardware a deadline of May 15, 2022 to comply with the conditions set by the Planning Commission. 2<sup>nd</sup> by Hoffman.

**Passed**

Keiser noted that we approved the site plan for the Manthei development last month. RVs were not on the site plan but were brought up. The Mantheis would like to build the development in phases and allow RVs to camp onsite to help raise funds while they are building out the development. The Mantheis would have to put in infrastructure for the entire development at the start. They may be returning to the Planning Commission to get permission to have RVs on site. Radatovich noted that if they were to do this, it would have to be a special use permit for a campground, which is permanent and runs with the land. She is concerned that once people start bringing their RVs, it will be difficult to stop. Urman feels it is okay to have the RVs temporarily.

## X. Fire Department Report- Report by Welsheimer

Welsheimer explained that they had 4 EMS calls and 42 fire calls this month. They completed 88 employee fire extinguisher trainings this month. He noted that they received a grant for two new dryers to dry the gear. COVID-19 rates are high right now and most hospitals north of Traverse City are full. The health department is looking for drive-by rapid testing sites. Welsheimer noted that we may have one here in the parking lot on a weekend. Lastly, Welsheimer shared information about the barn fire that happened over the weekend.

## XI. Parks and Recreation Report

Keiser explained that the Walloon Lake Association would like to pay to have a boat washing station installed at Jones Landing. They are considering putting it in the middle island of the turnaround by the launch, which would allow people to wash their boat going into and out of the lake. It is now a state law that you have to wash your boat and trailer if you take it to different lakes. Our commitment would be to allow them to build it and then to maintain it. Additionally, they would like to paint the driveway to remind people to wash their boat and to put up some new signage. This boat wash would utilize a power washer and to filter the water through a rain garden. There is no soap involved and it only takes 1-2 minutes per boat. Keiser noted that the parks and recreation committee briefly discussed the bathhouse at Spring Lake Park. This bathhouse is over 30 years old and needs upgrading. They would like to consider gutting it and redoing it. The park has turned into a trailhead and it busier than it has ever been.

## XII. Correspondence

Keiser shared a letter from Bruce Upton regarding the beach area which is blocked off at the end of Hampton Ave. Keiser and Tammy Doernenburg met with the road commission last week, and they are going to send a letter asking the property owner to remove the fence. Keiser also shared a letter from the Walloon Lake Association regarding a shoreline survey, a letter from the county planning and zoning office- they are going to be updating their recreation plan next year, and the annual report from the Petoskey Harbor Springs Community Foundation.

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

Radatovich reported bills in the amount of \$338,928.16.

i. **Motion** by Radatovich to pay the bills in the amount of \$338,928.16. 2<sup>nd</sup> by Urman.

**Passed**

Radatovich noted that preparations have begun for the November 2, 2021 election. Close to 2700 absentee ballot applications were mailed on Friday, August 27<sup>th</sup> to Bear Creek residents who have signed up to be on the permanent absentee voting list. These voters are mailed an application for an absentee ballot for each election. We have seen more than 200 return so far.

## XIV. Treasurer's Report- Report by Golding

The Treasurer's Report shows a balance of \$8,817,561.68 as of 8/31/21. Taxes are due on September 14, 2021.

## XV. Building Department Report: No additional report

## XVI. Sewer Business/Bills

Keiser reported bills for the township sewer in the amount of \$73,362.55.

i. **Motion** by Keiser to pay the township sewer bills in the amount of \$73,362.55. 2<sup>nd</sup> by Radatovich.

**Passed**

Keiser shared a sewer service application for County Wide Power Sports. This application is for 5 additional REUs.

- i. **Motion** by Radatovich to approve the sewer service application for County Wide Power Sports for 5 REUs. 2<sup>nd</sup> by Hoffman. **Passed**

Keiser shared that he has been in contact with Maple Creek subdivision regarding the sewer extension into their subdivision. Last year, we discussed this when we completed the Howard Rd sewer extension, but they chose not to move forward. Currently, there is a drain field failure, and they would like to temporarily hook up a home before a special assessment district can be formed. Joel can help us draft an agreement. We would need a payment for the sewer study from Gosling Czubak (\$9,975.00), a sewer application with payment, and an easement agreement in place for the private sewer line.

- i. **Motion** by Hoffman to hire Gosling Czubak to complete a sewer study for the Maple Creek subdivision in the amount of \$9,975.00, to be reimbursed by Maple Creek subdivision. 2<sup>nd</sup> by Urman. **Passed**

XVII. **Request from the Floor/Discussion:** None

XVIII. **Other Business:**

Keiser noted that K&L completed some work for us this week. The hot water heater in the office broke, so they replaced that. They also insulated the duct work above his office, because the humidity was causing a drip into his office.

Urman asked about the timing of a millage proposal for the new fire hall.

XIX. **Adjournment:** 8:55p.m.

Respectfully submitted,

*Emma Radatovich*

Emma Radatovich, Bear Creek Township Clerk