

CHARTER TOWNSHIP OF MONITOR
REGULAR TOWNSHIP BOARD MEETING
MAY 21, 2018

The Supervisor called the meeting to order at 7:00 p.m.

Members present: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh
Members absent: None
Also present: Richard Sheppard, Township Attorney

The Pledge of Allegiance was recited by all present.

Public Input opened at 7:01 p.m. No public present wished to speak and public input was closed.

Motion by Pike supported by Reder to adopt the agenda with two additions: Kayak Grant for Steih Park and Change Order to Add Additional Manhole to 2018 Manhole Replacements.
Motion carried.

Motion by Kochany supported by Brandt to approve the minutes of the April 30, 2018 regular meeting as presented.
Motion carried.

Motion by Reder supported by Walsh to pay the bills in the amount of \$48,642.82 from General Fund.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Motion by Kowalski supported by Reder to receive the Treasurer's Report for April 2018.
Motion carried.

Personnel Committee Recommendation of Administrative Secretary & Assessor Positions

The board reviewed the minutes of the May 4, 2018 Personnel Committee meeting at which they discussed the letter of termination submitted by the Assessor. The Administrative Secretary, B. Patterson has expressed a desire to take the required training to become a Level 2 and ultimately Level 3 Assessor.

Township Assessor T. Fackler, stated he would be willing to stay on during this process to work with Ms. Patterson when she receives her Level 2 and can be hired as Assistant Assessor and would delay his termination until she receives her Level 3 and can be hired as the Assessor. There was discussion regarding the vacancy this would create for the Administrative Secretary position. The Personnel Committee made recommendation for the board to post the available Administrative Secretary position prior to Ms. Patterson receiving her Level 2 certification and to recommend Ms. Patterson be reimbursed for her training expenses upon successful completion and certification.

Motion by Reder supported by Walsh to advertise for the Administrative Secretary position after Ms. Fletcher-Patterson has passed the MCATS exam and has started the next series of training to become a Level 2 Assessor.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Kochany, Reder, Walsh

No: Brandt

Absent: None

Motion carried.

The Personnel Committee at their May 4, 2018 meeting also considered the Assessor's April 25, 2018 recommendation for the township board to approve the BS&A "Pay-Per-Hit" option proposal he received, whereby taxpayers and businesses would be able to access the township assessing information online. The "Pay-Per-Hit" option involves no cost to the township to set-up or maintain. Users would be charged a per-hit fee of \$2.00 to view and print assessing data paid directly to BS&A on the website. Fackler stated this option has worked well in his township and reduced the number of phone and office inquiries for parcel information.

Motion by Reder supported by Walsh to approve the BS&A Pay-Per-Hit option as recommended by the Assessor to allow the public to pay a small fee to access the assessing database on-line with no cost to the township.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Kayak Grant for Steih Park

J. Roszatycki from the Kawkawlin River Watershed stated his organization has a subcommittee set up to research any grants that are available to install kayak launches on the Kawkawlin River. The committee is specifically looking for grants that are fully-funded or matched by private sources to incur no cost to the municipalities. Roszatycki inquired if Monitor Township would be interested in such a grant at Steih Park.

Motion by Brandt supported by Pike to approve the Kawkawlin River Watershed subcommittee to pursue investigating grant options to purchase and install a handicap accessible kayak launch at Steih Park.

Motion carried.

Second Reading & Adoption of Medical Marijuana Ordinance 65

Motion by Walsh supported by Malkin to have this meeting serve as Second Reading and Adoption of Medical Marijuana Ordinance No. 65.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Reder, Walsh

No: Brandt, Kochany

Absent: None

Motion carried.

First Reading of Zoning Ordinance 66

The Planning Commission at their April 3, 2018 meeting, held the public hearing for the draft zoning ordinance. Following the close of the public hearing, the Planning Commission directed the Planner to incorporate the minor revision discussed at the April 3rd meeting and send it to the township board for consideration and adoption.

Malkin stated upon his review of the draft ordinance, there were two items that had not been updated.

First item ó Section 2.02 and Section 3.27(j) last sentence in both sections.

Section 2.02 öAll buildings including principal as well as accessory buildings on a lot may not occupy more than *twenty-five (25%)* percent of the total lot areaö; not 35%.

Section 3.27(j) Incidental Accessory Uses ó öProvided further that all buildings on a lot shall not occupy more than *twenty-five percent (25%)* of the total lot area.

Section 2.85(g) ó Incidental Sign - last sentence öThe Zoning Administrator shall determine whether a sign is an Incidental Sign, based on the visibility of the sign from the lot line and right-of-way and/or the number of signs in close proximity of each other, and the *Zoning Administrator* (not Planning Director) may deny a Incidental Sign if it is a sign that is regulated by another standard in this Articleö.

Planning Commission member J. Frank spoke in opposition to the Wind Energy Conversion Systems of the Zoning Ordinance, both the current Ordinance 52 ó Section 3.46 and the draft Ordinance - Section 3.46. Frank believes the 20 ft ground clearance (Section 3.48 (f)(5) and the setbacks for Large óscale or Utility Grid WECS (Section 3.48(f)(2) are not in the best interests of the farming community.

Planning Commission member T. Miller spoke in favor of the Wind Energy Conversion Systems and stated we need to promote the generation of clean energy. Miller also read an article that wind energy is not detrimental to the farming and agricultural community.

B. Berg, 1041 Hotchkiss, stated he is a resident of Monitor and farms 2,000 acres. He supplied a petition signed by residents in Monitor and Bay County to support wind energy and the township's current zoning ordinance.

Pike asked if it was still a landowner's choice whether or not a farmer leases with DTE for wind turbines.

P. Funk from DTE stated yes, it is still their choice.

Brandt stated at the time the wind ordinance was adopted in 2009 and updated in 2011, the board was told our area did not produce enough wind and that large wind farms would not come into our area.

Brandt stated he agreed the 20 ft. height and the setback should be increased and be more in line with that required in Breckenridge (Wheeler Township) ordinance.

Motion by Brandt supported by Pike to refer the draft Zoning Ordinance back to the Planning Commission to review the ground clearance and setback requirements for large wind turbines in Section 3.48.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Sturtz Water/Sewer Hardship Request

Motion by Reder supported by Walsh to refer to the Sewer Hardship Committee the Sturtz May 14, 2018 request to defer the sewer connection tap fee at 5475 Two Mile Rd.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Hall Request - Creekwood Assn. Annual Meeting May 21, 2019

Motion by Reder supported by Kochany to grant the Creekwood Estates Association use of the township hall on May 21, 2019 for their annual meeting; signed contract, all fees waived.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

Planning Commission request to waive fees for Trinity Lutheran

Motion by Kowalski supported by Pike to deny the Planning Commission May 1, 2018 recommendation to waive the fees for Trinity Lutheran School.

Motion carried.

Change Order to Add Additional Manhole to 2018 Manhole Replacements

Motion by Kowalski supported by Reder to add as a change order to the 2018 Manhole Additions ó Bulletin #1, approved at the April 30, 2018 meeting, an additional manhole at a cost of \$8,250.

Roll call vote:

Yes: Malkin, Kowalski, Pike, Brandt, Kochany, Reder, Walsh

No: None

Absent: None

Motion carried.

REPORTS

Malkin reported he was asked to pick out the colors for the new playground equipment in the park grant project and asked for board input. The board consensus was to stay with primary colors ó red, blue, yellow and green.

Malkin also reported he was advised by the park custodian that one of the slides not included in the park grant project is damaged and will need to be repaired or replaced.

Pike reported there is an email from T. Lewandowski in the communications section of the board packet concerning the plantings in Steih Park. The Kawkawlin River Watershed will take care of watering the new plantings at the river but our park custodian will need to water those plantings between the river and the parking area.

The meeting adjourned at 8:40 p.m.

Cindy L. Kowalski, Clerk

Ken Malkin, Supervisor