

Claybanks Township

June 12, 2017

MEETING MINUTES

The regular meeting of Claybanks Township was called to order at 7:30 p.m. by Supervisor Smith with the Pledge of Allegiance. Members present: Smith, Freye, Eilers, Lombard and Rabe.

Agenda Additions – New Business D) PC Survey with Summer Tax Bills; E) Roads

Minutes

(A) Approval of May 8, 2017 regular meeting minutes - Dan Lombard made a motion to approve the May 8, 2017 regular meeting minutes. Second by David Rabe. All in favor. Motion carried.

Accounts Payable

(A) Approve June Payables - Add Park check #2405 payable to Expar in the amount of \$645.15. New Park total: \$20,745.10. David Rabe made a motion to approve the general fund payables in the amount of \$10,064.68; the Fire Fund payable in the amount of \$18,000.00; and the Park payables in the amount of \$20,745.10. Second by Brenda Eilers. Lombard, yes; Eilers, yes; Smith, yes; Freye, yes; Rabe, yes. Motion carried.

Correspondence –Miscellaneous correspondence was reviewed.

Public Comment – John Jones wanted to correct the opinion of some that his house is a duplex. He said the township Zoning Administrator, John Muchna, has been very vocal about the fact that he feels the house is a duplex, which is not allowed in the township zoning ordinance. Mr. Jones gave the board a copy of the zoning permit he received prior to construction of the second floor of the home, as well as a drawing of the addition. He then read a prepared statement. Mr. Jones stated that just because the second floor is only accessed from the outside of the home, that does not make it a duplex. Because it shares a furnace and air conditioning with the first floor, and has one set of utility bills, he feels this negates any concern for it being a duplex. He also said the building inspector at the time did not consider it a duplex. He would like the Township Zoning Administrator, John Muchna, to put something in writing verifying his home is not a duplex to end the matter. He stated that if Mr. Muchna persisted in expressing his opinion that the home is a duplex, a judge may be inclined to place sanctions against him, perhaps not, but he may.

Art Grumm, Planning Commission Chairman, stated that he spoke with the property owner who has land for sale on the corner of 48th and Webster. Because of current zoning, there was a question of whether this land could be split the way it is being offered for sale. The property owner says the land has two separate deeds for 20 acres each. There is only one tax bill for the two parcels. Art wonders if there were two parcels before the zoning ordinance, if they are exempt from current restrictions.

Reports

(A) Financial – General Fund \$225,634.67; Fire Fund \$73,416.25; Road Improvement Fund \$52,095.20, Park Fund \$68,236.33.

(B) Zoning Administrator – Report given by John Muchna. He received a call from Dan Eilers, who wanted information on building a pole barn. John could not understand the phone number left on his answering machine, so could not return his call. Two permits were issued, but one has been put on hold as the individual is having trouble obtaining a building permit.

- (C) **Planning Commission** – Report given by Art Grumm. The survey will be completed at the June 13 meeting and a file sent to Treasurer Brenda Eilers. Brenda will have the survey printed and include it with the summer tax bills.
- (D) **Cemetery Committee** - Report given by Carol Royalty. The lot corner markers have been painted. The board acknowledged that they look very nice. Art Grumm received help in setting up a tombstone for Harvey Tower, which was originally placed about 110 years ago.
- (E) **Zoning Board of Appeals** - David Rabe read the minutes from the hearing. The request from Matthew Bunce for a variance was approved.
- (F) **Park** - Report given by Jesse Cisneros. The campground was full for the Memorial Day weekend. As the Fourth of July holiday is broken up, Jesse does not feel we will need security. Weekend camping appears to be heavy following the Fourth of July. A lot of repairs have been completed, including nine steps on the stairway. Five more need attention. New seats are needed on the swing set. The virus protection subscription is expiring. The board directed Jesse to renew it.

Unfinished Business

- (A) **Plan for Addressing Campers Not in Compliance with Park Ordinance** - Dick Smith spoke with the Sheriff about the proper steps to take if we have trouble with someone not complying with the park ordinance. The Sheriff said that we just need to call and they will provide the needed assistance.

New Business

- (A) **Cemetery Ordinance Amendment** - It has come to the board's attention that the concrete cremation burial vaults referred to in the ordinance are \$500. There are other alternatives, such as a composite material, that can be purchased for as little as \$60. Art Grumm spoke with Gary Mosher, our sexton, and Harris Funeral Home. After speaking with them, Art wonders if we even need to require a vault. The board discussed this and felt that a vault was still needed, but insisting on concrete was not necessary. David Rabe made a motion to amend the Section 6 - C of the Cemetery Ordinance to read: *All conventional burials must be placed in a concrete vault. Cremation burials must be in a vault, however, it does not have to be concrete.* Second by Dan Lombard. Smith, yes; Rabe, yes; Lombard, yes; Eilers, yes; Freye, yes. Motion carried.
- (B) **Wooden Play Structure at Park** - The wooden play structure over the sandbox in the park is falling into disrepair with nails popping up and wood splintering and warping. It is felt that it is time for it to come down. David Rabe made a motion to remove the wooden play structure, leaving the sandbox in place. Second by Brenda Eilers. Rabe, yes; Freye, yes; Smith, yes; Eilers, yes; Lombard, yes. Motion carried.
- (C) **Adopt Principles of Governance** - Michigan Township Association sent through a Principles of Governance document with the recommendation that townships adopt it. This was also done last year and was adopted by the township. Dick Smith did not feel it was necessary to do this each year. David Rabe made a motion to adopt the Principles of Governance as provided by Michigan Township Association. Second by Mary Freye. Ayes: Rabe, Freye, Eilers, Lombard. Nays: Smith. Motion carried.
- (D) **Planning Commission Survey with Summer Tax Bills** - Art Grumm would like to include a stamped, self-addressed envelope with the surveys to make it easier for their return. It will take seven rolls of stamps. Dan Lombard made a motion to purchase seven rolls of stamps to place on self addressed envelopes for return of the surveys to the Planning Commission. Second by Brenda Eilers. Eilers, yes; Rabe, yes; Lombard, yes; Freye, yes; Smith, yes. Motion carried.
- (E) **Roads** - Dick Smith wondered what our commitment on Wilke Road was for this year. Dan Lombard advised it is to be chip sealed at a cost of approximately \$30,000.00. Our match money can be used on this. Mr. Smith stated 48th Avenue is in very bad shape and he

would like to get it repaired. Mary Freye expressed concern at spending any money on this at this time as there is just a little over \$200,000 in the bank and we are at the beginning of our fiscal year. David Rabe was in agreement. Dick Smith asked Dan Lombard to talk to the Road Commission when he goes to the next Road Commission meeting.

Supervisor Comments - None

Adjournment - 8:27 p.m.

Respectfully submitted,

Mary A. Freye, Clerk