

Homestead Township Board of Trustees
Regular Meeting
Homestead Township Hall
11508 Honor Highway
Honor, MI 49640
May 7, 2007 at 6:00P.M.

A regular meeting of the Homestead Township Board was called to order at 7:00 p.m., by Chair Cathy Demitroff.

Present: Cathy Demitroff, Mary Geetings, Shelley Rosa, Matt Miller and Zelda Gray

Also present: Roger Hibbard, Ann Bourne, Cliff Graves, Jolene Jeske, Kelcey Horvath, Roger Chorley, Cindy Chorley, Fred Poynor, Kim and Patty Geetings, Darby Moreno, Jessica Wooten, Eric Fernelius, Kathy Ralston, Monica Evan, Tom Gray II, Tom Gray III, Robin Heiges, Steve Ingleston, Sandy Houghtaling, Judy Webber, Craig Seger, Bob Rosa, Steven Ely, Rod Moore, Frank Pelky, Loyde Rockwell, Ingamar Johansson, Carolyn Roth, Jim Olson, Judy Bosma, Dan and Carol Moore, Margaret Balogh, Bob Weaver, Christy Anderson, Marylee , Terry Money

The entire audience participated in the Pledge of Allegiance.

APPROVE AGENDA: Motion by Rosa, support Gray to approve the agenda as presented. All Ayes. Motion Carried.

APPROVAL OF MINUTES: Motion by Rosa to accept the April 2nd minutes as presented. Support Miller. All Ayes. Motion Carried.

TREASURER=S REPORT: Motion by Miller to accept the Treasurer=s Report as presented. Support Geetings. All Ayes. Motion Carried.

CLERK=S REPORT: Motion by Rosa, to accept the Clerk=s Reports as presented. Support Miller. All Ayes. Motion Carried.

APPROVAL OF BILLS: General Fund - Motion by Rosa to pay all the General Fund Bills except for the \$16.00 dollars on the AThe Pioneer@ bill, which will be paid for by the Homestead/Inland Planning Committee. Support Demitroff. Roll Call. All Ayes. Motion Carried.

Fire Millage - Motion by Rosa to pay all the Fire Millage Bills. Support Miller. Roll Call. All Ayes. Motion Carried.

CORRESPONDENCES:

A letter from Mark Roper to the Township Clerk and Supervisors, requesting a letter from each jurisdiction as to their thoughts on an August and November Election 2007, for the Maples and Commission on Aging Millage.

A letter from Steve M. Puchovan, Almira Township Supervisor - "I want to clear up a misconception and also give our township's view on having our own zoning."

A signed letter of support from Lake Township's Board Members to Homestead/Inland Townships in the desire to end their association with Benzie County for Planning and Zoning.

A letter from the Benzie County Council on Aging asking the board for our support in holding a special election for millage renewal for senior services in August.

Posting from Jeannette Feeheley, Citizens for Access to the Lakeshore to inform the board of their Annual Membership Meeting on July 16, 2007 at Lake Township Hall, 7p.m.

PUBLIC INPUT:

Judy Webber - How much money is in the contingency account for Homestead Twp?

Public Input - closed.

Bob Weaver, Director Benzie County Road Commission handed out interesting information to the board regarding our roads, and road funding. Where does the funding come from and how much funding does the road commission receive?

Craig Seger, Benzie County Zoning Administrator introduce himself to the board, along with his personal and business background. He encourages what the board and our planning members are doing. He expressed how important it is to understand the process of Zoning, how important to know how our land is being used. To understand the US 31 corridor. Communication and a open dialogue between Township Planning and the County is a must. He explained a process, where our township can benefit with the county by coming together. The Township keeps their Planning Members. Township residence come to their Planning Board, and presents their case. It is then presented to the County Planning Board. The key is we create and collaborate together, but the Liability is totally with the County. He came tonight to ask if their can be a dialogue to explore ideas for working together, because together in unity we can be a greater strength.

Cliff Graves, Benzie County Planning Commission Chairman - He came to be able to answer question that he has been asked from various people in the county. Where does Benzie County stand with regards to this Joint Planning venture between Inland and Homestead Twp? He has read both the Planning Enabling Act and the Joint Planning Enabling Act and he totally respects what is taking place. The County and Townships are on the same sides, we both want to see the best planning done for both the County and the Twp. He applauds the township's effort, it is a difficult process. He wants us to know that however we decide to set up, he will make ever effort to serve Homestead Twp as best as the County Planning Commission can. He looks forward to working with us. The County is off to a good start, we have new member which always bring about new changes. We have hired a new Administrator and are pleased and excited to have Craig Segar on board. We currently have hired Mark Wyckoff to do a study on our Zoning and Planning, that is taking place this week. We look forward to his results. Our new members on board are taking classes and training in Zoning. He is please with the work the County is doing and can=t wait to work with the township

Terry Money a resident of Homestead Township - I am not here to cause difficulties for either Craig Seger or Cliff Graves. Craig Seger spoke of the importance of communication and I believe trust is another thing, our County Planning Commission members are a great bunch of people, but they don't necessary spread themselves amongst the county like I feel it would be appropriate to do. They are more toward the west end, when the population is growing on the east end of our township. He thinks we are going in the wrong direction. Our commission is pretty close to the opinions of Crystal Lake. He took some petition around that he will leave with the board. The first is a Opinion Petition "We the undersigned Homestead Township property owners, support the actions necessary to bring Homestead Township Planning and Zoning back to the local level, removing it from county control. We understand the funding will come from the township." He received 103 signatures. The second Petition "Michigan Zoning Enabling Act", act 1210 of 2006. Section 211 (3). A Upon receipt of a petition signed by a number of qualified and registered voters residing in the zoning jurisdiction equal to not less than 8% of the total votes casts could make it that the legislative body could create their commission." I have the number of votes needed. I am not trying to run the township, I have stayed away from these meetings and this process but if we are going to have fair zoning and planning, I think we need to step up to the plate, and those people need to do so as well.

NEW BUSINESS:

Maples & COA Millage - Motion by Rosa to send a letter of support from the Homestead Twp Board for the August Millage Election.

Brining Roads.- Same price as last year, but it will be a mineral brine. Motion by Rosa to accept the bid for 2 application of brine at a cost of \$3,080.00 per application. Support Miller. Roll Call. All Ayes. Motion Carried.

Park Concession - It has been suggested by the Auditors to rent out the concession stand at the Twp Park. The first game is May 22. Motion by Rosa to run an ad in the Advisor for someone to sub-contract the Concession stand at the Twp Park for the 2007 baseball/softball season. This would include but not be limited to manning the stand Monday thru Thursday from 5p.m. till 11 p.m. Support Miller. All in favor, Demitroff, Geetings, Miller and Rosa. all Ayes. Gray - Nay. Motion Carried

County Zoning (Pay Request) - The board received a letter from the Benzie County Board of Commissioners requesting our participation in the Intergovernmental agreement regarding property zoning and land division functions by Benzie County@. The fee the County is seeking from Homestead is \$10,256.67. Rosa asked, if we decline to sign, who is going to administer our zoning now? Demitroff stated: A the county will, they cannot make us pay, this is merely a request for payment.@ Motion by Gray to decline support to the county regarding Intergovernmental Agreement between Benzie County and Benzie County Townships. Support Rosa. All Ayes. Motion Carried.

Coho Festival- The Coho festival would like to use the Twp Hall for a Pancake Breakfast fund raiser on Fathers Day, June 17. Motion Rosa to allow the Coho Festival to use the Twp Hall on June 17. Support Miller. All Ayes. Motion Carried.

OLD BUSINESS:

Joint Planning - Zelda Gray reported that Craig Segar came to their last meeting and introduced himself to the planning board. He spoke of keeping the lines of communication open. Draft minutes from the two (2) public forums were distributed, along with a proposed budget, email addresses, mailing addresses, phone number for the planning board members, and a service agreement with Williams Consulting Services. Their next meeting will be May 22 at Inland Twp Hall where they will hope to decide upon an attorney.

Fire Department Report - A recommendation from the Fire Department was presented to grant Christopher Thompson from Beulah, and Brent Strom from Honor a position with our Fire Department. Motion by Rosa to appoint Christopher Thompson to the Homestead Twp Fire Department. Support Gray. All Ayes. Motion Carried.

Motion by Gray to appoint Brent Strom to the Homestead Twp Fire Department. Support Rosa. All Ayes. Motion Carried.

Sexton Contract - Three proposal for the Sexton position were presented. Eric Fernelius, from Beulah, James Rhodes from Interlochen, and John D. Larsen from Copenish. Motion by Gray to grant Eric Fernelius of Homestead Twp the position of Sexton for both Homestead and Champion Hill Cemeteries. Support Rosa. Roll Call. All Ayes. Motion Carried.

Rate Increase Ashes - Motion by Gray to accept the rate increase of Ashes Burial from \$50.00 to \$100.00. Support Rosa. Roll Call. All Ayes. Motion Carried.

FEMA Flood Insurance - Cathy has scheduled a meeting with the Emergency Service Coordinator next week to discuss this issue. She will report to the board at our next meeting.

Usage of Tables and Chairs. - Gray feels the tables and chairs belong to the residence of Homestead Twp and they should be able to use them. A waiver could be used to protect the Twp from Liability, since many of the chairs are in rough shape. No other townships rent or loans out their property. Motion by Gray to have a written policy put into place to only rent the tables and chairs with the building. Support Rosa. All Ayes. Motion Carried.

PUBLIC IN-PUT - Bob Rosa - The board seems to be struggling on what to do with the concession stand. Maybe form a committee, the Homestead Twp Fund Raiser group and let Frank operate it , this way you would be isolated from it.

Frank Walterhouse - County Business - I appreciate the board supporting the Maples and the Commission on Aging for the millage. The Board of Commissioners has been discussing this since March. On the 17th of May they will be coming back to the board for a final decision. The finance committee has decided not to place this on the August

election. The senior have always had good luck with their August Election.

Jim Olson - I did this presentation to the Joint Planning Commission and I would like to pass this onto the board. I am not here to speak against the creation of the Joint Planning Commission. I am an attorney, but as a residence I recommend a monitoring process by the Township that goes something like this: The Joint Planning Commission would be in charge of doing the Master Plan in a way that the County=s Master Plan can be reviewed and if there are differences or disagreements, then identified the disagreements and address them. Identify the issues, find out if there are enough differences to go forward without so much expense, and do so in a prudent fashion. Separate the Master Plan process from the Ordinance process and make sure that, the report, and public involvement is strong and heard.

Catherine Ralston - Consider what Craig Seger has put forth as an option. It is the best service for the least amount of money. It also takes care of the Liability, which is a huge thing.

Ingamar Johansson- Is not for or against, the Joint Planning, it is the out come that matters. Business is good for growth, but it must be smart growth. Keep the process as transparent as possible. Keep all residence informed, find out what the residence want, make it a positive good outcome. Also welcome the possibility to work with the county.

Sandy Houghtaling - Could Mr. Segar please repeat what his option was? We could not hear in the back of the room.

PUBLIC IN-PUT - Closed

ANY OTHER BUSINESS TO COME BEFORE THE BOARD -

Cathy Demitroff would like to explore the cost of new signs for our (2) tow cemeteries. Motion by Rosa to give Cathy approval to get estimated for sign at both cemeteries. Support Gray. All Ayes. Motion Carried.

Cindra Moore dropped off a proposal with 3 options she research through Gear If Up Communications for Web Cam Broadcasting. The board will review and discuss at a later date.

Adjourn: Motion Miller. Support Gray to adjourn. All Ayes. Motion Carried. Adjourn at 8:50

Respectfully submitted,

Mary Geetings, Clerk
Cathy Demitroff, Supervisor