

**HOMESTEAD TOWNSHIP
APPROVED 8/1/2016
REGULAR MEETING
JULY 5, 2016**

The regular meeting of the Homestead Township Board was called to order at 6: 00 p.m. by Supervisor Jessica Wooten.
The entire audience participated in the Pledge of Allegiance.

Present by roll call: Mary Geetings, Shelley Rosa, Dan Moore, Jessica Wooten, and Beverly Holbrook.
Also Present: Tim Markey, Fire Chief

PUBLIC INPUT: Sherry Taylor inquired about the Noise Ordinance which will be addressed under correspondence.

Closed public input at 6:02 p.m.

APPROVAL OF AGENDA: Motion by Wooten to approve the updated agenda with changes as follows: Change the minute approval to June 6, 2016, supported by Moore. All Ayes. Motion Carried.

CONSENT GROUPING:

Minutes: Motion by Wooten to accept June 6, 2016 minutes as written with the change of Grant Frederick to Brent Frederick in the Fire Department report, supported by Geetings. All Ayes. Motion Carried.

Bill Paying: Motion by Wooten to pay all bills, support by Moore. Roll Call: Rosa – Yes, Geetings – Yes, Moore – Yes, Wooten – Yes, Holbrook – Yes. All Ayes. Motion Carried.

Reports – Treasurer, Clerk, Zoning Administrator -

Motion by Rosa, supported by Wooten to accept all reports presented as written. All Ayes. Motion Carried.

JPC – Dan Moore – * Cathy Demitroff was appointed JPC chair. *There was an informal site plan review of Cornerstone Assembly of God for a religious education and day care setting. The board seemed to be favorable so they will be coming back with a formal site plan for review. *There was an inquiry by Interlochen RV for a fence for outdoor storage which is not a JPC issue but a zoning issue so they were referred to the zoning administrator. *Mr. Dutt came for a informal review for a caregiver and warehouse operation and he will be coming back to the board with a formal request at the next meeting. *The board approved to print 15 zoning ordinance books.

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Fire Department – Tim Markey gave a written report (on file). *June is busiest month this year. Participated in a drowning loss and took care of a lost autistic child. Investigated an explosion. Took care of a significant oil spill on US31 in Honor. * We need to send out a letter to local businesses to know if they have hazardous materials on site so the fire department knows how to react in an emergency. *Homestead cemetery needs to have the brush piles moved together to have a controlled burn. They were able to burn some brush.

Rec. Park – Frank Walterhouse provided an estimate of repair to the well in the park from J.R. Harris for \$3190. Need to have a new well pump which is ordered and hopefully will be in by the end of the week. This is a type 2 well for public service which covers more perimeters and is more expensive to repair. The last pump was put in 1999. *Have a ball event this weekend so if the well is not fixed we will have to make arrangements for port-a-johns and drinking water. These decisions will be made on Thursday. The board also agreed to open the hall for facilities and water as a last result.

Coho Festival: Bev Holbrook said things are moving along well but need help with the parade. Butch and Nathon are doing a fantastic job and have so many sponsor participants for events. It will be a fun time and remember next year is the 50th.

Cemetery: *Update on water repairs: one pipe was repaired that was broken but not a firm date on the complete project. *Brush piles: Mary will contact our regular contractors to move the brush piles and to properly close the well hole on the vacant land.

Motion by Wooten to accept JPC, Fire Department, Ball Park Manager, Coho Festival and Cemetery reports verbal as presented, supported by Moore. All Ayes. Motion Carried.

COMMISSIONER: Frank Walterhouse: *gave us a written report of the grant amounts requested to the GTB from various groups in Benzie County totaling \$240,355. We will know what will be awarded on August 1. *Budgets are being worked on with 5 unions asking for raises. *Administrator has been here for 9 months and has been doing a good job.

Correspondence –

1. The State Trooper, Cadillac Post, has posted the job opening for our post. They are starting with one and are looking at eventually having two. They are going to upgrade the room with new paint and carpet.

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2. Over the 4th of July weekend we had an area by Cinder and Harwood roads. It sounds like some fireworks or some odd explosives were ignited; along with that it was also reported that there is a medical marijuana facility in that area. We have several things going on in this one area where we have previously existing marijuana facility, a new purchase with crops going in and then fireworks or incendiaries with enough power to rattle windows in neighbors houses. Butch Garber and Tim Markey were asked by citizens to come out to the area and check out the explosions in late June. Law enforcement was called and they went to the home where the grow operation was on Cinder but they had not heard any loud explosions. The explosions stopped for a week or two but now have started again. The law said they can't stop the explosions because Homestead twp does not have a noise ordinance. Public input: One neighbor that lives on the back side of the operation facility talked to the people who live next door and they said that these people feel safe sharing this information with other people in the neighborhood that they have made a homemade cannon and pack shredded paper and gun powder but no one is sure if it is to keep birds off their crops or if they are getting enjoyment from just doing this. No one can figure why it is being done at 2:30 and 3:30 in the morning. The law used to do disturbing the peace but need the noise ordinance in order for a complaint to hold up in court. The police were asked to patrol past the area so the people know they're being watched. Dan Moore said it is hard to enforce a noise ordinance unless it is loud partying because an explosion is once and by the time someone gets there it is quiet. Jessica Wooten is in touch with the sheriff because it sounds like this is more than just a noise complaint. There was also discussion on the blight, multiple campers and the many people living on the property. The ruling is 2 caregivers per site (property) 5 patients per caregiver, 12 plants per patient, so 72 plants per caregiver. We have different agencies involved with this situation including the sheriff, health department, zoning law and state police. Supervisor Wooten will coordinate with all departments.

NEW BUSINESS –

Mass Gathering Ordinance Review: We just received the information from the attorney today. We have the recommendation from the zoning attorney for a "police power" for mass gathering ordinance and samples used in other townships and a copy of what we have in place now in our joint planning commission. We do have mass gathering in our zoning with discussion and fees but when there's an issue like noise or clean up and waste disposal or how many people are present for how long we need police power in our ordinance. In our current ordinance there is section g. on noise control but it gives no direction on what you would call noise control. We need to determine what the boundaries are for noise control. We will review and discuss again. We will also consider getting our own enforcement officer.

Zoning Administrator Resignation: Roger Williams has resigned as of August 1, 2016. Wooten made a motion to accept Roger Williams's resignation as our zoning administrator with thank you for all the work you have given and dedication to getting our master plan and zoning ordinance written for our joint townships, supported by Moore. All Ayes. Motion carried.

ACTION ITEMS

Send out call for bids for new ZA: Should we consider a combination zoning administrator/enforcement officer or split into two positions? Possibly get a constable? Rosa said they used to be reimbursed from the state when we had a constable. Wooten will check into this. It was decided to re-write a job description for a joint zoning administrator. The enforcement officer would be up to each township to hire. Both township supervisors will work on this job description with the input of each board. One stipulation of the ZA is to make a site visit before giving a land use permit. The Assessor did the land divisions in the past. Wooten made a motion to send out a call for new Zoning Administrator with job description to be provided by supervisor to board, support by Holbrook. All Ayes. Motion carried. Will put ad in the Record Patriot and Indeed.com. Roger said he will stay on longer and hopefully give us a transition time.

Assessor Transition, Contract and Training: Jessica Wooten has received her certification for assessor and it is a Supervisor by right position so we need to discuss how the board wants to do the training, transition and the contract. This stays a contracted position in case she doesn't remain Supervisor. Geetings made a motion to have the training from the outgoing assessor (Rosa) and the incoming assessor (Wooten) on a month to month basis, with pay for both, supported by Holbrook. Roll call: Moore – Yes, Geetings – Yes, Holbrook – Yes, Wooten – Abstain, Rosa – Abstain. Three yes, two abstain. Motion carried. Contracted amount has been \$13 per parcel but after discussion Geetings made a motion to start Jessica at \$11 per parcel with a yearly increase to be negotiated, supported by Moore. Roll call: Moore – Yes, Geetings – Yes, Holbrook – Yes, Wooten – Abstain, Rosa – Yes. Four Yes, One Abstain. Motion carried.

Deputy Clerk Appointment: Geetings made a motion to hire Bev Holbrook as the deputy clerk at \$12.50 hr not to exceed \$1500 a fiscal year, supported by Rosa. Roll call: Rosa – Yes, Wooten – Yes, Holbrook – Abstain, Geetings – Yes, Moore – Yes. Four yes, one abstain. Motion carried.

Mills Community House/Benzonia Library Contract: After discussion Wooten made a motion for Homestead Township to enter into a contract with the Benzonia Public Library for our residents for the amount of \$1000/year, second by Rosa. Roll call: Moore – Yes, Geetings – Yes, Wooten – Yes, Rosa – Yes, Holbrook – Yes. Motion carried.

OLD BUSINESS –

Junk/Blight Ordinance Review - table: Waiting for revisions from reviewer. Wooten did contact our township attorney and told him we're struggling with blight and junk and after he reviewed our current ordinance he felt the language was strong enough to cover blight. So with that information, Supervisor Wooten has sent out letters regarding some of the issues we have with blight. We still need to work on our revisions to the ordinance.

Medical marijuana Ordinance Review: Had a discussion regarding the laws and ordinance after the problems from the holiday weekend.

Open Forum: Mr. Riemersma discussed letter he received from the township attorney regarding his appeal. Wooten made a motion to have board members visit site at 19 S. Pioneer for discussion on Roger Williams decision as ZA for the August meeting, supported by Holbrook. Roll call: Rosa – Yes, Moore – Yes, Geetings – Yes, Wooten – Yes, Holbrook – Yes. All Ayes. Motion carried.

Other Business: Discussion of the signing of a complaint form. Many people will not complain because they don't want retaliation from neighbors. Rosa made a motion to remove the requirement for a signature on a blight complaint form, supported by Holbrook. Moore questioned this might be a FOIA problem. Roll call: Moore – No, Geetings – Yes, Holbrook – Yes, Wooten – Yes, Rosa – Yes. Four Yes, One No. Motion carried.

ADJOURN: Motion by Wooten to Adjourn, supported by Moore. Adjourned at 8:30 p.m.
Respectfully submitted:

Beverly J. Holbrook
Recording Secretary

Jessica Wooten
Supervisor

Next monthly meeting August 1, 2016, at 6:00 p.m.