

LELAND TOWNSHIP BOARD MEETING

Monday, April 8, 2024 – 7:00 p.m.

Leland Township Library, Munnecke Room

203 E. Cedar Street, Leland, MI 49654

MINUTES

PRESENT: Supervisor Susan Och, Clerk Lisa Brookfield, Treasurer Shirley Garthe, Trustee Mariann Kirch *Quorum present*

ABSENT: Trustee Clint Mitchell

GUESTS: 8

CALL TO ORDER: Och called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF AGENDA

ACTION: Brookfield moved to approve the agenda as presented; supported by Garthe. Motion carried.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

CONSENT AGENDA/ APPROVAL OF MINUTES

Och requested to pull the March 11, 2024 minutes from the Consent Agenda as she wanted to read aloud her written report for that meeting and have it as a part of the record. A discussion ensued, and the minutes will remain as written.

March 11, 2024 (Regular Meeting)

March 30, 2024 (Special Meeting)

ACTION: Brookfield moved to approve the Consent Agenda as presented; supported by Garthe. Motion carried. (3,1)

PUBLIC COMMENT

Steve Mikowski - Mr. Mikowski presented his request to hold a referendum vote on the Leland Township Zoning Ordinance 96-1. This is the 331st month this request has been made. He also asked the Board to correct a longstanding error denying a 17 ½ inch side yard setback variance for a deck. This request has been made since 1983 at Planning and Township meetings. Mr. Mikowski also commented that his public comment written in the March 30, 2024 minutes was inaccurate because he was cut off because his comment was more than 3 minutes.

Cal Little – He wanted an update of the status of the Peterson lawsuit.

Kathy Dawkins - She commented on her public comment at the March 3, 2024 meeting. She read it aloud. She feels that Mr. Mitchell’s comment regarding the Supervisor’s report of that meeting was out of context.

REPORTS FROM BOARDS AND COMMISSIONS – Reports are online and on file at the Leland Township Office.

Fire & Rescue, Chief Dan Besson

Chief Besson was absent. His report was submitted and the report is similar to the report that was presented at the Annual Meeting.

Planning/Zoning, Tim Cypher

Tim Cypher was absent. His report is in the Board's packet and is on the website.

Harbor, Jeremy Anderson

Jeremy Anderson was absent. The dredging will start on April 15th.

Sewer, Steve Patmore

Steve Patmore was absent. His report is in the Board's packet and is on the website.

Parks & Rec - Tim Zywicki

The Lake Leelanau Community Association (LLCA) has offered to partnership with Parks and Rec to help fund improvements at Grove Park.

There have been 228 responses to the survey. There is now a more even representation of Leland and Lake Leelanau. Ms. Kirch noted that she did not get the survey in the mail. The public was not notified of the survey by mail. The survey date has been extended to April 30. Ms. Kirch asked if Parks and Rec was going to fix the sinks. Mr. Zywicki responded that the sinks cannot be fixed until the water is turned on. She also asked about the exterior Harbor restrooms repairs.

County Commission, Kama Ross

Kama Ross was absent.

TREASURER'S REPORT

Ms. Garthe reported on income and expenses for the last month. It was not a sewer billing month. The general fund was business as usual.

ACTION: Brookfield moved to approve the Treasurer's Report as presented; supported by Och. Motion carried.

SUPERVISOR'S REPORT

A written report was submitted to the Board prior to the meeting. It is on file at the Leland Township Office. Och commented on the lawsuit referred to by Cal Little. The court rejected the lawsuit and wanted it separated in to two different lawsuits. The Board is waiting for the two lawsuits to be presented. Och could not comment further on the subject.

Och reported on the upcoming MTA conference.

ACTION ITEMS

1. Approval of easement to Borres for access to their property adjacent to the Sunset Shores drain field.

As part of the purchase agreement, the Borres requested an easement at the back of their property. The Township agreed to the easement. The easement is 16 feet wide. The Township attorney has edited the agreement. It needs to be signed and filed with the County.

ACTION: Garthe moved to approve the easement to Borres for access to their property adjacent to the Sunset Shores drain field; supported by Kirch. Motion carried.

2. RFP for exterior of Harbor restroom repairs.

This is for the exterior and railings; not the sinks. Och described the needed repair. The work would be done in May/June or September/October. Brookfield stated that the RFP was not clear enough and does not address the underlying problem, if there is one. The RFP addresses only cosmetic repairs. Och suggested that an engineer may be needed to determine an underlying problem. The water damage could get worse. It was agreed that more information is needed. It was not known if there is money in the budget to fund major repairs.

Och will start with Gosling-Czubak to get an estimate. An RFP will be written that identifies the problem and comes up with a solution.

The item was tabled for more information.

3. Approve Grand Avenue and River Street sidewalk work. Consider portion of M204 north side.

The Board was in agreement on the sidewalk work on Grand Avenue and River Street. The portion on the north side of M204 was questioned as costing a lot for the small area. It was agreed that the Board should seek other bids for that area.

ACTION: Brookfield moved to approve the Grand Avenue and River Street sidewalk work as planned and to seek another proposal for the sidewalk parcel on the north side of M204; supported by Kirch. Motion carried.

4. Approval of Spring season Youth soccer.

ACTION: Brookfield moved to approve the Spring season Youth Soccer; supported by Garthe. Motion carried.

5. Leelanau Historical Society request to use facilities for events: Member Appreciation Party, June 18; Wood Boats on the Wall, September 20 & 21.

Kirch expressed concern for using a part of the wall that is deteriorating for the Wood Boats on the Wall event. It is a small area at the end and she would like it roped off. It was also expressed that boats should not be docking at that part. Kirch feels this part of the wall is deteriorating faster than the rest of the wall and should not be tampered with until it can be restored.

ACTION: Brookfield moved to approve the Leelanau Historical Society's request to use facilities for two events: Member Appreciation Party, June 18; Wood Boats on the Wall, September 20 & 21. The section cited as deteriorating will be roped off. Supported by Garthe. Motion carried.

6. AT&T mobile account, designate an authorized user or close account and issue stipend to employees for phone needed to perform duties.

The maintenance person needs an updated phone. Brookfield has attempted to work with AT&T to get one business phone. It would involve one person would be on an account, the business intent would have to be in meeting minutes and the user of the phone would have to go to the store to pick out a phone. Brookfield was not in favor of the process and suggested that an employee needing a work phone could purchase their own phone and the Township would give them a monthly stipend to the employee. \$50 was suggested for the stipend. Currently, Ken Hagstrom's phone costs \$67.98 a month. Och reported that Ken's phone is used frequently for Township business. There was discussion about the amount of the stipend. It was decided that the stipend will be \$66.00.

ACTION: Brookfield moved to authorize the Clerk to close the account with AT&T and employees needing a business phone would be given a monthly stipend of \$66.00 to use/purchase their own phone for Township use; supported by Kirch. Motion carried.

7. Updating of zoning fees.

The zoning fees have not been adjusted since 2007. The price index shows that prices have gone up by 49% since that time. Och feels the Township should keep up with inflation and she made up a fee schedule where fees have been increased by 50%. Clint Mitchell has sent an email objecting to this increase. He feels the budget is fully sustainable right now. Kirch would like feedback from Planning and Zoning on this before raising the fees.

No action. This item failed for lack of a motion.

8. Sea wall easement update.

Mitchell would like a closed session meeting on this. Terms still need to be negotiated with the adjacent property owner. Tiffany, the contractor, will be asked if we could restore the seawall without an easement with Mr. Coyle.

Och will set up a special meeting and invite Brad Weirda.

OTHER/OLD BUSINESS

- The DNR pulled out the broadside dock at the Lake Leelanau launch in Leland for safety reasons. They have no plans to replace it. There is one small dock left.

BILLS AND ACCOUNTS

The bills and accounts lists were distributed to Board members. There was nothing unusual for the month. There was one bill for about \$4000 for legal services for the ZBA as well as usual bills for utilities, payroll, health insurance, etc.

ACTION: Garthe moved for the payment of bills from March 12, 2024 to April 8, 2024; supported by Kirch. Motion carried.

CORRESPONDENCE - None

BOARD COMMENT

- Garthe requested that the special session include the baseball item and the appointment of Steve Scales to the Sewer Commission.

PUBLIC COMMENT

Keith Ashley - He suggested that the Board compose a committee of skilled maintenance people to make recommendations about building repairs. Ashley gave examples of when such a committee would have been desirable.

Doug VanDyke - He commented that a lot of people will be upset about the dock removal at the Lake Leelanau launch. He asked if the Board could do anything about that. The Lake Association may have something to say about that as well. He also said he would consider being on the committee suggested by Keith Ashley. Och will share Stephanie Rosinski’s email so they can comment on the situation. She also commented that most companies pay outright for phones for their employees and not a stipend. She looked into MTA rules and found that the Township Board is responsible for addressing zoning fees.

Steve Mikowski - He concurred with Ashley’s suggestion. He gave examples of mistakes made in some Township constructions. He also reiterated his concern that the Sewer Commission has not had a quorum at their meeting in several months. REU’s need to be preserved. Zoning fees should be compared with fees used in neighboring townships.

ADJOURNMENT

ACTION: Garthe moved to adjourn the meeting at 8:27 p.m.; supported by Brookfield. Motion carried.

The next meeting is May 13, 2024

Respectfully Submitted,
Cindy Kacin, Recording Secretary

Date Approved: _____

Susan Och, Leland Township Supervisor

Lisa Brookfield, Township Clerk

DRAFT