

CALL TO ORDER: Supervisor Julian called the regular meeting of the Kasson Township Board to order at 7:00 pm, with the Pledge of Allegiance.

ROLL CALL: Members Present: Greg Julian – Supervisor, Dana Boomer - Clerk, Roger Noonan – Trustee
Member(s) Absent: Julia Carter – Treasurer, Tad Carter - Trustee
Staff Present: None

AMENDMENTS TO AGENDA – The board briefly discussed the agenda. **Noonan moved to approve the agenda as presented. Boomer seconded. All in favor, motion carried.**

PUBLIC COMMENT: Mike Verschaeve – On behalf of the Kasson Township Neighborhood Association, they are grateful to the Township and Zoning Board of Appeals for their work on the motorcycle racing event. They hope they can join the township in defending the zoning, and want to say they are with the township in this. This is not the only challenge that faces the township. In the newspaper, it says that people are investing in the county and in Kasson Township, buying property and wanting to build commercial endeavors like the motorcycle race. This is the time to review and possibly tighten zoning restrictions.

Jerry Konczel – He wants to thank the township for taking over the East Kasson Cemetery and maintaining it well. He agrees that tighter zoning is needed.

MINUTES – The board discussed the minutes from the regular meeting on December 12, 2023. **Noonan moved, Julian seconded to approve the December 12, 2023 regular meeting minutes as presented. All in favor, motion carried.**

PERTINENT COMMUNICATIONS: Chris Hauke sent a letter thanking the officials of the Planning Commission and Zoning Board of Appeals for their decisions upholding the Zoning Ordinance. She urges the Township Board to defend these decisions in the Circuit Court case.

PRESENTATION: None

FINANCIAL REPORTS:

a) **TREASURER’S REPORT:** J. Carter had previously submitted the treasurer’s report to the board. Receipts total \$679,755.48. Disbursements \$294,690.85. Balance \$1,132,211.92.

b) **BUDGET REPORT:** Boomer presented a budget report for December. The board briefly discussed.

c) **BILL APPROVAL** – Boomer presented the updated check detail. The board briefly discussed. **Noonan moved to pay the bills as presented; seconded by Boomer. All in favor, motion carried.**

d) **Glen Lake Summer Tax Collection** – Glen Lake School has decided to move to a summer tax collection. J. Carter has been working on the details associated with this, which will involve new agreements with Glen Lake Schools and North Ed. Her current plan is to charge the school \$2.50

per parcel for collection and disperse on the state schedule, which is similar to the agreements that other schools have with their townships. These agreements will need to be signed by Julian, J. Carter, and Boomer. The board had consensus to allow Julian, J. Carter and Boomer to move forward with signing the agreements once the details are worked out.

UNFINISHED BUSINESS:

- a. **Cemeteries** – Boomer has been working on the mapping of the East Kasson Cemetery. Cemetery projects are now mostly on hold until spring. Boomer would like to conduct ground penetrating radar in portions of both cemeteries at some point due to inconsistent and illegible maps. Noonan suggested putting money in the budget for this next year. Noonan will be removing the old sign from the Kasson Cemetery.
- b. **Mining/Gravel Legislation** – Julian reported that the legislature has taken no action on the gravel legislation.
- c. **Sidewalk & Parking Ordinances** – Julian spoke with Gosling Czubak about a proposal regarding a sidewalk survey. They have submitted a quote for the sidewalk survey and a quote for an expansion of their work on the village project to involve additional work with the Road Commission and the process of going out for bids on the project. The quote for the sidewalk survey was \$2,700 and for the adjustment to the scope of work for engineering services was \$4,200. **Noonan moved to approve the quote for the sidewalk survey with Gosling Czubak for \$2,700. Julian seconded. All in favor, motion carried.**

Boomer moved to approve the quote for the additional engineering services for streetscape work with Gosling Czubak for \$4,200. Noonan seconded. All in favor, motion carried.
- d. **Park Tables & Benches** – Julian has been continuing to work on getting specifications for park tables and benches with Dave Murphy, and is working with the county to look at the possibilities for synthetic materials for the tables and benches.
- e. **ZBA Appointment** – No further applications have been received at this time. The item was tabled for further discussion at a future meeting.
- f. **Other Unfinished Business** - None

NEW BUSINESS –

- a. **Enduro Circuit Court Case** – Fran Seymour, James Schettek and Bill Kasben filed an appeal in Circuit Court regarding the Enduro matter. Boomer has been working with Grier to make the appropriate filings. The Kasson Township Neighborhood Association has requested to enter the case as an intervening party; this has already been agreed to by Seymour, et al. Grier recommends that Kasson also agree to this. He prepared a draft motion (see attached). **Boomer moved to allow the KTNA to enter the case as an intervening party per the motion drafted by Grier, Noonan seconded. Roll call vote: Noonan (yes), Boomer (yes), Julian (yes). Absent: J. Carter, T. Carter. All in favor, motion carried.**

- b. **2024/2025 Budget** – Boomer and Nelson had developed and distributed a draft budget for the 2024/25 fiscal year. Some numbers, mainly income numbers, are still in flex so there will be changes made. The fire millage is up for renewal in August – because of the large increase in taxable value in the township Boomer stated that the millage could be renewed at the same rate and still cover the fire department contributions with some extra set aside for future needs such as a new station. The board discussed the draft budget for the 2024/25 fiscal year. No immediate changes were made.
- c. **2024 Annual Meeting** – Boomer presented a draft resolution regarding the 2024 Annual Meeting; the board briefly discussed.

RESOLUTION # 01-2024

RESOLUTION TO ESTABLISH 2024 ANNUAL MEETING

WHEREAS, Michigan Compiled Law 41.8 authorizes the township board of Kasson Township to schedule an Annual Meeting date, and

WHEREAS, on January 11, 2024, the township board adopted a resolution to establish the 2024 township annual meeting on Saturday, March 23rd at 10:00 a.m., now

THEREFORE BE IT RESOLVED, that as of January 11, 2024, and pursuant to MCL 41.8(6), the Kasson Township 2024 Annual Meeting shall be held at the Kasson Township Hall on: MARCH 23, 2024 at 10:00 a.m.

Moved by Boomer; Supported by Noonan.

Roll Call vote:

Yes – Julian, Noonan, Boomer.

The supervisor declared the resolution adopted.

- d. **2024 Audit** – Boomer has gone out for quotes for the 2024 township audit. Gabridge quoted \$7,400, which is substantially higher than the \$4,100 they charged for the audit in 2022. Tobin quoted \$4,250 for the audit plus up to \$200 in expenses for the 2024 year, and \$500 for the F-65 form in 2025. Gabridge did not provide a quote for the 2025 F-65. Boomer recommended approving the quote from Tobin for the 2024 audit and 2025 F-65. **Noonan moved, Julian seconded to approve the quote from Tobin for \$4,250 plus up to \$200 for expenses for the 2024 and \$500 for the F-65 in 2025. All in favor, motion carried.**
- e. **Other New Business** - None

CAPITAL PROJECTS – EXPLORATION

- a. **Maple City Improvement Project** – This was discussed earlier. Julian has been continuing to follow up with the Road Commission, but no progress has been made.
- a. **Township Hall Renovation** – Julian reported that the parking lot lights are still on backorder, and the deadbolt on the front door needs to be fixed. Boomer requested that the remainder of the construction supplies be removed from the edge of the parking lot, weather permitting.
- b. **Fire Department Capital Improvements** – Julian is meeting with Tim Stein regarding some potential private property for a new station, and they will be putting together a letter to pass

out to some property owners in the target area. There is a meeting regarding the interlocal agreement later this month.

REPORTS: Planning Commission (PC) – Boomer reported that December meeting included the renewal of the SUP for the Newman Gravel Pit. At the January meeting, public hearings will be held for SUP renewals for three Elmers gravel pits and an amendment to the SUP for Sleeping Bear Storage. Mike Lanham has been appointed as the new Chairman of the PC; new PC member T. Eftaxiadis will be starting in January, and new Recording Secretary Marsha Wolf started in December.

Zoning Administrator (ZA) – Cypher had previously submitted written reports to the board. Noonan asked to have reflectors installed on Baatz Road in the new section, as it's very easy right now to run off the road in poor weather.

Supervisor – Julian summarized his activities for the month. He summarized the 2023 numbers for the Glen Lake Community Library. The library is in the process of working on reaching out to residents of Kasson Township to be more engaged in the library.

Assessor – Standard assessing business is ongoing. Krombeen submitted a written report to the board along with tentative taxable values for 2024.

Fire Board – At the January meeting, meetings were changed to the first Wednesday of the month. The Fire Chief has received his new vehicle, and his previous truck will become a utility vehicle for the department.

Clerk/Elections Report – Boomer reported that mailings for the February 27 presidential primary have gone out, work is being done on setting up early voting and a mailing with information on that will be going out to voters shortly, and ballots are beginning to be sent out. There is an Election Commission meeting to appoint election workers on January 24 at 8:30 am. There will also be an Election Commission meeting to conduct the public accuracy test sometime in February but that date has not been set yet.

COMMITTEE REPORTS: Hall Use and Buildings and Grounds Reports – The hall has not been used. Julian will have the hall cleaned between the February PC meeting and the election.

PUBLIC COMMENT: Tim Dowd – He complimented the team that Kasson Township has put together in the Planning Commission and Zoning Board of Appeals, and the Zoning Administrator and Tom Grier. He has sat through the meetings for the Enduro racetrack, and the team has done an amazing job of sticking to the Master Plan and Zoning Ordinance. He complimented the township and thanked them for that. He lives across from the proposed racetrack, which has now gone to Circuit Court. He hopes that it can be gone through expediently and the promoters realize that their idea is not conducive to the nature of the area. Almost everyone is in the audience because of the Enduro matter. The majority of the neighborhood is thinking that this is not something that they want to have, given that it has expanded several times from the original proposal. They appreciate the township approving the application of the KTNA. He is a candidate for Leelanau County Commissioner for District 7. He is looking forward to participating in Kasson Township's government activities, and he asks for everyone's vote.

Don Drabik – He agrees with Roger on the Baatz Road situation. This is the beginning of the winter season, and the Road Commission seems to be doing a really lousy job taking care of the roads this year. They have been sloppy and dangerous.

Stephanie Mills – She expressed her gratitude to the Commission for serving and her appreciation for the civility that has been present in the gatherings. The scale of Kasson Township allows people to meet across vocations and beliefs and politics and also allows them to come together and grapple with demanding problems like land use and property rights and growth. It's a rare and wonderful thing, and she is glad to see everyone participating.

Tom Lufkin – He thanked the commission and ZBA for their diligence and time. He asked if there was a legal budget for the Enduro case, and whether there was adequate security in the township hall for election items.

Paul Breyer – He asked if the court and the Enduro group have to approve the KTNA request. Boomer stated that the Enduro group already has given that approval and those approvals will be presented to the court.

BOARD COMMENT: Julian will be contacting the Road Commission about the road issues, and thanked everyone for attending.

The next regular meeting will be Tuesday, February 13 at 7 pm.

Motion by Noonan to adjourn, second by Boomer / **All in favor, motion carried.** Meeting adjourned at 8:04 pm.

Submitted by:
Dana Boomer, Township Clerk

**TOWNSHIP OF KASSON
LEELANAU COUNTY, MICHIGAN
MOTION TO STIPULATE THAT THE KASSON TOWNSHIP
NEIGHBORHOOD ASSOCIATION MAY ENTER LEELANAU COUNTY CIRCUIT
CASE NO. 23-11131-AA AS A PARTY**

At a regular meeting of the Township Board of the Township of Kasson, County of Leelanau, Michigan, held in said Township on the 11th day of January, 2024, there were:

Present: Greg Julian, Dana Boomer, Roger Noonan

Absent: Tad Carter, Julia Carter

The following motion was offered by Boomer and seconded by Noonan:

Attached as **Exhibit A** is a Stipulation to Allow Intervention in Leelanau County Circuit Court Case 23-11131-AA (“Stipulation”). Kasson Township and the Kasson Township Zoning Board of Appeals are the Appellees in the Case and Fran Seymour, James Schetteck and Bill Kasben are the Appellants. The Appellants have already signed the Stipulation to allow the Kasson Township Neighborhood Association (or “KTNA”) to enter the case as an Intervening Appellee. The Township Board further agrees to allow the KTNA to enter the case as an Intervening Appellee and authorizes the Township attorney to sign the Stipulation.

Adopted this 11th day of January 2024.

YEAS: Noonan, Boomer, Julian

NAYS: None