

Approved January 17, 2022

**BINGHAM TOWNSHIP  
REGULAR MEETING MINUTES  
DECEMBER 20, 2021 7pm**

**1. CALL TO ORDER**

Supervisor Midge Werner called the Bingham Township Board Meeting to order on Monday, December 20, 2021, at 7:00 p.m., a zoom meeting.

**2. ROLL CALL- QUORUM**

Present: Midge Werner, Kathy Morio, Sandra Grant, Jeff Layman, Todd Stone

Absent and excused: None

Staff Present: Recording Secretary, Marge Johnson - Zoom; Steve Patmore

**3. PLEDGE OF ALLEGIANCE**

**4. AGENDA APPROVAL**

*Sandra Grant/moved, Todd Stone/supported, to approve the agenda as amended, adding “discussion of possible blight ordinance” under New Business (e), passed.*

**5. CONFLICT OF INTEREST**

None

**6. APPROVAL OF MINUTES - November 15, 2021**

*Sandra Grant/moved, Jeff Layman/supported, to approve the November 15, 2021 Meeting Minutes as presented, passed.*

**7. PUBLIC COMMENT**

No public comment.

**8. OLD BUSINESS**

**a. Recycling Site -**

Todd Stone asked if the recycling site has been pursued. Steve Patmore said the Planning Commission discussed it, no objections; the Zoning Ordinance would have to be amended. Todd Stone said recycling site would be a good topic for the master plan. Steve Patmore said a recycling site is in the works at the Road Commission property.

**9. NEW BUSINESS**

**a. 2022 Board Meeting Dates**

*Midge Werner/moved, Sandra Grant/supported, to approve the 2022 Township Board Meeting dates as the third Monday of each month at 7:00 p.m. as presented, PASSED.*

**b. Reappoint Board of Review Members to 2-year term, 2022 & 2023**  
*Sandra Grant/moved, Kathy Morio/supported, to appoint Lou Okma, Scott Emeott and Virginia Schultz to the Board of Review for two years (Jan. 2022 thru Dec. 2023), passed.*

Midge Werner said the State requires that the Board of Review members have additional training which will be in February 2022. The budget may need to be amended in January 2022 to cover the expenses for the Board of Review training.

**c. Renew of Host Compliance/Granicus Short Term Rental Monitoring Company**  
Steve Patmore said this year was getting the process going. Next year there will be measures to get permits to the people, and a review of the short term rental dates. The cost of this service is \$10,047.33 now, going up over 6% from last year. The fee for a short term rental permit is \$300.00. Steve Patmore said he would like to contract with Host Compliance for another year. A total of 69 permits were issued in 2021 out of 86 permits allowed.

*Sandra Grant/moved, Todd Stone/supported, to approve renewal of a Contract with Host Compliance/Granicus Short Term Rental Monitoring Company for the year 2022 at a cost of \$10,047.30, passed.*

**d. Rezoning part of Bingham Road from Rural Residential To Commercial (E. Harding Property)**

Steve Patmore said a rezoning is handled by a zoning ordinance amendment. This request is to rezone a piece of property from rural residential to commercial. This property is close to the property that was rezoned in 2020 Under public comment Danielle Wheelock supported the rezoning. The Planning Commission recommended approval of the zoning amendment. County Planning Commission reviewed the zoning ordinance amendment. Any rezoning to commercial will require review by the Planning Commission. Under the commercial zone there are requirements for buffering and landscaping.

Todd Stone said several parcels on Bingham Road have been approved for commercial above and beyond what the master plan designates. When does the township say no more rezoning to commercial until a commercial zone is established? Steve Patmore said the Planning Commission discussed that. The master plan in 1998 stated there was enough commercial. The Planning Commission acknowledged there have been changes since 1998. The biggest thing for the Planning Commission is the substation that is going to be adjacent to the subject property in the future.

Sandra Grant said having residential on the subject property would be awkward with a substation being adjacent to it, noting commercial property surrounds the subject property.

Midge Werner said the parcel to the north is the research station.

There was no public comment regarding the rezoning.

*Sandra Grant/moved, Jeff Layman/supported, to adopt Amendment 2021.12.20.1 an Ordinance to amend the Bingham Township Zoning Ordinance by amending Article 3, on the zoning map. Roll call vote: Yes: Midge Werner, Kathy Morio, Sandra Grant, Jeff Layman. No: Todd Stone. passed.*

**e. Discussion regarding possible blight ordinance**

Todd Stone said there are areas in the township where a blight ordinance is needed. Sandra Grant said our concern is not violating the rights of the people, and to not find the township in a financial situation which is more than the township can handle. Sandra Grant said it would take care of extreme properties which are more work to enforce. We know of four potentially very large clean ups. Sandra Grant said she would want to look at a blight ordinance that addresses extreme areas, a safety issue where it is not fenced.

Steve Patmore said it would be a police power ordinance, not zoning. If you do zoning, anything that is there is grandfathered in. The implementation of a blight ordinance is a question mark.

Midge Werner said it is a difficult decision for the board to make. The township has to consider the Right To Farm Act if there is any agricultural property involved.

The township board had public input in the past regarding a blight ordinance.

A problem with defining junk, is that what is not junk to you, is junk to your neighbor. Midge Werner asked Steve Patmore to provide the township board with information regarding a blight ordinance for the January agenda, including a letter from the township attorney regarding his recommendations, from the last time the township board considered this.

Steve Patmore said he could provide the board with what Suttons Bay Township has regarding a blight ordinance.

**10. COMMITTEE, STAFF AND OFFICER REPORTS**

**a. Parks and Recreation Committee**

Todd Stone said the Committee is continuing discussion on additional parking at Boughy Park (how many people can the park handle - capacity). Brendan from the Road Commission suggested that the committee take a look at what was done on Reynolds Road (Leland township) to resolve that parking issue. The DNR has additional information needed regarding the property lease.

**b. Building & Grounds Committee** - Kathy Morio said no damage at the township hall, from the recent, big winds.

**c. Cemetery Committee** - Midge Werner said there is nothing to report.

**d. Zoning Administrator** - Steve Patmore submitted his zoning administrator report and answered questions from the Board.

**e. Planning Commission** - Working on master plan.

**f. Fire Authority** - Documents e-mailed to the Board.

**g. Assessor's Quarterly Report** - No report.

**h. Treasurer** - Draft audit sent to the township.

*Sandra Grant/moved, Todd Stone/supported, to approve the draft audit and authorize the Clerk and Supervisor to sign the draft audit as presented, (discussion on the motion - Todd Stone said he read the audit and compliments the township on it being financially responsible), passed.*

**i. Trustee** - No report.

**j. Clerk**

Kathy Morio submitted the Vendor Balance of \$5,302.54, including the addition of \$2,850.87. Payroll - \$10,297.37.

*Sandra Grant/moved, Jeff Layman/supported, to approve Vendor Balance as amended of \$5,302.54, and Payroll of \$10,297.37, passed.*

Kathy Morio said Three Trees Tasting Permit was sent back from the State of Michigan because the address, Suttons Bay, MI, was omitted. Steve Patmore said the permit is okay. Clerk will add Suttons Bay, MI to update the resolution.

**k. Supervisor**

Midge Werner said the township board needs to discuss how to handle zoom meetings. Previously, the Board decided to have zoom meetings thru December 31, 2021. An e-mail was received from Marge Johnson requesting that the township continue with zoom meetings. This is Jordan Fehrenbach's last zoom meeting. Steve Patmore is willing to do the zoom meetings. Midge Werner said there are some people who would participate on line but not come to a meeting. Steve Patmore said the Planning Commission thinks having zoom meetings is a good option for the public.

*Consensus of the Township Board to continue with zoom meetings indefinitely.*

Midge Werner thanked Jordan Fehrenbach for running the zoom meetings.

**11. PUBLIC COMMENTS AND ANNOUNCEMENTS** - None.

**12. ADJOURNMENT** - Midge Werner adjourned the meeting at 8:34 p.m.

**Minutes by Marge Johnson, Recording Secretary  
Kathy Morio, Clerk**

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