

LELAND TOWNSHIP BOARD MEETING
Monday, October 11, 2021– 7:00 p.m.
Leland Township Library, Munnecke Room
203 E. Cedar Street, Leland, MI 49654

MINUTES

PRESENT: Supervisor Susan Och, Treasurer Shirley Garthe, Trustee Clint Mitchell.

ABSENT: Clerk Lisa Brookfield, Trustee Mariann Kirch

GUESTS: 17

CALL TO ORDER: Ms. Och called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. Ms. Och read aloud a communication from Ms. Kirch.

APPROVAL OF AGENDA: Ms. Garthe moved to approve the agenda as presented; supported by Mr. Mitchell. Motion carried. (3,0. Two absent)

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

APPROVAL OF MINUTES

September 13, 2021 (Regular Meeting): Ms. Och reported 4 errors/typos in the minutes. The recording secretary will correct and resubmit an amended copy to the Leland Office.

ACTION: Ms. Garthe moved to approve the minutes of September 13, 2021 as presented and amended; supported by Mr. Mitchell. Motion carried. (2,0. Two absent)

PUBLIC COMMENT

Steve Mikowski – He commented on item #6 of the agenda. He would like a copy of the governance. Also, the vacancy on the Sewer Commission should be on Old Business of the agenda.

Mr. Mikowski presented his request to hold a referendum vote on the Leland Township Zoning Ordinance 96-1. This is his 301st request. He also asked the Board to correct a longstanding error denying a 17 ½ inch side yard setback variance.

Marie Korson – She asked for the location of the Sunset Shores drainfield. It will be across M641. A copy of the timeline that will be discussed in this meeting will be given to her.

REPORTS FROM BOARDS AND COMMISSIONS

Fire & Rescue, Chief Dan Benson

A report is on file at the Leland Township Office and is online. July and August were record setting months. Sasha Moore will be stepping down from her full-time position to continue her paramedic studies. Chief Benson discussed the recent inspection of the fire hoses. Negotiations have begun with the full-time fire fighters.

Planning/Zoning, Tim Cypher

A report is on file at the Leland Township Office and is online.

Planning – There was a meeting on October 6, 2021. There was a site plan review of the plan for the rebuilding of the Township office building. The plan is to demolish the building, and build a new structure to have 10 units: 5 residential and 5 commercial units. The plan calls for a 40'

height and the Township limit is 35'. There is concern about not having enough parking. Because of property lines, Post Office parking will be diminished. The Commission tabled the discussion.

The lot coverage (character clause) discussion was tabled. The committee reviewed chapter 6. Mr. Cypher presented an update on short term rentals.

Zoning – There were 14 land use permits and 21 site plan inspections.

Harbor, Jeremy Anderson

Everything has slowed down. They are getting ready for winter. Water levels are lower. No concerns at this point.

Sewer, Steve Patmore

A report is on file at the Leland Township Office and is online.

It has been a normal month. Lagoon levels are going down, putting the Township in compliance. Flows are below last year's readings. They are doing a pilot study on the effect of calcium nitrate on the hydrogen sulfide (smells and it is corrosive). They achieved good results after 3 days. The results are encouraging. Harbor has been very helpful and accommodating during this process. They are looking at alternatives to the step pumps on River Street.

Parks & Rec

Ms. Och reported on the Fall work. A report available is at Leland Township Office. The budget was discussed. 55% of the budget has been used. The 2% grant was discussed for the work at Hancock Field.

County Commission, Patricia Soutas-Little

The County budget will be discussed at their meeting tomorrow at 7 pm. Recycling is also on the agenda. The County is considering increasing their fees to the recycling centers from \$1250 to \$3600. The Suttons Bay site was moved to a temporary site and they are looking for another site.

The survey of internet service/speed is done. The study is online. They will be working with the Futures Team on a county plan for internet service.

Assessor

The report was distributed to the Board members and is online. There are 2 cases at the Tribunal.

TREASURER'S REPORT

Ms. Garthe reported on income and expenses for the last month. It was not a sewer billing month. The Township received a \$10,6814.00 covid check. There are 180 delinquent summer

taxes yet to come in. Putting the covid money into a more interest-bearing account was discussed.

ACTION: Mr. Mitchell moved to approve the Treasurer's report as presented; supported by Ms. Och. Motion carried. (3, 0. Two absent)

SUPERVISOR'S REPORT

A written report was submitted to the Board prior to the meeting. It is on file at the Leland Township Office. Ms. Och discussed the use of the covid money, sidewalks repair, adding a sidewalk in front of the Post Office and 18 South Main, the parking ordinance, and work on Reynolds Street. A preliminary speed study was done on the west end of Lake Leelanau village. There was not enough of a drop of travel speeds to justify a formal speed study.

ACTION ITEMS

1. Request from Fishtown Preservation for temporary use of Harbor parking lot.
Amanda Holmes explained the relocation of a shanty to the parking lot temporarily and parking of construction equipment. They will be putting together a time line. They plan to move the building in the middle of November. The contractor was present to explain the work that will be done. It is understood that the timeline may be affected by the weather. The Harbormaster has been consulted and he has consented to the plan to use the parking lot.
ACTION: Ms. Garthe moved to approve the request from Fishtown Preservation for temporary use of the Harbor parking lot to be completed by May 15, 2022; supported by Mr. Mitchell. Motion carried. (3,0. Two absent)
2. HomeStretch Housing 2% Grant Request
No one was present to represent HomeStretch Housing. Ms. Och explained the situation. Condo units at the end of Joseph Street were originally built for affordable housing. The owner of HomeStretch Housing would like to apply for the 2% grant to take care of maintenance needs. They are a non-profit and cannot apply for the grant themselves. They are asking Leland Township to make the application. The Township has done this previously. These are lease hold apartments. Tenants own their apartment but not the land. This building was built by the County. HomeStretch has received 2% grants in Benzie County. There are two opportunities for the 2% grant per year. The application is due November 30.
Mr. Mitchell questioned the many maintenance needs on a building that is only 13 years old. He wonders if the excessive maintenance needs are the result of poor craftsmanship when the units were built. Mr. Mitchell stated that the purpose of the 2% grant is to fund projects of broad community benefit. This building has 8 units. He also stated that the Township may want to use the grant opportunity for something else.

ACTION: Ms. Garthe moved to table the discussion; supported by Ms. Och.
Motion carried. (2,1. Two absent)

3. County Road 641 speed study

Stuart Winston, a resident, contacted the Road Commission concerning a speed study of M641. He was informed that a speed study needs to be requested by the Township Board. Ms. Och reported that the Road Commission will determine the speed that people are currently travelling and set the speed at the average based on the 85%ile. Mr. Mitchell has examined the sections of the road that are of concern and reported the hazards as he sees it. Alpers to M22, Suelzer Park to M22, and another site are of concern. Mr. Mitchell suggested a speed study of 1/3 mile south of Alpers Road to M22. Stuart Winston was in favor of the plan explained by Mr. Mitchell.

ACTION: Mr. Mitchell moved to approve a request to the County Road Commission for a speed study on 641 from 1/3 mile south of Alpers Road to M22; supported by Ms. Garthe. Motion carried. (3,0. Two absent)

4. Approve the Audit Report for the year ending March 31, 2021; authorize the Supervisor to sign the letter of representation and return to Tobin & Co. auditors.

ACTION: Ms. Garthe moved to approve the Audit Report for the year ending March 31, 2021 from Tobin & Co. and authorize the Supervisor to sign the letter of representation and return it to Tobin & Co.; supported by Mr. Mitchell. Motion carried. (3,0. Two absent)

5. Authorize Supervisor to research sidewalk from M-204 to Post Office

Ms. Och has consulted with Craig Brown of the Road Commission. They can make the street narrower and have a sidewalk. 2 feet of a green strip, and the possibility of parallel parking. If the development of the new building includes the sidewalk, they would be responsible for some of the cost. Ms. Och wanted to know the Board's opinion of this idea.

The Board did not have an objection to continued researching of a sidewalk from M-204 to the Post Office.

6. Affirmation and Ratification Principles of Governance

This document comes from the MTA. Ms. Och would like to table this discussion until the whole board is present. Ms. Och read aloud the governance document.

ACTION: Ms. Garthe moved to affirm and ratify the principles of governance as presented; supported by Mr. Mitchell. Motion carried. (3,0. Two absent)

7. Formation of Compensation Committee

Ms. Och was unable to get someone to serve. Mr. Mitchell got a "maybe." Ms. Garthe got Vicki Kilway. Mariann Kirch would be the Board representative. Mr. Mitchell prepared a resolution to form an ad hoc advisory board compensation committee.

ACTION: Ms. Och moved to approve the appointment of Vicki Kilway to serve on the Compensation Committee; supported by Ms. Garthe.

There was discussion about whether or not an appointment to an ad hoc committee needed Board approval.

Ms. Garthe rescinded her support.

Ms. Och rescinded the motion.

The motion made at the Annual Meeting regarding this committee did not intend those recommended by individual Board members would need Board approval of their appointment. There was also discussion about whether or not the committee could meet remotely. Ms. Och will consult with the MTA on the two questions.

ACTION: Mr. Mitchell moved to approve the description of the Leland ad hoc Board Compensation Committee as presented and amended; supported by Ms. Garthe. Motion carried. (3,0. Two absent)

OTHER/OLD BUSINESS

1. Sunset Shores SAD update

Ms. Och presented and reviewed a timeline for bonding and construction. Currently, everything hinges on the permitting.

BILLS AND ACCOUNTS

The bills and accounts list was distributed to Board members. There was nothing unusual for the month.

ACTION: Ms. Garthe moved for payment of bills from September 14, 2021 to October 11, 2021; supported by Mr. Mitchell. Motion carried. (3.0. Two absent)

CORRESPONDENCE

Ms. Och has been passed on what has come in to her.

BOARD COMMENT

Mr. Mitchell reported that a new site is being looked at for a recycling center. They are exploring a 5-year contract. Hopefully by that time curb side pick-up would be available. Ms. Och commented on the extra voted millage on Nov. 2. Regardless of what happens, taxes will be lowered. If a no vote prevails, the Township will struggle to do the services people have come to assume and appreciate, and those services that the Township is obligated to do. There will also be seeing a lowering of taxes because of the fire station bond issue.

PUBLIC COMMENT

Steve Milkowski – He stated that we need to rationalize what we have in parks, etc. and perhaps the Township should provide other services. He gave the Board members an article about how the covid money should be given to the taxpayers. He asked why the County isn't the county involved in the request for 2% grant monies. Flower barrels have been placed on the bump outs in the road and they are a vision obstruction.

Marie Korson – She asked for a blueprint of the Sunset Shores drainfield. Ms. Och will send it to her. The Surveyor is preparing a drawing of the easement. Marie commented that the road is eroding because of rain. She would like a copy of the survey.

ADJOURNMENT

ACTION: Ms. Garthe moved to adjourn the meeting at 8:54 p.m.; supported by Mr. Mitchell. Motion carried. (3,0. Two absent)

The next meeting is November 8, 2021.

Respectfully Submitted,
Cindy Kacin, Recording Secretary

Date Approved: _____

Susan Och, Leland Township Supervisor

Lisa Brookfield, Township Clerk