

## **OVID TOWNSHIP BOARD**

**July 9, 2012**

### **Regular Meeting**

The Ovid Township Board met at the Township Hall on Monday, June 11, 2012. The following members were present: Sue Miller, Supervisor; Larry Omo, Trustee; Nancy Price, Treasurer; Judy Sabaitis, Clerk; and Ron Sampsel, Trustee. Also in attendance were 5 guests.

The regular meeting was called to order by Sue Miller.

The Board led the guests in the Pledge of Allegiance.

Motion by Ron Sampsel seconded by Nancy Price, that the agenda be approved as amended. MOTION CARRIED.

Motion by Ron Sampsel seconded by Nancy Price, that the June 11, 2012 Board minutes be approved as presented. MOTION CARRIED.

The Treasurer's report was presented including payment of bills. The Board approved the reports and placed them on file.

Public Comment:

Branch County Sheriff Deputy Burch discussed jail population, meth statistics and answered questions related to motor cycles and helmets.

Sue Miller read a thank-you note from Jennifer Whitney, candidate for Branch County Treasurer.

The Board reviewed and discussed the request to split a lot in a platted subdivision on Iyopawa Island for the owner, Soder Trust (½ of Lot 2, Lots 3, 4, and 5). The original plat lines were never moved so no Board action is required. The assessing office will change the legal description. According to legal advice, the lots are non-conforming, non-buildable lots (3 lots at 50 feet and 1 lot at 25 feet). The lots are not buildable as they are not lots of records and do not meet the current zoning requirements.

The Board reviewed the junk complaint at 680 Lighthouse Drive. The owner was in contact with Sue Miller and has cleaned up the items. Sue Miller stated the property looks good and that she will check again at the end of the week. She stated the property appears to be in compliance with the Junk Ordinance.

The Board reviewed the junk complaint at 416 Russell Drive. Since there has been no response from the property owner, the Board directed Sue Miller to start the junk violation process.

The Board reviewed the request to split a lot in a platted subdivision – Lot 1 of Block 13 on Iyopawa Island. The property owners, Robert and Barbara Schmidt, request to split 20 feet off the easement and sell it to the adjacent property owners, the Rauch's. The Schmidt's would retain 30 feet and combine it with their existing lot. The 30 feet is unbuildable under Ordinance 25. After a lengthy discussion motion by Ron Sampsel seconded by Larry Omo, to approve the lot split as recommended by the ZBA Board. MOTION CARRIED.

Sue Miller reviewed the Petition for Aquatic Weed Control on channels between JoJo and Buckeye Lanes under PA 188. Sue Miller reported that the petition was signed by record owners of 66% of the total frontage within the boundaries as described upon the Petition. The total road frontage within the district equals 2,546 feet. The total frontage signed for by the record owners within the proposed district equals 1,674 feet. Motion by Sue Miller seconded by Larry Omo, that the Petition is accepted to create a Special Assessment District for Aquatic Weed Control as presented. MOTION CARRIED. The first public hearing is scheduled for August 13<sup>th</sup> at 7:00 PM with the regular Township meeting to immediately follow. The second public hearing is scheduled for September 10<sup>th</sup> at 7:00 PM with the regular Township meeting to immediately follow. Sue Miller will handle notifying the property owners and placing advertisements in the newspaper.

The Board discussed the recent carpet beetle issue and again reviewed the Evergreen Pest Control proposal to service both the interior and exterior of the Township Hall. The Board tabled action for 30 days.

Motion by Sue Miller seconded by Judy Sabaitis, that Russ Jennings, Larry Omo and Ron Sampsel attend the MTA 2012 Summer Evening Planning and Zoning seminar on August 7<sup>th</sup> in Battle Creek. The early bird rate is \$79 per person. MOTION CARRIED.

Motion by Judy Sabaitis seconded by Sue Miller, that payment of \$237 is approved for Larry Omo, Russ Jennings and Ron Sampsel to attend the MTA zoning conference. MOTION CARRIED.

The Board and Cemetery Sexton discussed placement of the rock to be used as signage at Lockwood Cemetery. George Baker recommended that rock be placed 12 feet from the property line between the vacant lots, #221 and 241. Motion by Larry Omo seconded by Sue Miller, that the rock placement is approved as presented. MOTION CARRIED.

The Board discussed the Planning Commission's recommendations on signed purchase agreements. Under consideration is that if there is a signed purchase agreement, the applicant could be someone other than the property owner to complete the application to request a variance or special use permit or to rezone a property. Also that if the Planning or ZBA Board approves a variance or special use permit and the sale of the property is cancelled that any and all approvals granted by either Board are null and void. The Motion by Ron Sampsel seconded by Larry Omo, that a legal opinion is obtained from Joe Haas. MOTION CARRIED.

#### Reports:

Zoning – Russ Jennings reported six permits issued in June, one ZBA request and three violations.

Assessing – Sue Miller shared that the July Board of Review is scheduled to meet on Tuesday, July 17<sup>th</sup> at 5:30 ~~O.M.~~ P.M.

B.P.W. – No report.

County Commissioner – Commissioner Vrablic reviewed the Commissioner's Monthly Report including weather cautions, road closures, a millage consideration and a Veteran's Memorial.

Cemetery – George Baker reported one burial in June and that the cemeteries are cleaned up after the recent storm.

Correspondence reviewed including DEQ Notice for Fred Vondran, a DEQ Permit for Douglas Harris, Farmland Development Rights Agreements for Dean and Rebecca Diller and Madge B. Scheidler Family Living Trust and a notice from Michigan Gas Utilities.

Motion made by Larry Omo seconded by Nancy Price, to adjourn the meeting at 10:05 P.M. MOTION CARRIED.

Respectfully Submitted:

Judy Sabaitis  
Ovid Township Clerk