

OVID TOWNSHIP BOARD
November 10, 2014

Regular Board Meeting

The Ovid Township Board met at the Township Hall on Monday, November 10, 2014

Members present: Sue Miller, Supervisor, Judy Sabaitis, Clerk, Shelly AcMoody, Treasurer, Larry Omo, Trustee, and Ron Sampsel, Trustee. Also in attendance were 9 guests.

The Ovid Township Regular Board Meeting was called to order by Sue Miller at 7:30 P.M.

The Board led the guests in the Pledge of Allegiance.

AGENDA: Sampsel made a motion to approve the agenda, supported by Omo . MOTION CARRIED.

APPROVAL OF MINUTES: Miller made a motion to approve minutes from the Regular Board Meeting held on October 13, 2014, supported by AcMoody. MOTION CARRIED.

TREASURER'S REPORT: The Board reviewed the Treasurer's Report. Miller asked if there were any questions regarding the balance sheet and list of payables. There were no questions. The report was placed on file. AcMoody informed the Board that she had an update on previous plans to move a \$200,000 C.D. from Honor Credit Union to Southern Michigan. AcMoody stated that Honor agreed to match Southern Michigan's offered rate of .85 – and, Honor allows for a one-time rate adjustment during the C.D. if the interest rate goes up during the time period. AcMoody stated that another CD was renewed at Honor. She stated that ~~there~~ **their** four Township C.D.s are at Honor Bank.

PUBLIC COMMENT: Sabaitis stated that the recent elections went very well. A total of 942 voters took part in the election. . Sabaitis stated that Ovid was not among that Branch County Townships selected for the post-election audit. She explained that three townships were selected at random. The audit will be performed by the Branch County Clerk in first part of December.

OLD BUSINESS

- A. Applicants for Township Clerk Position: Three people have applied for the position and will be interviewed by members of the Ovid Township Board beginning at 5pm on Thursday, November 20th, 2014 at the Township Hall.
- B. Township Newsletter: Miller reviewed the newsletter draft with board members. A few typo and word changes were spotted. Miller will make corrections. Sampsel raised the question of how the Township could get the newsletter to all residents. A discussion followed on ensuring that more residents receive newsletters. Board members will consider possible ideas and follow up at a future date.
- C. Blackberry Development PUD Issues: Miller stated that after reviewing the Ovid Township Planning Commission minutes, it appear the PUD at Blackberry Patch should be reviewed. Miller recommends sending it back to the Planning Commission to review and make the changes to the PUD and to then begin the process of altering the PUD. Sampsel stated that the current PUD is largely unenforceable. Miller stated the issue should be addressed. Miller made a motion to

send the issue back to the Ovid Township Planning Commission for review. Motion was supported by Sampsel. MOTION CARRIED

NEW BUSINESS:

- A. Junk Complaint at 415 Buck Road: Edward & Shirley Bodine are the owners of the property where 4 junk vehicles are left out in the open. Miller stated she has not checked to see if the vehicles are unlicensed and inoperative. Board members were encouraged to view the property. Miller advised that a letter be sent to the Bodine's, requesting that they attend the next board meeting to discuss the situation.
- B. Discussion of Junk Accumulation at 661 E. Central Road: Miller stated that Zoning Administrator Russ Jennings had already submitted a written complaint to the County Health Department. Health Inspector Tony Headley inspected the property and found it to be habitable. Headley stated that condemning a property without a blight ordinance can be very difficult. Headley stated that he was going to contact the Branch County Building Department to investigate the property. Miller stated that she has received numerous verbal complaints from residents about the accumulation of junk on the property, but that no one has signed a formal complaint. Miller stated that the Board does have the right to act on its own accord to have the property cleaned up. The property owner is Brock Batters, who sold the property on a land contract to Barry Batters. Miller explained that, if the Board decided to take action on the matter, the first step would be to invite the property owner to a meeting to discuss the alleged violation and a potential remedy. Then following the initial discussion, the violation process begins. Violation notices are then sent 10 days apart. Miller stated that the major concern is that the accumulation of junk appears to be growing at the property. Omo made a motion to invite the property owners to a meeting to discuss the issue. Motion was supported by Sampsel. MOTION CARRIED
- C. Annual Township Meeting with B.C.R.C/2013 Act 51 Report – The annual meeting is to discuss road maintenance and road construction projects. The meeting date is Thursday December 4th at 2pm.
- D. Recommendation from Planning Commission on Re-zone Request on Idlewild Beach from Rural Residential to Waterfront Residential: The Ovid Township Planning Commission recommended that the Township Board rezone some property owned by Christine Norton located in the non-developed area between Idlewild Beach Drive and the existing lots on Harbor Cove, including the very last lot on Idlewild's south end. Jennings stated that changing the zoning would allow residents to build garages. Sampsel made a motion to rezone the lots as recommended by the Planning Commission. Miller supported. MOTION CARRIED.
- E. Recommendation from Planning Commission for a Special Use Permit Request to Build Accessory Building larger than the dwelling on the property located at 405 Longview Drive: Miller stated she did not believe the request meets the criteria for a special use permit. Miller stated the Board's options in such a situation are to approve, deny or amend a recommendation. Miller stated that, because she did not believe the section of ordinance cited

was applicable to this particular request, the township should deny the recommendation and revoke the permit. Russ Jennings stated that he had already issued the zoning permit. After a lengthy discussion Miller made a motion to deny the Special Use Permit as presented. Motion was supported by Sabaitis. Three yeas, Two nays. MOTION CARRIED.

PUBLIC COMMENT: Sandra Eley and Paul Polk spoke to the Board regarding a rental property owned by Eley at 573 S. Angola Road. Eley explained that she had previously sold the home on land contract, but that the buyers never paid for the property and she recently started renting to people on a weekly basis. Polk explained that he is helping Eley manage her properties. Polk stated that five men currently are renting at the home, and that all of them are employed. He stated that the home is not a shelter, because the individuals pay rent and provide for themselves. Polk stated that they do work with Damascus Road Ministries, but that they are not officially part of the program and do not receive funding from the ministry. Polk stated that Eley was renting to people who are trying to get back on their feet and that they did not see the rental situation as an issue. Miller stated that some questions about the property had been brought before the board about people walking along the road late at night, and lots of coming and going from the home. Jennings stated that the property is zoning agricultural, and that the rental situation could be a violation of a multi-family usage at a single property. Omo asked Polk if the renters are background checked. Polk confirmed that background checks are conducted as part of the rental screening process. Jennings suggested that the board needs to review the issue with their lawyer. Board members agreed to take the matter under advisement

REPORTS:

ZONING-Russ Jennings submitted the zoning report for November, 2014.

ASSESSING-~~Miller stated that the Board of Review had 25 applications to review.~~ Miller stated that the township is looking at an estimated 10 percent increase in the residential class, and that Consumer Price Index Factor is 1.016, which is a 1.6 percent increase in overall taxable value. The Board discussed that the Board of Review terms that expire at the end of the year.

DPW-No report

COUNTY COMMISSIONER: Don Vrablic presented his report and discussed the Marine Patrol, Veterans Memorial, Economic Summit, Coldwater State Park

Vrablic also stated that he wished to clarify a few issues, such as his recent vote in support of an elected officials pay increase. He stated that, although his wife is an elected official and therefore it may appear that he has a conflict of interest, he did not abstain from voting because of the Branch County Commission approving pay increases in 2010, 2012, and 2013 for UAW supervisors at the Branch County Courthouse while denying pay increases in 2011 for elected officials and non-union employees. Vrablic stated he was unhappy with the decision, and he viewed the recent vote as a way to make things right and that's why he supported it. Vrablic stated that the County Clerk, Registered Deeds and Treasurer are all paid less than other Branch County officials.

Vrablic also discussed the issue of staffing at the Branch County Sheriffs Department. Vrablic stated that he believes if the county is unable to sustain additional sheriff's deputies out of the general fund revenues, then additional deputies should not be hired. Vrablic said that t each deputy costs the county

approximately \$100,000 per year. Vrablic also discussed new regulations and guidelines for county employees regarding social media.

CEMETARY SEXTON: Sexton George Baker was not present. Miller presented Baker's report stating that there had been 2 burials performed in the past week and that clean-up of leaves and fall debris continues.

CORRESPONDENCE:

D.E.Q., Jerry Bucklin, Bucklin Farms, 863 Rierson Road, Bronson, MI 49028 Bronson, water withdrawal from Prairie River Watershed. Pumping frequency June, July August

Brochure outlining the upcoming MTA New officials training.

Atkins North America, INC out of Denver, Colorado. FEMA letter spending time updating FEMA maps. There will be webinars to provide overview of risk map and discovery. Further notification on watershed in January.

ADJOURNMENT: Sampsel made motion to adjourn the meeting at 10:01 P.M., supported by Omo .
MOTION CARRIED.

Respectfully Submitted:

Judy Sabaitis, Ovid Township Clerk
Minutes Prepared by Charlotte Knisely