

WALES TOWNSHIP BOARD OF TRUSTEES MEETING

May 11, 2021

Opening

- A. Call to Order. The meeting was called to Order at 7:00 p.m.
- B. Invocation and Pledge of Allegiance
- C. Roll Call: Masters, present; Bobcean, present; Messina, present; Kimmen, present; Thomson absent. Four members present.

Consent Agenda

- A. Approval of Agenda. **Motion** by Bobcean, second by Kimmen, to approve the agenda with the correction of a typo error in the 4-6-21 Board Minutes approval. Roll call vote taken: Bobcean, aye; Kimmen, aye, Messina, aye; Masters, aye. All ayes, motion carried.
- B. Approval of the Minutes- 4-6-21 Regular Board Meeting.
- C. Financial Report 3-31-21 (Treasurer). (attached)
- D. Approval of additional bills and Check Register (Clerk) Ck. #'S 1571-1611. Totaling \$137,896.77.

Comments from the public on agenda items. (There may be a 3-minute time limit).

ZBA and Planning Commission member John Minor thanked the Board for purchasing requested workbooks for members.

Guest presentations. Mr. Ed Weichsler, Blue Water Fallen Hero Banner Project. Mr. Weichsler is a member of Post 8 in Port Huron, and is heading the Blue Water Area Fallen Heroes Banner Program Project. They are presently searching for information on families of eight fallen heroes of the Wales-Emmett-Smiths Creek area. They need photos for their banners. The project places banners of fallen heroes who died in service to their country, from World War I to current conflicts, prominently on posts for two weeks a year; from the week before Memorial Day through the week after. He is going from community to community to ask for permission to place the banners, and spaces which can provide the poles to support them. There is not much available in Wales Township, but there are several poles which would be appropriate in Goodells County Park. Masters has asked Director Brochu if the County would be interested in allowing them there, and if the County might be able to supply the supports necessary. Kimmen asked if there are height requirements. Yes, the bottoms must be at least ten feet from the ground. The group chose "Blue Water Area Fallen Heroes" for the name of the project to try to be inclusive. They need donations for the project, but needed an entity to hold the money for them. Community Foundation is that entity. They expect this project to outlive all of us. Mr. Minor said it is an important project. Bobcean said she is willing to look in Township records for families of those on the list he presented. Kimmen asked, if the County allows the use of their poles only, would the Township furnish the brackets? There was general agreement. Information on the project is available at the Township Hall.

Correspondence & Announcements.

- A. Richmond-Lenox EMS March report. March run report; Wales, 13 runs.
- B. SCC Road Commission Minutes.
- C. Planning Commission Regular Meeting Draft Minutes 4-19-21.
- D. All Board vacancy memo. Board received resignation letter from Larry Thomson.
- E. Building Official Jim Waddy; May 05, 21 Building Department permits procedure memo.

Reports

- A. Township Supervisor, Liz Masters. The Emergency Siren works again. The County had already done the work on it before letting the Township know it was to be done at township cost. They quoted a price of \$250.00 or less per year to keep it updated.
- B. Township Clerk Report, Cindy Bobcean. In the past six months, the use of copy paper has doubled. The price has also doubled. We have to be more aware of our usage. She asked for a Special Meeting on May 26th to interview prospects for the Board vacancy. Messina wants to set a cut-off date for

applications. Bobcean explained the time line for new applicants. Kimmen wants to let people who are interested know the deadline for their letters of interest. Masters said the MTA indicated that the deadline for an appointment is 45 days, meaning June 25th if the Board accepts Thomson's resignation letter tonight. She suggested setting June 1st as the deadline for letters of interest. Messina wants to give applicants a Form of questions. Bobcean suggested just asking why they are interested instead of a form with questions, since no other applicant or candidate has had form questions. It was agreed without a motion to set June 1st as the deadline for applications, and June 15th for the Special Meeting to interview applicants.

Item 2: Bond forfeiture for Gibbard/Tomolillo. Because of family medical problems, they have not been able to finish the work on the addition to the house. The initial permit is 5 years old. After hearing Mr Tomolillo update the board, Bobcean asked why electrical, plumbing and mechanical permits were not pulled. Waddy said it is an open permit, and feels the application should be extended, but the addition should be blocked off. Kimmen asked if it could be contingent on them getting their electrical, plumbing, and mechanical permits? A safety inspection right now would cost \$65.00. **Motion** by Bobcean, second by Kimmen, that an extension be granted and electrical, mechanical and plumbing permits be obtained at this time. Also within 2 months a safety inspection be performed. If not completed, the bond will be forfeited at our July Board meeting. Roll call vote taken: Bobcean, aye; Kimmen, aye; Messina, aye; Masters, aye. All ayes; motion carried.

Item 3. There will be a Zoning Board of Appeals Organizational meeting on May 13 at 7p.m. We have two applications for the Zoning Board of Appeals pending.

C. Township Treasurer, Elisha Messina. All of the taxes have been collected. There will be a Parks Committee meeting on May 13th at the Hall. The Clerk has obtained the DUNS and SAMS numbers needed to get the information to prepare paperwork for some reimbursement from the Federal Government for COVID expenses. The Department of Treasury is in charge of allocations, and there are many regulations. We did some spraying for weed suppression at the park.

D. Township Trustee, Planning Commission; Larry Thomson. Not present. Masters said she will order a plaque for Thomson for his years of service to the Township.

E. Township Trustee, Township Assessor, Carly Kimmen. There were two lot splits issued this month; for Perry and Sutphen. She noted that the storage capacity for our server is getting low. She will follow up with IT Right on this issue.

F. Building Official, Zoning Administrator, Jim Waddy. Waddy said he gives monthly payroll reports to the Clerk; that should be enough to satisfy the Board. Masters said the MTA said the reports are supposed to be made to the Board. This Board doesn't see the reports to the Clerk. Bobcean said that it has never been decided what comes to the Board regarding the Zoning Administrator. Waddy said that if he has something the Board needs to know about, he brings it to the Board. Messina said she doesn't need to know everything Waddy does, but would like to have reports shared. Bobcean said nothing was ever finalized about Board reports from previous meeting discussions. Kimmen asked for an example of what might come to the Z.A. that the Board never hears about? Waddy replied that he goes to the Planning Commission meetings to keep them up to date. Masters said that if he gives reports to the Clerk, Masters never sees them. Messina said she believes that if Waddy reports to Bobcean, the rest of the Board should see what Bobcean gets. Waddy said he could give written reports if it is something simple. Masters said we're talking about a whole department. Bobcean showed the board a copy of what she receives each month for payroll purposes. This is not a report. She doesn't get a report. Board agreed that the payroll sheet will suffice for a report. This will be included each month now.

G. Committees. Already covered.

Old Business. None.

New Business.

A. Board acceptance of Thomson resignation from Board and Planning Commission. **Motion** by Kimmen, second by Messina, to accept the letter of resignation from Trustee and Planning Commission member Larry Thomson. Roll call vote taken: Kimmen, aye; Messina, aye; Bobcean, aye; Masters, aye. All ayes, motion carried. Kimmen offered to be the Board Representative on the Planning Commission, if needed.

B. Outdoor Burning Ordinance Replacement discussion. Went immediately to Workshop. Discussion: Bobcean said that Mr. Budnick from the Memphis Fire Department questioned at last Month's meeting why need burn permits if DNR guidelines are followed. Bobcean is against having one; Masters is for having one. Masters considers having the Ordinance to be one of the building blocks of the Township. Others think the guidelines of the DNR are good enough. Kimmen thinks the sample Ordinance presented just needs some tweaking. After much discussion, **motion** was made by Messina, seconded by Kimmen, to form a committee to tweak the sample Ordinance submitted at the Special January Meeting, to be brought to the June 1st Meeting. Voice vote: three ayes, one nay: motion carried. Kimmen, Messina, Masters, to form the committee.

C. MFD Contract cost discussion. Masters submitted figures from past Memphis Fire contracts. She said that most entities figure their yearly charges by computing the last five years of runs to the entity, which Masters considers reasonable. Memphis does not use that method at the present time. Also, Masters doesn't care for the uncertainty of going through this every year, and said she will not sign a contract with a provision for a 15% penalty for a late payment. Messina asked when the Contracts changed? Masters replied it was around 2015. Kimmen asked by when must this be discussed? By July 1st. That means a meeting with Memphis must be arranged before then. Bobcean wants time to review this contract. Masters wishes that the Board could discuss this. Kimmen said we could be refused coverage if we refuse this. Messina said we could at least try to find a middle ground. Postponed until the June 1st meeting.

D. Board 25kva Moratorium Resolution of 2021-10, clarification /address on activity since. Masters would like clarification on enforcement of the moratorium. Bobcean said the inspectors contacted. Electrical Inspector Paul Raicevich said 25 kva is the equivalent of 105 amps. He was asked why he granted a permit after the moratorium was passed. He replied that he only granted five new branch circuits coming from the already existing 200 amp service at the building. Messina explained that voltage for branch circuits come from amperage already available. Kimmen said it was foolish of us to write a moratorium without research. Masters said the Building Department can't override the Board. Waddy stopped her to say she is dictating to the Building Department. Both inspectors are saying that Masters doesn't understand. Paul says that if the idea is to limit the power, the wording should be "no more than 200 amp service". He asked what is the definition of "site"? Master's argument is that the Board adopted Moratorium was ignored by the Building Department. Messina explained Master's side of the discussion by reading the last paragraph of the Moratorium. Paul said that everybody's intent is to limit this voltage to 200 amps. He suggested sending it to Planning Commission. Minor said that the Planning Commission cannot override Zoning. The ZBA can't give a variance under circumstances mentioned, and Planning can only "advise and review". **Motion** by Bobcean, second by Kimmen, to change wording on Moratorium resolution 2021-10 from "25 KVA" to "over 200 amps". Roll call vote taken: Bobcean, aye; Kimmen, aye; Messina, aye; Masters, aye. All ayes; motion carried. This Resolution supports the Ordinance to go to the Planning Commission. This is the beginning of a process to begin to modify Ordinances, by Planning or Zoning boards. Minor suggested sending something like this to our Planner before sending it to the Planning Commission. He also suggested sending it to the Construction Board of Review.

E. Resolution request of SCC Health Department. Item dropped.

F. Request by Planning Commission for Twp. Board enforcement consideration re: Lixey Storage Hearing. The Planning Commission asked the Board of Trustees to decide on enforcement in the Lixey case, since Planning Commission does not have enforcement powers; the Executive Board has. Bobcean said she doesn't understand what the Board is being asked to do. Minor explained why the Planning Commission referred this matter to the Board of Trustees. Board members discussed where to take the issue. **Motion** was made by Bobcean, seconded by Kimmen, to send the Lixey case to the Attorney. Roll call vote was taken: Bobcean, aye; Kimmen, aye; Messina, aye; Masters, aye. All ayes; motion carried.

G. Board consideration on use of Township Planner for Dollar General site plan review. Masters is requesting that the Planning Commission is allowed to have the Planner review the application for a site plan review from the applicants to erect a Dollar General store on the recently rezoned property at Wales Center and Lapeer roads, before it goes before their body. The applicant is suggesting that the

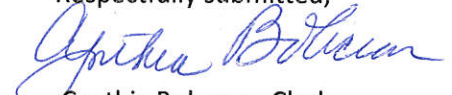
Planning Commission hear the case before the Planner reviews it, then stipulate that any Planner's concerns be dealt with later, if there are any. Minor says he would not agree with the applicants' suggestions. **Motion** by Messina, second by Bobcean, to send the issue to the Planner. Roll call vote taken: Messina, aye; Bobcean, aye; Kimmen, aye; Masters, aye. All ayes; motion carried.

H. Front door entry ADA. The township's Par Plan Insurance Company offers grants of 50% or 100% to clients who wish to install safety measures on their property. Masters would like to get permission to apply for a grant to have a handicap door opener purchased and installed. She has obtained a proposal to install an electric door operator w/ wireless remote for \$3,785.00. If we were to try for the grant, at least one more bid would have to be obtained. If we were awarded a 50% grant, the Township would have to pay the other 50%. If they chose not to do so, everything could be cancelled. Motion by Messina, second by Bobcean, to apply for the handicap door grant. Roll call vote taken: Messina, aye; Bobcean, aye; Kimmen, aye; Masters, aye. All aye; motion carried. Application must be made by June 1st.

Public Comments. None.

Adjournment. **Motion** by Kimmen, second by Messina, to adjourn. All in favor; meeting adjourned at 10:50 p.m. Next Meeting June 01, 2021.

Respectfully submitted,



Cynthia Bobcean, Clerk