

GOLDEN TOWNSHIP  
September 14, 2010  
Special Budget Hearing 7:15pm  
Regular Board Meeting 7:30 pm  
Golden Township Hall

Special Budget Hearing called to order by Supervisor Walsworth at 7:20 pm.

Present: Fuehring, Walsworth, Ackley, Cargill, Wiegand.

-Walsworth and Cargill explained that this hearing is to hear discussion regarding the additional .5 mil that was approved at the August election to help support the Fire Protection portion of the budget.

-Cargill explained the changes in the budget that were made because of the additional income.

-This .5 mil does not completely cover the entire Fire Protection budget that is charged to the Township. The remaining portion of the Fire Protection cost will be paid from the General Fund.

Public Comment: None.

Special Budget Hearing closed at 7:28pm.

Pledge of Allegiance was recited by all.

Regular Board Meeting called to order at 7:29pm.

Present: Fuehring, Walsworth, Ackley, Cargill, Wiegand.

MINUTES from the August 10th meeting were presented.

Motion by Fuehring, support by Ackley to accept the minutes from the August 10th meeting. All yes, motion carried.

CORRESPONDENCE:

-Letter from The Oceana County Road Commission to Gil Lake dated 8-26-10 regarding the fact that he has blocked the road (56<sup>th</sup> Avenue and it's right-of-way) with a brush pile and equipment. The letter is to request that he remove the brush pile within 30 days.

TREASURER'S REPORT

Cargill reported the balances as follows: General Fund beginning balance of \$108,945.08 on August 1<sup>st</sup>, ending balance on August 31<sup>st</sup>, 2010 of \$103,272.53. This includes revenue sharing that came in August. The Road Fund beginning balance of \$78,708.00 on August 1<sup>st</sup>, 2010 and ending balance of \$78,851.12 on August 31<sup>st</sup>, 2010. Cargill also submitted a tentative report for September for the Road Fund which included \$20,867.93 for brining and wedging. This leaves \$57,983.19 which she hopes will cover chipping and sealing for the year.

Motion was made by Ackley, support by Fuehring to accept the Treasurer's report. All yes, motion carried.

BILLS were presented for approval:

Cargill summarized bills for the month as presented on the report.

Motion by Fuehring, support by Ackley to approve check numbers 13790 through 13831 from the General Fund totaling \$18,399.89. Also check #'s 1111 and 1112 from the Road Fund for Brining and wedging totaling \$20,867.93. Roll call vote Cargill-yes, Fuehring-yes, Wiegand-yes, Ackley-yes, Walsworth-yes. Motion carried.

ZONING REPORT: Report from Jake Whelpley.

1. Update:

-9 Permits this month.

-Had Special Planning Commission regarding a Site Plan for Duneland. Mr. Schwarz has purchased the Property where Appletree used to be and would like to add on to the building there.

-Plan to have ZBA meeting on Sept. 20<sup>th</sup>.

-No Planning Commission Meeting in September. There are currently no items for the agenda.

-At the August Planning Commission meeting two Site Plan revisions were presented and approved. One was for a storage building at Wild Bill's Dune Buggy rental and another for a storage building at Dean Beren's motel.

-Had a Master Plan Subcommittee meeting. 366 Master Plan Surveys have been sent back in. This is about 10% and is a good response. The sub-committee members are beginning to compile the results using a spread sheet that Whelpley created. Important issues that were brought out as a result of the surveys were parks, lakes, farmland and woodlands. All positive comments were recorded regarding the new bike trail and round-about. The sewer issue is surprisingly important to people. More people than he thought were in favor of the sewer project to help improve the quality of both Silver Lake and Upper Silver Lake. These results will be used to help revise the Master Plan in the coming year.

-Whelpley to be on vacation until approximately October 12, 2010. Brad Whitney will be filling in for him in his absence.

ASSESSOR'S REPORT

As submitted

OLD BUSINESS

1. Art Fair Manager Policy

-Read by Walsworth: It was voted on and passed at the August 10, 2010 Board Meeting, that the person in charge of running the Art Fair (Art Fair Manager) for Golden Township will get paid in the following manner. For each vendor that has paid their booth fee the Art Fair Manager will get \$5.00. If we have a total of 50 vendors he/she will be paid \$250.00. No other payment or adjustment will be made.

-Since this was addressed in August, no action was taken.

2. No Parking at Silver Sands

-Dave Schwarz from The Silver Sands is requesting that Golden Township Board establish a No Parking Zone for the two entrances to his business. During the summer months visitors park across his driveways on a regular basis which limits access to his business.

-The Board discussed the fact that it is already against the law in Michigan to park in a Public Driveway. This allows Mr. Schwarz the right to call a tow truck to have vehicles removed from his driveway. Mr. Schwarz would like law enforcement to be able to write tickets to people who are parking in his driveways and presently they cannot. If Golden Township established a No Parking Zone for his driveways, law enforcement would be able to write tickets.

-After further discussion, the Board decided against establishing a No Parking Zone in the entrances to the Silver Sands Motel as it is already against the law in Michigan to park in driveways.

3. Hunt Street

-Petition was presented by Hunt Street property owners to have Hunt Street and Vachon paved. 16 were in favor of the project, 4 were not contacted and 8 were not in favor of the project.

-Hunt Street is a public road and they are requesting a Special Assessment Roll for the property owners to pay half of the cost and government to cover the other half.

-Cargill will be double checking the tax rolls to ensure that the signatures actually belong to the property owners in question. Property owner's petition will be presented to Cargill after the meeting.

-Discussed also adding Shirley Street to the project to help bring each individual cost down.

-Center lines for the roads would likely stay the same.

-Property owners are not committed to the project until they are presented with the estimated cost of the project.

-Dick Walsworth will get estimates this month and bring information to the next meeting.

-Public Hearings will be scheduled after property owners get an estimate of the total cost at next month's meeting.

-Discussed the fact that property value would be minimally affected.

-Requested that the project be done in 2011.

-Board members to research legal process for establishing a Special Assessment District and what is required for the Public Hearings and will report back in October.

NEW BUSINESS

1. Approve Amended Budget to include the .5 mil for Fire Protection

-This was voted on by residents and approved at the August 3<sup>rd</sup>, 2010 election.

Motion by Cargill support by Ackley to approve the amendments to the 2010-2011 Golden Township Budget as presented:

-Estimated Revenues:	Originally \$439,229.00 is adjusted to \$400,784.00.
-Township Board Expenses:	Originally \$48,150.00 is adjusted to \$62,338.00.
-Fire Department Expenses:	Originally \$88,538 is adjusted to \$10,905.00.

- Parks and Recreation Expenses: Originally \$31,290.00 is adjusted to \$56,290.00.
- Fire Millage-Property Tax Income: New Millage amount: \$78,135.00
- Service Contracts-Fire Department-Expense: \$78,135.00

All yes, Motion Carried.

Motion by Cargill, support by Fuehring to add .5 mil to the Golden Township Tax Rolls for Winter 2010 Tax Bill as voted on by Golden Township voters at the August 3, 2010 election. All yes, motion carried.

## 2. Patrols at Channel Beach

- Volunteer group has been patrolling the parking lot at Golden Township Beach Park, as representatives of the Township, and have been helping to ensure that people are parking legally and not impeding the roadway. The Board appreciates the group's interest in protecting the park, but does not want to carry the liability that may arise as a result of any incident that could occur between the volunteers and the visitors.
- After discussion, the Board agrees to request that the volunteer group discontinue patrolling the park as representatives of Golden Township.

Motion by Fuehring, support by Ackley to send a registered letter to Mrs. Wheeler stating that the Township Board is requesting the group of volunteers who have been patrolling at Golden Township Beach Park discontinue their work as representatives of Golden Township because of liability issues that could potentially arise from their work there.

## 3. Rentals at Floradale

- John Cavanagh presented information from the Flora-Dale Condominium Association regarding the fact that property owners there are making a business out of renting their homes to visitors at Silver Lake. John is representing 14 property owners who have signed a petition addressing the same concerns. John believes this is considered a business activity, and these homes are located within the Residential Zone. He believes this is a violation of Chapter 7 of the Golden Township Zoning Ordinance.
- Other residents state that one property owner in particular has built 3 or 4 cabins and does not live in any of them. He built them strictly to rent out and this should be considered a business activity.
- Whelpley stated that renting is a common practice at Silver Lake. The Flora-Dale Association is zoned as Resort/Residential.
- Cavanagh believes their homes are being encroached upon by these cabins which are being run as a business. One of the property owners is advertising on the internet that Wood Road, which is considered a county road, is a great place to let their kids run their ATV's.
- Whelpley stated that the Zoning regulations could possibly be revised to regulate rental properties more closely. Whelpley stated that this would be extremely difficult to enforce because it would involve counting people who may or may not be staying at that particular cabin, or who may or may not be considered family to the people who are renting the cabin. Whelpley agrees that it is a problem when there are 8 vehicles in front of a small cabin and 20 people yelling and screaming until 5:00 am. Although this activity certainly would be a nuisance to neighbors, enforcing rental rules that could assist with this problem over the entire Silver Lake area would be extremely difficult to keep up with.
- Walsworth recommended revising Floradale Association rules. This would make property owners accountable to rules within the Association where their property is located. This

would also mean that people who are living within the association would be making the rules and could hold their neighbors accountable for specific issues that they believe are important. He believes this would be more effective and more realistic than trying to enforce rental rules throughout Golden Township.

-It was also noted that any Association Rules can supersede Township Ordinances.

-Comment was made that this property could possibly be reclassified as residential. This would allow rules to be put in that properties could only rent their homes by the month or the year and not by the night or by the week.

-Walsworth confirmed that there is no law against renting out your home even though it may be in a residential zone.

-Whelpley noted that Floradale Association is not a PUD. If it was, the Township could make more requirements from the property owners. He also noted that it would be difficult to make it a PUD now because there would have to be agreement from all of the property owners.

-Whelpley also noted that many of these resident's complaints are issues that could easily be enforced by law enforcement.

-Board recommended discussing these enforcement issues with the Sheriff to ensure that State Laws and Township Ordinances are being more effectively enforced. Recommended alerting the Sheriff to who these property owners are, that are allowing their renters to violate State and Township rules.

-Cavanagh plans to approach the Floradale Association regarding his concerns.

-Walsworth noted that any Association rules they planned to create would have to be enforced by the association.

-Mary Sanford questioned whether this was an official Zoning Violation Complaint.

-Whelpley stated that he would consider it as an official complaint and would check in to it.

## PUBLIC INPUT

1. John Hendrixon – Candidate running for county Road Commission and requesting support from Township residents.
2. Dean Berens – Wondering whether it would be possible to pave the gravel road between the State Park and the Wave Club, along the lake, that was used as a detour for the Apple Festival. Board recommended getting a majority of the property owners to agree to initiating an Assessment District to help pay for paving the road. Mr. Berens to check with property owners.
3. Harvey Berens – Stated that the boat ramp at the end of Hazel Road is in bad shape. It is becoming dangerous because of the holes that are in the approach. It is also an eye sore to visitors who use the area to admire the lake. Walsworth to meet with Berens and inspect the ramp to see what would need to be done.

Meeting adjourned 9:00 pm

Respectfully submitted by,

Tina Wiegand  
Golden Township Clerk