

CASCO BOARD OF TRUSTEES
MINUTES, REGULAR MEETING
MONDAY, AUGUST 20, 2018 @ 7:00PM

Approved 9/17/18

Call to Order: Allan called meeting to order at 7:00pm, he also led in the Pledge of Allegiance.

Present: Overhiser, Winfrey, Graff, Brenner, & Macyauski and 19 other interested people.

Allan thanked everyone for coming to the meeting.

PUBLIC COMMENT:

Scott Marks-7441 Hayes Dr., read his list of concerns:

The STR Ordinance has many good points to control issues. The success of the ordinance depends on responding to issues, violations and concerns as they develop.

He brought forward several issues of concern through the hotline and by email directly to a Casco Township Board Member.

Many of the STRs are in fact commercial properties in residential areas.

- A Country Place B & B
- 63 North Shore Dr., A hotel across the street from several full-time residences. Sometimes there are twelve vehicles parked there and he can assure us that there are more than 12 people staying there.

Neighborhood residences that are registered but not displaying the necessary signage or stickers.

I have followed up with the hotline as suggested and questioned the results.

If there is no follow up by the monitoring company and no warnings or citations for violations, then this method of control is ineffective.

Last year he regularly reported golf carts traveling on North Shore Dr. I spoke with the Casco Officer in April and he indicated there would be stricter enforcement. We have not seen a sheriff patrol so far this summer. Golf carts still frequent the Allegan County roads even after signs were put indicating you are entering Allegan County. There are Numerous Golf carts at 63 North Shore Dr. N.

While I have tried to be a good citizen by being diligent to concerns and violations by reporting, I fell let down. I acknowledge one Casco Board Member has consistently responded to items I have addressed by passing the information p the line. No other feedback or responses have been reported back to me from the supervisor nor the county.

Does the township know if non-eligible voters participated in the recent referendum vote? I personally know of homesteads in my neighborhood that are not qualified to be a homesteaded as they have homesteads in other states.

The referendum language was very confusing as presented and I am concerned that many permanent residents were not sure what exactly they were voting on.

He also said that people are violating the First Street Beach area.

Thank you for the opportunity to share my concerns and support of Casco Township.

Judy asked Scott if he wanted to submit his paper to be part of the minutes.

Judy said that Scott had emailed her a couple of times, she had forward them to Allan. She said she doesn't understand why Scott was being told by Host Compliance they would get to it or whatever. She said that someone called in about a lot of cars parked on North Shore Drive and they called Host Compliance and they were told by Host Compliance that they would get to it tomorrow. Judy said we depend on our citizens/residents to report incidents.

Allan said there are a lot of issues that were brought up that some are violations', and some are not. Allan said he would be happy to sit down with you and go over each one if you like. Scott said he would be happy to do that.

Judy said we should follow up with Host Compliance? Allan said that we are having a meeting with Host Compliance tomorrow, Aug. 21, 2018, there have been a change and we have found some clinches that have popped up. The committee met last week to figure out what is going on, so we are meeting with them tomorrow at 5:00pm

Allan explained that cars parking along the road is not illegal.

The act of Short Term Renting does not make you ineligible to be homesteaded.

Patrick Brown, 8 Columbine

He wanted to stress his concern about the rental issues as far as his community, he is opposed to people buying houses/lots sole purpose to rent. He has one that is less than 150 ft , he has people pulling in and out of his driveway, to look at the home that they are going to rent next week. They called Host Compliance earlier this year with a parking issue, when there were nine cars parked there thru the week. He said it is a good thing that he doesn't own the old truck that he did own because I might have a problem backing out of my driveway. There is a problem with people building new homes and the reason they are granted the permit to occupy 6 bedrooms is a problem. We have also called several times with parking dogs. Paul interviewed his wife and daughter as they climbed the stairs on 1st Street stairs, where we have 18' to sit on the beach. He remarked that they are trying to get people to go north to the Township Beach. Patrick also mentioned the golf carts that park along the edge of that easement on 1st street.

Judy remarked that when we were working on the process we stressed how important it was to call back the caller to tell them how the issue was handled. She said from at least three examples they are not being called back.

Allan said that a lot of people are getting called back. Judy said it is inconsistent. Allan told Patrick that he was called back on the dog issue and the parking issue. Patrick said that the dog issue was solved and so was the parking.

Allan said it is okay if you call Judy but if you have a problem, call him directly, so he can address the problm.

Reports:

Police

Deputy Kurt Katje, statistics for July, he was off for 2 weeks' vacation, 20 traffic stops, 47 warnings, several tickets out of those, dispatched 22 complaints, he initiated 7 of those put them all together that is 29, out of 70 for the month he handled about 71% of the calls.

The new car is ordered, we missed out on the 2018 model, but we are getting a 2019 model instead with the same price because the government subsidy went up, which made the price the same. Sheriff's Dept., including him, they are all carrying Naloxne, and they have all been thru the training. It is like an EpiPen, you stick it in the thigh or the buttocks or the arm and hold it there, it reacts to the opium in the body.

Kurt said he has been communicating with a woman that says there has been a rash of B&E's between 103rd and 66th. She has shown him a bunch of statistics that says it is going on and he has been showing her the county statistics that it isn't going on. If you hear that things are going on in that area they are not, she says there have been about 10 cars stolen in that area. There have been maybe 3 cars stolen in Casco and they have been recovered and the individuals are in the Allegan County jail.

Kurt said that the state laws say that golf carts can not be on a public road, but the acting board has to vote that in to approve golf carts. If it is voted in, the golf carts can only be on 25 mile per hr. roads or less.

He said that he has been down there combating that the best he can, he said that this month alone he has probably made 5 traffic stops on golf carts, one lady was not very happy because when she bought her house her realtor told her that golf carts were allowed. He had to explain to her that anything north on baseline road is not allowed. He is going to start impounding golf carts at this point, there is actually a law that non-motorized vehicles are not allowed on public roads, it is a misdemeanor and 4pts on your driving record.

He is also dealing with the private beach issue at 1st Street. The County has gotten permission to get a quad on the beach to police the area.

He also reported about the new scam going on, Apple is calling people wanting access to their mac computers and other Apple things. Do not give them any information, this is a scam.

Scott Mark said that last year he contacted Kurt about the golf carts and he went ahead and got Allegan County to put up the sign that says your now entering Allegan County.

Clerk

Cheri presented the minutes for the July 16, 2018 Regular Meeting for approval.

Lu made motion to approve the minutes. Judy supported. Judy said that on page 4 after #3 Judy gave update from the Planning Commission to the Board. Strike out first sentence. Approved with correction. All votes in favor. Motion carried.

Cheri proposed, to increase the wages of the election workers for a \$1.00 per hr. more. from \$15.00 to \$16.00 per hr.

This was a gruesome election, they all did an excellent job, it was constant from about 9:30 am to 7:30pm, we were at the township here until about 3:00am. and then my husband and I went to Allegan County to deliver the election results and we returned home at 4:00am.

I feel my workers deserve an increase.

Cheri also is requesting to increase Ruth's wages, when working on elections, from \$17.71 to \$18.71.

Cheri also is requesting to increase my deputies' wages to \$16.00 per hr.

This election was extra work because of the 8 voters that were annexed into South Haven at the end of Baseline Road. We had to have a separate ballot box, tabulator, and VAT machine just for them, we had

to duplicate everything we did for Casco for them too. The poles were up all over the county, we had 41% turn out in Casco.

Paul made motion to increase the election workers from \$15.00 per hr to \$16.00 retroactive to 8/1/18 and Ruth’s wages while working on elections from \$17.71 to \$18.71 and to review this annually. Judy supported. All votes in favor. Motion carried.

Paul made motion to increase Kathy Stanton’s deputy wages from \$14.55 to \$16.50 retroactive to 8/1/18. Judy supported. All Votes in favor. Motion Carried.

Treasurer

The balances for all accounts are as follows:

GENERAL FUND	BALANCE	\$628,425.52
PARKS FUND	BALANCE	\$ 58,756.04
SENIOR SERVICES FUND	BALANCE	\$ 65,318.31
FIRE DEPT. FUND	BALANCE	\$669,588.17
ROAD FUND	BALANCE	\$549,397.40
POLICE FUND	BALANCE	\$142,482.70
CEMETERY CARE FUND	BALANCE	\$105,528.80
COLLECTED TAX ACCT	BALANCE	\$688,265.73
102 ND AVE. SAD	BALANCE	\$ 41,147.47
BEACH DRIVE	BALANCE	\$383,908.15
LAKEVIEW PAVING	BALANCE	\$ 43,190.45
LAKEVIEW SEWER	BALANCE	\$ 7,205.74
LAKEVIEW WATER	BALANCE	\$ 503.69
PACIFIC SEWER	BALANCE	\$ 6,851.28
PACIFIC WATER	BALANCE	\$ 23,148.67
ORCHARD SEWER	BALANCE	\$ 24,010.66

Lu made motion to approve the following:

General Fund	Orders#21502-25140	in the amount of	\$ 25,143.86
Collected Tax	Orders#3453-3456	in the amount of	\$167,068.82
Parks Fund	Orders#1066-1079	in the amount of	\$ 1,122.36
Seniors Fund	Orders#692-697	in the amount of	\$ 2,844.84
Police Fund	Orders#224	in the amount of	\$ 50.66
Fire Fund	Orders#3958-3959	in the amount of	\$ 32,086.42
Cemetery Fund	Orders#1045	in the amount of	\$284,741.90

Cheri supported. All votes in favor. Motion Carried.

Parks & Recreation Report

Bruce Brandon gave the report as follows:

1. The Doug Murdock memorial event will be held October 16th at 5:30 P.M. Light refreshments will be provided after a short presentation. The trees will be scheduled to be planted during the first week of October. Notification of the event will be published in September.

2. Park attendant, Dylan Zmuda, reported to the committee about park activities during the season. He will give an end of season report to the committee to help improve operations for next year.
3. The committee received public input from Miami Park residents concerning maintenance of the vegetation on the park property along the bluff. The primary focus of the September parks committee meeting will be this subject.
4. The committee would like the board to consider giving the Parks Committee more autonomy concerning financial spending. Most of the things the committee would spend money on are items and services previously approved by the board. Especially in the summer season, the 30-day cycle between board meetings can cause unnecessary delays. The committee is recommending \$10,000.00 of the parks budget be available to the committee with a maximum individual purchase of \$1,000.00. The committee would be charged with providing the board with a monthly financial statement. It is recommended that this resolution be reaffirmed on an annual basis.
5. The committee would like to thank Paul Macyauski and Andy Litts for their volunteer efforts at the First Street access stairs.
6. On Wednesday August 29th the gun lake branch of the Potawatomi tribe will be sponsoring a sturgeon release at the New Richmond County Park. The event will take place between 5-8 P.M. and will include speakers, ceremonies and refreshments.

Cheri made motion to approve the purchase of a park bench from Miracle Midwest in the amount of \$1,187.58. Lu seconded. All votes in favor. Motion Carried.

Planning Commission

Judy Graff submitted to the Casco Board

- Building Heights recommendation
- The Zoning Ordinance change (building heights),
The basic change is to the reference 2 ½ stories, throughout the township the building height maximum would be up to and including 35'. (non-conforming lots)
There was discussion about keeping the average grade the same.
Allan thought that there should have been a report on the financial of the property north of 107th.

Judy recommended that we take a vote on the Building Heights and a second vote on the average grade.

Allan said we can send it back with some recommendations, also he was disappointed there wasn't any more discussion on the financial situation south of 107th, he thinks this is pertinent to what the planning commission should consider. Lewis Adamson shows up at the Planning Commission meeting and gives a financial report on the water/sewer authority and this would have been a good starting point to at least have the PC discuss these types of things. Judy explained that this plan is allowing reasonable use of the property. Paul disagreed with what is reasonable and what is maximum use.

Darren Massey spoke of sitting at the PC meetings, he stated what is the problem that we are trying to solve? Lenae brought it up that if you shrink the size of the house this would solve the number of renters in a house. This is where this originally generated from, Lenae bringing this up. Darren said he owns a vacant lot between two 3 story homes so if he wanted to build a

home the same size as the neighbors you would not allow him to do so. He encouraged the board to go back and read the minutes of the comments that came up at the PC meetings before you decide.

He wants to know what the problems are that were trying to solve with changing the height of the home? This goes back to the renting issue.

Chris Barczyk asked why do you want to change the building height now and take away people's property rights?

Allan suggested to look at this a little longer and bring it back next month or just dismiss it.

Allan made a motion to table the building height issue until next month. Paul supported. All votes in favor. Motion Carried.

Judy brought up the discussion on the hiring a Zoning Administrator to replace Alfred, and the PC would like to participate in that. A job description was handed out.

- Judy said that the third item the PC would like the board to get the current Zoning Ordinance on the website so that it matches the Zoning Ordinance that the committee works with. Judy recommended that this be done by Sept. 1, Cheri said that isn't going to happen. Judy said the PC wanted to know when this will be done. Cheri explained that is really hard to do in the Clerk office because things come in there on a daily basis that have deadlines. Allan said it is basically Alfred and Kathy to sit down and go thru what needs to be added etc.
- Judy said the 4th thing that was discussed was the water problems in Miami Park. One of the issues is the homes are being built higher, so the water flows down into the neighbors' lot and across the road to the neighbor's yard.
- Allan said that he gets involved quite often with the Road Commission and the Drain Commission, a lot of times it is tough because the guy who is complaining use to dump his water on the neighbor who didn't use to be there, because he built his house first, but Allan thought that maybe there is something that could help as the houses are built.

ZBA

Paul Macyauski, Board representative on ZBA, reported they had two hearings, July: Individuals were looking for an interpretation of the Zoning Ordinance as to whether or not the Zoning Administrator was properly ~~ex-coding~~ executing the zoning ordinance. There was a motion to uphold what the Zoning Administrator has been doing, which was based on a number of pieces of evidence, old minutes, Planning Commission minutes, years ago planning minutes, Attorney minutes, evidence provided by the applicant, & Zoning Administrator himself.

August 16, 2018, from Martin Detmer, 501 Forest, Glen Ellyn, Ill. 60137, for a variance from Section 3.28B1d(1) which requires a minimum front yard setback of 25 ft. The applicant wanted to jack up the existing house to add a walk-out finished basement and a 286 sq. ft. addition on the main floor. The DEQ and the Zoning Administrator deemed the drawing information acceptable. The ZBA approved the variance request. The parcel request is located 1118 Edgewater Terrace, South Haven, MI 49090 (parcel#03-02-180-151-00.)

Water/Sewer Authority

Allan reported that last year there were 24+ new full hookups.

SHAWSA

They had a good report of a new Clean Water Act and the potential financial impact on all municipal water supplies in the state because of the Flint crisis. This will be costly to start with and were trying to figure out how this will affect South Haven.

Rental Report

Allan read the Rental Report of 8/20/18 prepared by Kathy Stanton:

We are currently at 107 registered rentals. Some of the registered rentals are not currently being advertised. And, there are several unregistered rentals, we have discovered through the Hotline – because guests called to complain that they didn't have sheets, power, or that the refrigerator wasn't working.

From that we also learned that the purpose of the Hotline isn't clear to everyone.

We have a number of violations that have been issued and a number more in the cue that will be sent out this week.

We have learned that some of the information on the VRBO/HomeAway isn't easily changed once the ad is up and running and we are working to learn more about this so we know that what we are asking people to do can actually be done.

We are working with Host Compliance to increase the call rate to local agents/emergency contacts when there is an issue. The database is currently not flexible in it's searching, so some addresses aren't being matched to the registered rental when complaints are called in.

For instance: if someone calls in a complaint on North Shore Drive and the database says North Shore Drive North it won't make the proper connection.

We are updating our list that populates the database and the online list of rentals. To ensure that your complaint can be responded to, please reference how the address is displayed before making the call.

We will be pursuing the several rentals we are aware of who haven't yet registered. As soon as we catch up on those we will be tracking who has or doesn't have their emergency signs out front. South Haven should be close to caught up with the installations, if not complete.

We will continue to get on top of things and overall it has been quiet, except for several problem hotspots. At one of those, you could hear the noise from the neighbors on the call, even after the owners' agent asked them to quiet down, and they had gone inside. There have been several trespassing incidents, guests coming from one house in Miami Park over to Boardwalk property, despite the No Trespassing signs.

There have been calls about trash at a couple locations, and several homes have been reported for not having their emergency green sign or not having their red stickers. One call came in about illegal fireworks, and one about a dog running loose.

One call came in about a 5-year old trespassing – came into the yard and onto their porch. The same group of guests parked on their lawn and damaged the lawn. We want to know about these sorts of issues, so we can inform people that they need to park on the property they have rented, however addressing the actual damage is a civil issue between property owners.

A call came in about guests from one home having too many people there and then having too many of those people down on the beach. It was somewhat unclear how many people were staying there or if all the people on the beach were even from that party.

OLD BUSINESS:

- Spending Policy for the Parks & Recreation Committee.

We had already discussed this earlier in the Park report.

NEW BUSINESS:

- Policy about Contacting Attorney

Allan explained that we need to develop a more formal policy about contacting the Township Attorney, years ago there was one and it is time to update it and get current on that.

- Alfred's request to approve subsidizing 1/3rd of the Annual Fall Educational Conference, The cost will be approximately \$345.00.

Lu made motion to approve Alfred's request for subsidizing 1/3rd of the cost of the Annual Fall Educational Conference in approximate amt of \$345.00. Paul supported. All votes in favor. Motion Carried.

Alfred will continue to be the building inspector for Casco Township.

Judy asked when was that decided? Allan replied that Alfred said he would still like to do that.

- Alfred Ellingsen's retirement.

Alfred has stated that he would like to retire from the Zoning Administrator position as of October 2018.

- Boundary Line adjustment request

A request for a Boundary Line adjustment from Victor & Kimberly Krumm, parcel #03-02-549-009-00, 1.6' from Parcel 03-02-549-008-00.

Lu made motion to approve the boundary line adjustment. Cheri supported.

Roll call vote: Judy, yes, Lu, yes, Allan, yes, Paul, yes, myself, yes.

All votes in favor. Motion carried.

- Allegan County Equilization, contract with Pictometry

Allan reviewed request from Allegan County Equilization for the township participation and Aerial Imagery of the County and additionally the maps will be enhanced to include oblique imagery at a cost of \$5,400.00, to be billed \$1,800.00 each year for 3 years.

Lu made motion to contract with the Pictometry oblique imagery. Judy supported.

All votes in favor. Motion carried.

Lu made motion to adjourn. Judy supported. All votes in favor. Motion carried.

Meeting adjourned at 9:42pm.

Minutes Respectively Submitted by, Cheryl Brenner

