

OAKFIELD TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
October 13, 2015

CALL TO ORDER:

A regular meeting of the Oakfield Township Board of Trustees held October 13, 2015 at 10300 14 Mile Road, Rockford, MI., was called to order at 7:30 pm.

Present were: Greg Dean, Roger Mason, April Decess, Larry Parker, Ken Rittersdorf, and Chad Sowerby

Absent: Bryan Porter

APPROVAL OF MINUTES:

Motion to approve special meeting minutes for September 8, 2015 offered by Sowerby, second by Decess approved per a roll call vote 6-0.

Motion to approve regular meeting minutes for September 2015 offered by Rittersdorf, second by Parker, approved per a roll call vote 6-0.

FINANCIAL REPORTS:

Motion to approve the report of fund balances for September 2015 as presented offered by Sowerby second by Rittersdorf was approved per a roll call vote 6-0.

Motion to approve General Fund expenditures for the month of September 2015 in the amount of \$39,540.89, offered by Sowerby, second by Mason was approved per a roll call vote 6-0.

Motion to approve Sewer Fund expenditures for the month of September 2015 in the amount of \$4,640.69, offered by Sowerby, second by Rittersdorf was approved per a roll call vote 6-0.

COMMITTEE REPORTS:

Fire Department:

- 25 runs
- Fire report on file

PCI Report: report on file

Planning Commission: The Planning Commission meeting will be October 15, 2015 at 7:30 PM instead of Tuesday, October 20, 2015. Meeting with the attorney.

Board of Zoning Appeals: Board of Zoning Appeals meeting will be October 21, 2015 at 7:00 PM.

Zoning Administrator: on file

CORRESPONDANCE RECEIVED:

- **Charter Cable:** Normal channel lineup changes and price increases – on file.

CORRESPONDANCE SENT:

Nicole Sklapsky – Bureau of Construction Codes: Lakeside Mobile Home Community – on file
If inspection is required by the Bureau the park owner would need to pay Planning Commission Inspector to do that.

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OLD BUSINESS:

- **Mr. Bernard A. Bovee:** Cleanup of fire loss – Still not cleaned up. Attorney Jim Scales will write a letter to the insurance company to see if they will do it.
- **Resolution approving order of Township Hearing Officer – Cusack Property – Mr. Cusack has 10 minute response time to the Resolution.** Attorney Jim Scales gave a brief description of the hearings previously held. Hearing officer entered an order that the mobile home and additional building be removed. Report stated there was mold, floors rotted, lack of heating, total loss. If approved by the township board it can be appealed in Circuit court. Evonne Ulmer, Cusack's attorney, asked to reverse the Hearing officer's recommendation. Stated the inspector did not have a warrant to enter the property. She believes once it is cleaned up that it would be repairable. Mr. Cusack showed pictures to the board members during his time addressing the board. He did not leave these pictures with the board and did not have any other written estimates or documents. He stated it is cleaned up, "guest house" torn down, no mold in trailer, siding and roof are good, only 1 window with a crack. He added it was structurally very good, pump and well work, one copper tubing buried. Mason asked "Is the circuit ground faulted?" Mr. Cusack's answer was not clear. Cusack stated he would possibly use it as a summer home or maybe sell it. Cusack said he would like to get a permit this winter and possibly put a porch on. He would also fix the floors and replace two doors, carpet, paint and then put it on the market in the Spring.
Building Inspector Mike Ford gave a brief description stating the entire home is in poor condition and uninhabitable. Electrical, plumbing and heating are not up to current code. Mold throughout and sub floor rotted. The cost of the repair would well exceed the value of the home. His opinion was that it should be demolished. Dean said he went through this with Cusack 12 years ago. Cusack had said he would fix it up, rented it off and on but never finished permits. Last renter had no heat, no water or septic. Jim Scales proposed a resolution confirming what the Hearing officer recommended. (that the mobile home be removed). Stating the cost of repair exceeds the SEV. Cusack would have 21 days to have it removed from the property.
Motion to approve the resolution offered by Dean, second by Parker approved per a roll call vote 6-0.
- **Resolution approving order of Township Hearing Officer – Birdsall Property – Mr. Birdsall has 10 minute response time to the Resolution.**
Birdsall stated he would be tearing down the mobile home. He is getting a demolition permit and a dumpster in 14 days. Said it might take a little longer than November 1.
Jim Scales proposed a resolution that the mobile home be removed within 60 days.
Motion to approve the resolution offered by Dean, second by Mason approved per a roll call vote 6-0.
- **Wabasis Creek Crossing on Podunk:** Dean gave update that the County is finished and did an excellent job. They would be adding the guard rails and pavement before November 1.

NEW BUSINESS:

- **April Decess letter of Resignation as Oakfield Township Clerk:**
Motion to accept April's resignation offered by Dean second by Sowerby approved per a voice call vote 5-0, Decess abstained.
Linda VanHouten was introduced as the new clerk effective October 14, 2015.
- **Bill Board at Lincoln Lake and M-57:** There are concerns with the brightness of the bill board. Gary Johnson of Johnson Billboard spoke to the board. Stated that he has worked hard to fix the issues with the brightness and the problem with the sensors has been corrected. Said that the brightness is regulated by MDOT and it is permitted by MDOT. Dean had questions and said he would get back to Johnson after he speaks to MDOT.

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- **12171 Hart Street:** Pole barn was built without a permit. Must tear it down since it was not compliant with zoning.
- **Special Election Expense has been recovered: \$3,500.97** – paid to Oakfield Township.
- **Snow Plow Bids:** on file - For township hall: O'Dowd's \$60 per push; Green Pro \$55 per push. Both said the back lot would be \$50 to push. Would need this lot done for the March election. Need to get liability insurance to us. Dean stated lot needs to be plowed before 8:00 am. Motion to approve Green Pro for snow plowing contract offered by Dean second by Decess approved by a roll call vote 4-2. (Rittersdorf and Sowerby no)
- **Cemetery Bids:** on file - Mowing: O'Dowd's \$7,912.25; Green Pro \$7,500; Rockford Lawn & Landscape \$7,800. Dean said that O'Dowd's did an excellent job in the past. Decess added she has gotten compliments about them. Dean said Rockford Lawn did not have lawns mowed for Memorial Day in the past. Motion to approve O'Dowd's for cemetery contract offered by Sowerby second by Parker approved by a roll call vote 6-0.

BOARD COMMENTS:

Fire commission meeting postponed to October 23, 2015.

Kent County Road Commission annual dinner is November 5, 2015. RSVP by October 27, 2015 to Diane Martin.

Diane Jones will be here next month to address how the fire assessments are done.

CITIZENS COMMENTS: Limited to 3 minutes

Mr. Cusack stated that he feels bad about the board's decision and does not want to lose the mobile home he wants to fix it up. He said he didn't understand how the board could make a decision without seeing it. He asked why he couldn't go in front of the constitutional board of appeals. Scales replied to him. Dean stated a decision had been made by the board.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:47 PM offered by Sowerby second by Mason approved per a voice call vote 6-0.

April A Decess
Oakfield Township Clerk