

Special Meeting of the Crystal Lake Township Board

1651 Frankfort Highway, Frankfort MI 49635

July 22, 2024

Meeting was called to order by Supervisor Amy Ferris at 5:15 p.m.

Pledge of Allegiance was recited.

Roll Call: Marble, Northway, Ferris, and VanMeter were present, constituting a quorum. Nielsen was absent.

Guests: Joshua Toms, Sue Webber

Agenda:

Ferris moved to accept the agenda as presented. Marble supported. All ayes. Motion approved.

Conflicts of Interest: No conflicts of interest were declared.

Public Comment

- Josh Toms questioned whether the enforcement officer hire was part of this meeting, prior to the CLT Blight Committee's discussion of applicants and recommendation to the Board.
- Sue Webber had questions concerning enforcement officer hire, the sellback of cemetery plots, and indigent burials.

Business at hand

a) Hire of CLT Enforcement Officer

Ferris noted there would be no vote to hire an enforcement officer at this meeting as consensus was applicant interviews should be held and recommendations should be received from the Blight Committee. Marble offered to check all of the references on the applications received to date. She also suggested Zoning Administrator Tom Kucera be part of the interview panel as he works closely with the enforcement officer. May include Alan Marble in the interview process as he has past experience as head of DNR enforcement. Short discussion concerning weapon carry by CLT enforcement officer. Ferris will contact the Benzie County Sheriff Department and the City of Frankfort Police Department to determine whether either might be interested in contracting with CLT to provide an enforcement officer, or if they would be willing to provide an officer to accompany CLT's enforcement officer when issuing citations.

b) Sale of Lot 35, Robinson Resort

Marble shared a favorable conversation she had with someone who had previously shown interest in the property.

Brian Halliday checked with two, local title companies on an estimate of closing costs for the sale of the property. He compiled figures, using the lower of the two closing cost estimates (\$1,160.60), including CLT's cost of the sale, sales revenue, and revenue less the cost of the sale. His proposal included the purchaser and CLT splitting the closing costs.

Ferris moved to offer the purchase of Lot 35, Robinson Resort to Joyce Kirshner for her bid of \$6,000 plus all closing costs (\$1,160.60), for an estimated purchase price of \$7,161.60. Northway supported. Roll call: Marble, no; Ferris, yes; VanMeter, no; Northway, yes. Motion failed.

Discussion: Ferris thought the Township should not pay any of the closing costs since it had already paid \$1,000 for the property appraisal and survey. The additional expenditure for half of closing costs would reduce the Township profit of the sale. VanMeter and Marble wanted to split the closing costs as a good faith gesture, not wanting the only person interested to back out of the sale. Northway agreed the Township should proceed with the sale now.

Marble moved to offer the purchase of Lot 35, Robinson Resort to Joyce Kirshner for her bid of \$6,000 plus half of the closing costs (\$580.80), for an estimated purchase price of \$6,580.80. The Township would cover the cost of the other half of the closing costs (\$580.80). VanMeter supported. Roll call: Ferris, yes; Northway, yes; VanMeter, yes; Marble, yes. Motion approved.

Marble will contact Brian Halliday and ask him to finalize the sale of the property with Joyce Kirshner.

c) Cemetery Ordinance Amendment

Ferris learned from the MTA that townships could not set aside land for indigent persons or seek a waiver for some or all of the fees associated with an indigent's burial, so the Cemetery Ordinance had to be amended.

BY RESOLUTION—Ferris moved that the sentence, “The Board may set aside a portion of a cemetery for the burial of indigent persons, and may seek waive some or all fees for the burial of indigent persons” (Section IV-H of the CLT Cemetery Ordinance) shall henceforward be removed. Marble supported. Roll call: Ferris, yes; VanMeter, yes; Marble, yes; Northway, yes. Motion approved.

Ferris noted occasionally burial right owners want to sell their rights/plots back to the Township. Currently, there is no fee schedule for the process. Ferris suggested a grid/spreadsheet showing standardized pricing for burial right sellbacks be created. A related section of the current Cemetery Ordinance was amended.

BY RESOLUTION—Ferris moved that Section V-B of the CLT Cemetery Ordinance shall henceforward read: “Upon written request of the owner, the Township shall repurchase the burial right(s) at a rate determined by resolution of the Township Board. Northway supported. Roll call: VanMeter, yes; Northway, yes; Ferris, yes; Marble, yes. Motion approved.

Public Comment

- Josh Toms asked the advertisement for hire of the CLT enforcement office be published again in the newspaper. He had another person in mind who might apply and didn't realize the application process had already closed. The Blight Ordinance Advisory Committee meeting was scheduled for Tuesday, July 23, 10:00 a.m., and further ad publication might be discussed and recommended to the Board.

Board Comment – There were no Board comments.

Meeting adjourned at 5:54 p.m.

Judy VanMeter, Clerk, reporting.

Amy Ferris, Supervisor

Date

Judy VanMeter, Clerk

Date