

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
Thursday, August 10, 2023
7:30 p.m.

THIS MEETING WILL BE HELD IN PERSON WITH
ONLINE PARTICIPATION OPTIONS

Call to Order
Pledge of Allegiance
Members Present/Members Absent
Call to the Public

- 1) Approval of Agenda
- 2) Consent Agenda
 - a. July 27, 2023 Regular Meeting Minutes
 - b. July 27, 2023 Closed Session Minutes
 - c. DPW Report
 - d. Financial Report
 - e. Investment Report
 - f. Zoning Report
- 3) Final Review TXT#02-19 Section 15 Signage
- 4) Final Review Proposed Purchase of Development Rights
- 5) Pfeffer, Hanniford & Palka Engagement Letter
- 6) Public Works Director Resolution
- 7) Sewer & MHOG Water Comparison
- 8) Marion Township Maintenance
 - a.) Site Plan approval
 - b.) Roof Discussion
 - c.) Firehall Door Discussion

Correspondence and Updates

- August 15, 2023-Brown Bag Lunch

Call to the Public
Adjournment

Reminder: Next Board Packet will be ready after 3pm on **Monday, August 21, 2023.**

MARION TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
JULY 27, 2023

MEMBERS PRESENT: Scott Lloyd, Bob Hanvey, Tammy Beal, Les Andersen, Dan Lowe, Greg Durbin and Sandy Donovan

MEMBERS ABSENT:

OTHERS PRESENT: Phil Westmoreland

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm. The meeting is also available to attend online.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

None.

APPROVAL OF AGENDA

Les Andersen motioned to approve the agenda as presented. Greg Durbin seconded. **Motion carried.**

CONSENT AGENDA

Scott Lloyd motioned to approve the consent agenda as presented. Les Andersen seconded. **Motion carried.**

MARION TOWNSHIP MAINTENANCE

The Planning Commission recommended approval for the Marion Township maintenance plan. Tammy Beal explained that Howell Fire Station #23 would like to install a third truck door to the building. Fire Chief Ron Hicks asked if the Township had any funds to pay for this upgrade. Schafer put together a rough estimate and the Township Board said they are interested in seeing a fine-tuned price.

The Township's insurance company is willing to pay \$99,739.93 for the roof damage caused by the hail. To install a metal roof, it would cost \$118,000.

Dan Lowe motioned to go with shingles instead of metal. Scott Lloyd seconded.

ROLL CALL: Lowe, Lloyd, Hanvey, Durbin – 4 YES Beal, Andersen, Donovan – 3 NO **Motion carried 4-3.**

Tammy Beal motioned to go with metal on the peaks. Sandy Donovan seconded.

ROLL CALL: Donovan, Durbin, Hanvey, Lloyd, Beal, Lowe – 6 YES Andersen – 1 NO **Motion carried 6-1.**

COMMUNITY CENTER GRANT

Bob Hanvey suggested that we think about this for a while and hold off on any decisions.

WALKING PATH

Phil Westmoreland explained that the perimeter has been surveyed and everything has been staked. He stated that after January 1st would be the best time to start looking at pricing.

CORRESPONDENCE & UPDATES

Les Andersen discussed the Planning Commissions decision about the Township Planner. Gormley said that we should try and make things work with Carlisle Wortman before looking for another firm.

Dan Lowe asked Bob Hanvey for an update on the landscaping situation on Sexton. Bob stated that the Drain Commission red-tagged this area.

CALL TO THE PUBLIC

None.

ADJOURNMENT

Sandy Donovan motioned to go into a closed session to discuss the written opinion of our attorney, per MCL 15.268(h) on REU issues because discussion during an open meeting would have a detrimental financial effect on the settlement position of the Township. Tammy Beal seconded.

ROLL CALL: Beal, Andersen, Donovan, Durbin, Lowe, Hanvey, Lloyd – 7 YES **Motion carried 6-0.**

INSERT CLOSED SESSION MINUTES

Motion by Sandy Donovan to come out of closed session at 8:33 pm, Les Andersen supported. **Motion carried.**

Motion by Sandy Donovan to adjourn at 8:34 pm, Scott Lloyd supported. **Motion carried.**

Submitted by: J. Timberlake

Tammy L. Beal, Township Clerk Date

Robert W. Hanvey, Township Supervisor Date

DPW Reports 2023

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
WATER													
NEW	4	0	12	0	5	4	3						28
EXISTING													
REPLACEMENT	10		18	1									29
IRRIGATION													
NEW	2		3	4	0	7	3						19
EXISTING													
SEWER													
NEW	4	0	12	0	5	4	3						28
EXISTING													
TOTAL	20	0	45	5	10	15	9						104

GENERAL FUND CHECKING

Previous Balance	\$	2,951,745.69
Receipts	\$	227,919.36
Interest	\$	-
	\$	<u>3,179,665.05</u>
Expenditures	\$	221,235.34
Balance	\$	<u>2,958,429.71</u>

CEMETERY FUND

Previous Balance	\$	62,622.62
Receipts	\$	4,000.00
Interest	\$	37.15
	\$	<u>66,659.77</u>
Expenditures	\$	1,991.44
Balance	\$	<u>64,668.33</u>

PARKS & RECREATION FUND

Previous Balance	\$	30,453.92
Receipts	\$	-
Interest	\$	17.88
	\$	<u>30,471.80</u>
Expenditures	\$	945.90
Balance	\$	<u>29,525.90</u>

WATER - NEW USER

Previous Balance	\$	345,057.56
Receipts	\$	-
Interest	\$	-
	\$	<u>345,057.56</u>
Expenditures	\$	-
Balance	\$	<u>345,057.56</u>

SEWER OPERATING & MANAGEMT

Previous Balance	\$	261,400.07
Receipts	\$	6,515.89
Interest	\$	206.05
		<hr/>
	\$	268,122.01
Expenditures	\$	58,628.58
		<hr/>
Balance	\$	209,493.43

SEWER - NEW USER

Previous Balance	\$	1,477,278.21
Receipts	\$	27,750.00
Interest	\$	1,860.89
		<hr/>
	\$	1,506,889.10
Expenditures	\$	-
		<hr/>
Balance	\$	1,506,889.10

SPEC ASSESS. FUND

Previous Balance	\$	204,517.36
Receipts	\$	9,480.43
Interest	\$	186.72
		<hr/>
	\$	214,184.51
Expenditures	\$	9,637.50
		<hr/>
Balance	\$	204,547.01

ESCROW FUND

Previous Balance	\$	80,196.24
Receipts	\$	-
Interest	\$	47.42
		<hr/>
	\$	80,243.66
Expenditures	\$	470.00
		<hr/>
Balance	\$	79,773.66

SUMMARY TOTALS

General Fund	\$	2,958,429.71
Cemetery Fund	\$	64,668.33
Parks & Rec Capital Chk	\$	29,525.90
Water - New User	\$	345,057.56
Sewer Operating & Mana	\$	209,493.43
Sewer - New User	\$	1,506,889.10
Special Assess. Fund	\$	204,547.01
Escrow Fund	\$	79,773.66
TOTAL	\$	5,398,384.70

#101 General Fund
Transactions by Account
As of July 31, 2023

Date	Num	Name	Amount
001-001 - CASH - GENERAL - FNB			
07/05/2023	12458	LIV CO ASSESSOR'S ASSOC	-10.00
07/05/2023	12459	LIV CO ASSESSOR'S ASSOC	0.00
07/05/2023	12460	AMAZON CAPITAL SERVICES	-29.45
07/05/2023	12461	Culligan of Ann Arbor	-84.79
07/05/2023	12462	Howell Area Parks & Recreation Auth	-30,000.00
07/05/2023	12466	Marion Township Flex Fund	-3,000.00
07/05/2023	12467	Demuse Topsoil	-162.00
07/05/2023	12468	PNC Bank	-892.18
07/05/2023	12469	B&L Services	-470.00
07/05/2023	12470	LIV CO ASSESSOR'S ASSOC	-50.00
07/06/2023	12474	Chloride Solutions	-7,340.65
07/07/2023	0023718	LESLIE D. ANDERSEN	-372.55
07/07/2023	0023719	JAMES L. ANDERSON JR.	-97.12
07/07/2023	0023720	SCOTT R. LLOYD	-150.78
07/07/2023	E153899	TAMMY L. BEAL	-2,869.33
07/07/2023	E153900	GAIL A. BURLINGAME	-3,081.90
07/07/2023	E153901	SANDY DONOVAN	-3,517.87
07/07/2023	E153902	GREGORY L. DURBIN	-1,216.70
07/07/2023	E153903	LAWRENCE W. GRUNN	-145.70
07/07/2023	E153904	DAVE HAMANN	-2,865.15
07/07/2023	E153905	ROBERT W. HANVEY	-4,171.25
07/07/2023	E153906	RICHARD HASLOCK	-500.67
07/07/2023	E153908	LOREEN B. JUDSON	-3,612.59
07/07/2023	E153909	SANDRA J. LONGSTREET	-2,491.12
07/07/2023	E153910	DANIEL F. LOWE	-536.26
07/07/2023	E153911	SARA MCCLEERY	-1,944.15
07/07/2023	E153913	KITSEY A. RENNELLS	-2,616.51
07/07/2023	E153915	JESSICA S. TIMBERLAKE	-2,324.75
07/07/2023	12471	VOYA Institutional Trust	-300.00
07/07/2023	12472	Marion Township Flex Fund	-2,103.00
07/07/2023	12473	ALERUS PAYMENT SOLUTIONS	-4,446.09
07/10/2023	12477	Tammy Beal	-86.46
07/10/2023	12478	Jessica Timberlake	-11.69
07/10/2023	12475	Chloride Solutions	-4,547.36
07/10/2023	12479	Charter Communications	-266.00
07/10/2023	12480	VERIZON WIRELESS	-87.68
07/10/2023	12481	DTE ENERGY	-672.60
07/10/2023	12482	FOWLerville NEWS & VIEWS	-137.50
07/10/2023	12483	QUADIENT FINANCE USA, INC.- po:	-250.00
07/11/2023	12484	PIVOT POINT PARTNERS LLC	-1,866.20
07/11/2023	12485	CARLISLE/WORTMAN, Inc.	-400.00
07/11/2023	12486	BURNHAM & FLOWER AGENCY	-49.50
07/12/2023	12476	KEARNS MECHANICAL LLC	0.00
07/12/2023	12487	KEARNS MECHANICAL LLC	-6,650.00

#101 General Fund
Transactions by Account

As of July 31, 2023

Date	Num	Name	Amount
07/17/2023	12488	Joseph M. Turner	-70.00
07/17/2023	12489	MICHIGAN CHLORIDE SALES, INC.	0.00
07/17/2023	12490	Chloride Solutions	-5,234.96
07/18/2023	12491	BS & A SOFTWARE, INC	-1,572.00
07/20/2023	12492	FIRST IMPRESSION	-41.30
07/20/2023	12493	Colonial Life	-647.56
07/25/2023	12494	Tri Star Electrical	-310.00
07/25/2023	12495	Hart InterCivic	-630.00
07/27/2023	12496	CONSUMERS ENERGY	-32.50
07/27/2023	12497	SHELBY DWYER	-409.15
07/27/2023	12499	PNC Bank	-66.73
07/27/2023	12500	VC3 Inc.	-975.89
07/27/2023	12498	VOID	0.00
07/31/2023	12501	NO MO JUNK REMOVAL, INC.	-475.00
07/31/2023	12502	QUADIENT LEASING USA, INC - ma	-372.66
07/31/2023	12503	Blue Cross Blue Shield of Michigan	-18,376.51
07/31/2023	12504	B&L Services	-705.00

2023 ZONING REPORT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Homes	1			2	3	3	3						12
Condo Units	3		12		5								20
Accessory Bldgs.			4	2	1	3	1						11
Decks	1	1	2	7	4	4	4						23
Pools	1	1		1		2	2						7
Additions					1	1	3						5
Land Balancing													0
Other													0
TOTAL LAND USES	6	2	18	12	14	13	13	0	0	0	0	0	78
Waivers	2	1	7	5	5	2	3						25
Finals	12	9	14	22	9	18	11						95
Site Plans													0
Pre-Planning Meetings													0
Sewer Inspections	1	0	4		1	2	2						10

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE August 10, 2023
PROJECT **FINAL REVIEW**
Revised Text Amendment
TXT# 02-19 Section 15

VIA Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- TXT# 02-19 Section 15.05,15.06 Signage
- Livingston County Planning Commission review dated December 16, 2020
- Planning Commission minutes from July 25, 2023 meeting

FOR YOUR: approval/ denial as requested
 other review & comment

REMARKS:

This information is for a **Review and Adoption**. Please note that Signage changes relate to Home Occupation and Home Based Business only. Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

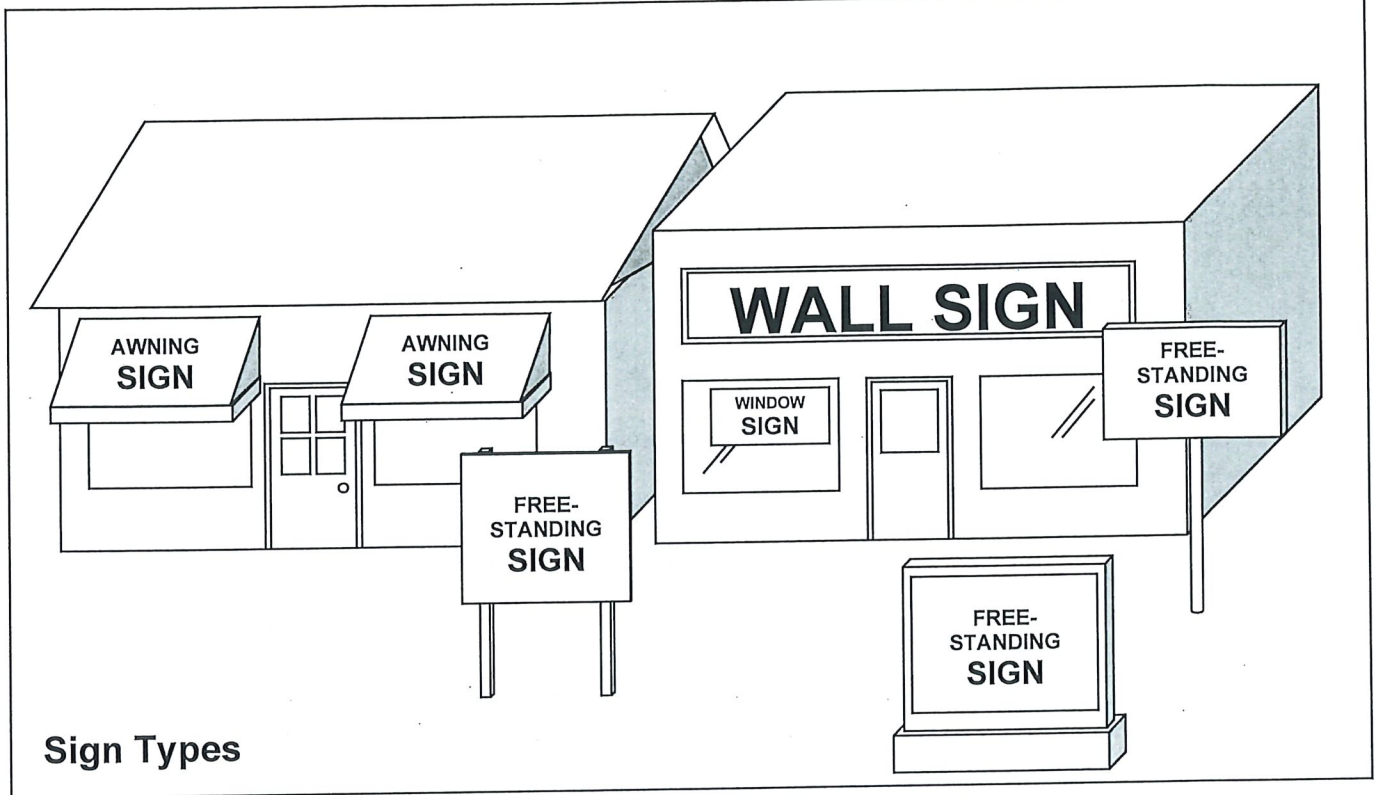
Copy: file

ARTICLE XV: SIGNAGE**Section 15.05 Schedule of Sign Regulations**

The schedule provided below summarizes the quantity, maximum area, maximum height, and minimum setback from existing road rights-of-way permitted for signage requiring a permit under this Section. Detailed requirements for the signs listed below are provided under subsections 15.06 and 15.07. Wherever conflict exists between the following schedule and the standards of those subsections, those subsections shall prevail.

Sign	Number	Max. Area	Max. Height	Min. Setback
<i>Signs in Residential Districts (Sec. 15.06)</i>				
Agricultural Product Signs	1	20 s.f.	4 ft.	15 ft.
Farm Signs	1	32 s.f.	6 ft. ¹	15 ft.
Home Occupation & Home-Based Business Wall Sign, or	1	4 s.f.	4 ft.	n/a
Home-Based Business Freestanding Sign	1	6 s.f.	4 ft.	15 ft.
Non-Profit Organization Signs	1	32 s.f.	6 ft.	15 ft.
Residential Development Entranceway Signs	2/entrance	20 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
<i>Signs in Non-residential Districts (Section 15.07)</i>				
Awning and Canopy Signs	N/A	25% of surface ²	n/a	per district
Free-Standing Signs	1/frontage	½ s.f. per foot of frontage ³	6 ft.	15 ft.
Gasoline Price Signs	1	20 s.f.	6 ft.	15 ft.
Marquee Signs	1/frontage	1½ s.f. per foot of building frontage	per district	per district
Menu Board Signs	2	60 s.f.	6 ft.	15 ft.
Office or Industrial Development Entranceway Signs	2/entrance	36 s.f.	6 ft.	15 ft.
Temporary Construction Signs	1/frontage	32 s.f.	6 ft.	15 ft.
Time/Temperature/Stock Market Signs	1/frontage	N/A ⁴	6 ft. ¹	15 ft. ¹
Wall Signs	1/frontage ⁵	1 s.f. per foot of building frontage ⁶	see below	n/a
Window Signs	N/A	25% of window area	n/a	n/a

1. If sign is free-standing.
2. Such signs shall be counted in determining compliance with maximum permitted area of wall signage.
3. Not to exceed 32 s.f., unless premises contain multiple tenants, in which case 4 s.f. may be added per additional tenant, up to a maximum of 64 s.f.
4. Such signs shall not be counted in determining compliance with wall or free-standing sign area requirements.
5. Or one per tenant having individual public access.
6. Not to exceed 60 s.f., unless such signs are set back at least 150 ft., in which case such signs shall not exceed 200 s.f.



Section 15.06 Signs in Residential Districts

The following signs shall be allowed in the RR, SR, UR, ERS#1, and ERS#2 zoning districts, subject to permit approval in accordance with Section 4.03 and the following standards. Such signs shall only pertain to permitted or special land uses or a legally nonconforming non residential use, and shall be located upon the same property to which the sign relates, unless otherwise provided herein.

- A. **Agricultural Product Signs:** In the RR district, one sign advertising agricultural and/or horticultural products grown on the premises shall be permitted in conjunction with a temporary roadside stand. The sign shall not exceed twenty (20) square feet in area, four (4) feet in height nor be located closer than fifteen (15) feet to any property line. The sign shall be erected not more than two weeks prior to opening of sales and removed within one (1) week of the end of sales.
- B. **Farm Signs:** Signs in the RR district displaying the name of farm, not to exceed thirty-two (32) square feet in area and six (6) feet in height if freestanding. One (1) such sign shall be permitted per farm, in addition to the home occupation sign permitted under item C below. Such a sign may be indirectly illuminated, provided that all lighting equipment for these signs shall be designed to illuminate the sign only and shall not interfere with driver visibility or cause glare on adjoining properties.
- C. **Home Occupation/ Based Business Signs:** one (1) wall sign per parcel containing a permitted use, not exceeding four (4) square feet in area. Such signs may not be illuminated and must be consistent with the residential character of the neighborhood in which they are to be located. **For Home Based Business within RR and SR districts, one (1) freestanding sign may be substituted for a wall sign. Free standing signs shall not exceed six (6) square feet in area or four (4) feet in height and shall be located no closer to the right-of-way (ROW) line than one-half (1/2) the required front yard, than fifteen (15) feet from the road right-of-way (ROW).**
- D. **Non-Profit Organization Signs:** Permanent, free-standing signs identifying churches, schools, museums, libraries or other non-profit institutions, at a rate of one (1) sign per parcel, with a minimum setback from the street right-of-way of fifteen (15) feet, which does not exceed thirty-two (32) square feet in area and six (6) feet in height.

- E. Residential Development Entranceway Signs: Permanent freestanding signs or signs affixed to decorative walls or fences identifying the entrances of residential developments such as subdivisions, apartment complexes, condominium communities, senior housing complexes, mobile home parks and similar residential uses, at a rate of two (2) per entranceway not to exceed a total of two (2), with a minimum setback from the street right-of-way of fifteen (15) feet, and not exceeding twenty (20) square feet in area and six (6) feet in height. Where such sign is placed upon a decorative wall or fence, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering, graphics and border, if any, not the entire decorative wall or fence.
- F. Temporary Construction Signs: Temporary signs which advertise the construction of new residential subdivisions or similar permitted development, not to exceed thirty-two (32) square feet in area and six (6) feet in height. Such signs shall be removed immediately after the last available lot, home site or parcel is sold.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.

Motion passed: 6-1

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X]

Nay: Abramson [X]

C. Z-33-20 MARION TOWNSHIP. ZONING ORDINANCE AMENDMENT. ARTICLE III DEFINITIONS. SECTION 3.02 DEFINITIONS AND ARTICLE IX COMMERCIAL DISTRICTS. SECTION 9.01.B HS: HIGHWAY SERVICE DISTRICT. USES PERMITTED BY RIGHT

The Marion Township Planning Commission proposes to update the following Articles:

- Article III: Definitions
- Article IX: Commercial Districts

Township Planning Commission Recommendation: Approval. The Marion Township Planning Commission recommended Approval of the text amendments at their November 24, 2020 public hearing and planning commission meeting. There were a few general public comments noted in the meeting minutes regarding these new provisions, mainly about issues with allowing this use to occur in other districts besides commercial.

Staff Recommendation: Approval. The proposed text amendments are reasonable and appropriate. The township has taken great time and effort to be proactive and somewhat flexible in allowing short-term rentals to lawfully occur as a permitted use in the township, however, it appears to have taken the necessary steps to ensure that there are no compatibility issues associated with this type of use by directing it to what the township feels is the most appropriate district.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]

Nay: None.

D. Z-34-20: MARION TOWNSHIP. ZONING ORDINANCE AMENDMENT. ARTICLE XV SIGNAGE. SECTION 15.05 SCHEDULE OF SIGN REGULATIONS. AND SECTION 15.06 SIGNS IN RESIDENTIAL DISTRICTS

The proposed text amendments are in regard to: Signage

Township Planning Commission Recommendation: Approval. The Marion Township Planning Commission recommended Approval of the text amendments at the November 24, 2020 public hearing and planning commission meeting. There were no public comments in relation to these proposed amendments.

Staff Recommendation: Approval. The proposed text amendments are reasonable and appropriate.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER CLUM.

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]
Nay: None.

E. Z-35-20: MARION TOWNSHIP, ZONING ORDINANCE AMENDMENT, ARTICLE XVIII SITE PLAN REQUIREMENTS (MULTIPLE SECTIONS) AND ARTICLE VI GENERAL PROVISIONS (MULTIPLE SECTIONS)

The Marion Township Board of Trustees has decided to adopt an Engineering Development Standards Policy document that will encompass all of the Site Plan section and some of the General Provisions relating to access controls, private roads, and sidewalks. The Standards are already adopted and are on the township web site at the following link:

<https://protect-us.mimecast.com/s/A5WiC0RXizSGXvXEHWc5R?domain=mariontownship.com>

They will be updated and re-adopted by the board once these changes to the zoning ordinance are final.

Township Planning Commission Recommendation: Approval. The Marion Township Planning Commission recommended Approval of the text amendments at their November 24, 2020 public hearing and planning commission meeting. There were no public comments noted in the meeting minutes regarding these amendments.

Staff Recommendation: Approval. The proposed text amendments are reasonable and appropriate. Taking these steps will provide the Township with a better organized system and reference document pertaining to its developmental and engineering standards to utilize in the future.

Commission Discussion: None.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER CALL.

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Abramson [X] Call [X]
Nay: None.

F. Z-36-20: MARION TOWNSHIP, ZONING ORDINANCE AMENDMENT, ARTICLE III DEFINITIONS, SECTION 3.02 DEFINITIONS AND ARTICLE VI GENERAL PROVISIONS, SECTION 6.07 ACCESSORY USES AND STRUCTURES

The Marion Township Planning Commission proposes to update the Township Zoning Ordinance regarding the regulation of cargo and shipping container storage.

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JULY 25, 2023 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN - *CHAIRPERSON*
JIM ANDERSON - *VICE CHAIRPERSON*
CHERYL RANGE - *SECRETARY*
BOB HANVEY
BRUCE POWELSON

OTHERS PRESENT: DAVID HAMANN - *MARION TWP. ZONING ADMINISTRATOR*

MEMBERS ABSENT: JOHN ENOS - *PLANNER W/ CARLISLE WORTMAN*

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the July 25, 2023 agenda as presented. Jim Anderson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES

Jim Anderson made a motion to approve the June 27, 2023 Planning Commission minutes. Cheryl Range seconded. **MOTION CARRIED**

CALL TO PUBLIC

None.

NEW BUSINESS:

SPR# 01-23 REVIEW SITE PLAN FOR THE BUILDING REMODEL BUMP OUT AND OVERHANG

Joe Chidister with Schafer Construction explained the plans for the bump out and overhang renovations. Dave Hamann explained that this is simply a formality and some of the Board members wanted the Planning Commission to provide a recommendation on this part of the renovations.

Bob Hanvey made a motion to recommend approval to the Township Board of Trustees for the bump out and overhang renovations. Jim Anderson seconded. **MOTION CARRIED**

UNFINISHED BUSINESS:

GO# 01-23 CONTINUE PDR ORDINANCE

Jim Anderson explained that all of the changes from Cheryl Range, Bruce Powelson, Dave Hamann and the June 2023 Planning Commission Minutes, have been made.

John Enos believes this is a good ordinance and that it is ready to go to the Board for review and comment.

Bruce Powelson had some additional changes to the ordinance. Jim Anderson made those changes during the meeting. One of the changes suggested by Bruce was to change the time limit from "50 years" to "in perpetuity". The Commissioners voted and three Commissioners were in favor of this change and two did not wish to change the existing "50 year" time limit. Majority rules and the time limit was changed to "in perpetuity". John Enos stated that this ordinance should first get sent to the Township Board of Trustees, then sent to Sara Thomas for her comment and feedback and then sent to the Township Attorney.

Bruce Powelson made motion to recommend approval for GO# 01-23 PDR Ordinance, to the Township Board of Trustees. Bob Hanvey seconded. **MOTION CARRIED**

Rob Stafford was in attendance online and made a comment about the ordinance and expressed that he would like Sara Thomas to have the opportunity to review the ordinance once the Board has provided their feedback.

CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Bruce Powelson suggested waiting until the next meeting to discuss this ordinance, so they have a chance to review the document that was provided at the beginning of the meeting.

Dave Hamann explained that this draft contains all of the changes that have previously been discussed.

Cheryl Range made a motion to set a Public Hearing for the Crypto Ordinance on August 22, 2023 at 7:30pm. Jim Anderson seconded. **MOTION CARRIED**

TXT# 02-19 SIGNS FOR HOME OCCUPATIONS

Dave Hamann explained that all of the changes previously discussed have been made to this ordinance.

Cheryl Range made motion to recommend approval for TXT# 02-19 Signs for Home Occupations, to the Township Board of Trustees. Bruce Powelson seconded. **MOTION CARRIED**

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ANNOUNCEMENTS

Cheryl Range inquired about Bob's handout from the previous meeting.

CALL TO THE PUBLIC

Les Andersen made a comment about DTE and their desire/intentions to support land owners with an interest in solar farms. Les also mentioned the possibility of going with a metal roof for the Township building, since the insurance company is going to be providing \$100,000 for replacement. (Due to the recent hail damage.)

ADJOURNMENT

Bruce Powelson made a motion to adjourn the meeting at 9:10pm. Larry Grunn seconded. **MOTION CARRIED**

MARION TOWNSHIP
2877 W. COON LAKE ROAD
HOWELL, MI 48843
Phone 517-546-1588
Fax 517-546-6622

TRANSMITTAL

TO: Board of Trustees

DATE
PROJECT

August 10, 2023
FINAL REVIEW
Proposed Purchase of Development
Rights GO#xx-23

VIA

Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- GO#xx-23 Purchase of Development Rights
- Planning Commission minutes from July 25, 2023 meeting

FOR YOUR:

approval/ denial
 other

as requested
 review & comment

REMARKS:

This information is for a **Review and Comment**. If you wish to have the Attorney review then motion to forward to the Township Attorney for review and comment. Let me know if you have any questions.

FROM: Dave Hamann, Zoning Administrator

Copy: file

TOWNSHIP OF MARION LIVINGSTON COUNTY, MICHIGAN

PURCHASE OF DEVELOPMENT RIGHTS

ARTICLE I: INTENT, PURPOSE, AND SHORT TITLE

SECTION 1.1: INTENT AND PURPOSE.

The intent and purpose of the proposed Purchase of Development Rights (PDR) ordinance in Marion Township is to protect and preserve the valuable agricultural land, conserve natural resources, protect scenic and cultural heritage, provide landowner benefits, and promote community collaboration. The ordinance aims to create a framework that encourages voluntary land conservation, supports sustainable agriculture, and safeguards the rural character, environmental integrity, and quality of life in Marion Township for future generations.

1. **Preservation of Agricultural Land.** The primary objective of the PDR ordinance is to preserve productive agricultural land within Marion Township. By offering incentives to landowners, the ordinance seeks to encourage the permanent protection of farmland from non-agricultural development. This preservation ensures the long-term viability of the agricultural industry, promotes local food production, and maintains the rural landscape that is vital to the Township's identity and heritage.
2. **Conservation of Natural Resources.** Another crucial purpose of the PDR program is to conserve valuable natural resources and ecosystems. The ordinance aims to identify and protect environmentally sensitive areas, such as wetlands, forests, and wildlife habitats, by acquiring development rights from landowners. This conservation effort contributes to maintaining biodiversity, preserving water quality, and supporting the overall health and resilience of local ecosystems.
3. **Scenic and Cultural Preservation.** The PDR ordinance recognizes the importance of scenic beauty and cultural heritage in Marion Township. It aims to protect scenic vistas, historic sites, and cultural landscapes that contribute to the aesthetic appeal and tourism potential of the area.
4. **Voluntary Participation and Landowner Benefits.** The intent of the PDR program is to offer voluntary participation for landowners who wish to conserve their land. The ordinance provides landowners with financial compensation in exchange for the purchase of development rights, allowing them to retain ownership while restricting future non-agricultural development. This approach provides landowners with economic benefits, financial security, and the opportunity to maintain their agricultural operations or preserve the natural character of their property.
5. **Community Collaboration and Planning.** The PDR ordinance encourages community collaboration and engagement in land use planning. It aims to involve stakeholders, including landowners, residents, agricultural organizations, and environmental groups, in the development and implementation of the program. By fostering partnerships and leveraging local knowledge, the ordinance ensures that the PDR program aligns with community goals and values.

SECTION 1.2: SHORT TITLE.

This ordinance shall be known and may be cited and referred to as the "Marion Township XXXXXXXXX and shall hereinafter be referred to as "this ordinance.

ARTICLE II: SCOPE AND APPLICATION

SECTION 2.1. INTERPRETATION.

The terms and provisions of this ordinance shall be interpreted and applied as minimum standards and requirements for the promotion and protection of the public health, safety, and welfare, and for the public peace and preservation of natural resources and public and private property within the township.

SECTION 2.2. LOGIC

This article has been created to provide for the establishment, financing, and administration of a purchase of development rights program to protect farmland, open space, natural areas, and other areas of eligible land as defined herein, in accordance with Public Act 110 of 2006, as amended.

SECTION 2.3. ACQUISITION

The acquisition of interests in farmland as provided in this Ordinance is a public purpose of Marion Township as provided in this Ordinance and financing such acquisition requires that the Township enter purchases or installment purchases not to exceed statutory limits.

ARTICLE III: DEFINITIONS

SECTION 3.1. DEFINITIONS.

For construction and application of this ordinance, the following definitions shall apply:

Agricultural Rights: An interest in and the right to use and possess land for purposes and activities related to open space, natural habitat, horticultural and other agricultural uses.

Agricultural Use. Land substantially undeveloped and devoted to the production of plants and animals useful to humans, including fruits, nuts, vegetables, greenhouse plants, Christmas trees and lumber, forages and sod crops, grains and feed crops, dairy and dairy products, livestock (including breeding and grazing), poultry and other similar uses and activities.

Board of Trustees: The Marion Township Board of Trustees.

Conservation value: The agricultural, natural, open space, scientific, biological, and ecological values of a parcel of property that are found to be worthy of protection.

Development: An activity that materially alters or affects the existing conditions or use of any land.

Development Rights: The right to develop land to the maximum intensity of development authorized by law.

Development rights easement: A grant, by a legal instrument, whereby an owner relinquishes to the public the right to develop the land except as expressly reserved in the instrument, and which contains a covenant running with the land describing the easement terms, conditions, and development rights.

Full ownership: Fee simple ownership, or outright ownership of real property, including the ownership of all aspects of title, including the ability to transfer the totality of the title.

Intensity of development: The height, bulk, area, density, setback, use and other similar characteristics of development.

Other eligible land: Land that has a common property line with agricultural land from which development rights have been purchased and that is not divided from that agricultural land.

Owner: The party or parties who has/have legal title to or an equitable interest in the property.

Land: A measured portion of land that is described and included in a proposed agreement to acquire or transfer the purchase of development rights between the Township and owner of the land, in accordance with the provisions of this Ordinance.

Permitted use: Any use reserved within a development rights easement essential to the farming operation thereon or which does not alter the open space character of the land.

Value of development rights: The purchase price of the development rights shall be equal to or less than the appraised potential value of the land if fully developed less the current appraised value of the agricultural or open space land.

Historical Structure: means any building or structure listed by the Michigan State Historical Society on the Michigan State and National register of historic places. Historical Structure can also include a building or structure that the Township has designated under an enactment as having historical or architectural significance to the Township and its residents.

ARTICLE IV: ELIGIBILITY

SECTION 4.1. ELIGIBILITY, APPLICATION, AND REQUIRED INFORMATION.

Lands that may be considered for purchase of development rights shall exhibit at least one of the following characteristics:

1. Are currently used for agricultural and farming or have been used for such uses in the past and may immediately be returned to active agricultural and farming use.
2. Contain woodland, trees, tree stands or wooded habitat.
3. Contain wetland.
4. Contain 100-year floodplain, natural watercourse, lake or pond, or shoreline of a lake or pond.
5. Are currently open and void of all manmade structures such as dwellings, barns, garages, sheds, buildings, paved or unpaved roads or drives, and debris. Lands which contained such structures in the past may be eligible but only if all such structures have been removed prior to consideration and the land is open and void at the time of consideration. A special exception can be made by the Township Board, upon the recommendation of the Supervisor and planner, and the Planning Commission, to consider land which contains historic structures that have significance to the township overall. A special exception can be made by the Township Board or the Planning Commission or the Township Planner, to consider the land which contains the historic structures that have

significance to the Township and its residents. Historic structures include but not limited to country school house, early government building, country church, a historical barn, a historical family farm house, Centennial Family Farm. The ongoing maintenance of these historic structures will be the responsibility of the Township and its residents per the executed purchase of development rights agreement between the Township and the owner of the land and historic structure.

ARTICLE V: APPLICATION

SECTION 5.1. APPLICATION.

Any person may apply to the township for purchase of the development rights of his/her/their land. A person may apply by providing a request in writing accompanied by the required information as set forth herein. Application forms may be provided by the township and shall be used if available. Any application and review fees as required by resolution by the Township Board shall be paid at the time of application. The act of filing an application provides no assurance of approval and subsequent purchase of development rights.

1. The township may initiate the purchase of development rights by directing the Township Supervisor and township planner to explore the possibility of purchasing the development rights from a specific parcel. Such exploration shall include identification of the property owner, determining the owner's willingness to work with the township, and conducting an informal evaluation as to whether the property could be eligible and could meet the standards herein. If the exploration work finds that purchase of the development rights is possible, the Township Supervisor shall prepare or make arrangements for the preparation of a complete application as set forth herein. The township is not obligated to further pursue a self-initiated application, nor is the township obligated to approve or subsequently purchase the development rights.

SECTION 5.2. REQUIRED APPLICATION INFORMATION SUBMITTED BY THE OWNER FOR CONSIDERATION.

The following information is necessary and shall be provided for review by an applicant when considering any land for purchase of development rights:

1. Parcel identification number, legal description, and parcel size.
2. Copy of the title and deed for the property, along with a completed title search confirming rightful ownership of the property.
3. Identification of all rights-of-way or easements on the property, and any party with an interest in the property are disclosed
- 4.
5. Property value data including assessed value and estimated market value.
6. Existing land use on and adjacent to the parcel.
7. Identification of the significant natural features (wetlands, woodlands, trees, ponds, streams, rivers, habitat containing endangered or threatened species or species of special concern, etc.).

8. Identification of known environmental concerns on the property (e.g., evidence of buried waste, soil contamination, ground, or surface water contamination, etc.).
9. Survey of property by registered surveyor indicating parcel boundaries, location of buildings, walls, shelters, fences, bridges, trails, roads, and other built features.
10. **Proposed types** of development rights to be purchased (e.g., fee ownership, undivided interest, conservation restriction, retained life estate, reversionary interest).
11. Description of any rights the owner wishes to retain. Identification and explanation of mineral, oil and gas, or water rights that may exist.

SECTION 5.3. AUTHORIZATION.

The Township Board may purchase the development rights of land from willing **property** owners in Marion Township that is or was an active agricultural operation, open space, or natural areas as defined herein as intended by this article. The property interest acquired may be either the development rights, or any lesser interest, easement, covenant, or other contractual right. Purchase of development rights under this article may not be accomplished through condemnation. Participation in this program by a landowner shall be voluntary; the township shall have no authority to force a landowner to participate.

1. The Township Board is further authorized to participate, partner or contract with public, private, or nonprofit land conservation organizations or trusts to purchase, administer and enforce the rights obtained by the township under the PDR program.

ARTICLE VI: REVIEW PROCEDURES

SECTION 6.1. **THE BOARD OF TRUSTEES REVIEW AND RECOMMENDATION.**

It shall be the responsibility of the Township Supervisor and township planner to determine **whether an application is complete**. For complete applications, the Township Supervisor and planner shall prepare a written report to the Planning Commission describing the case and **provide** a recommendation regarding the following:

1. Whether to purchase development rights.
2. **Description of the development rights to be purchased. A description of any future property developments, improvements, and maintenance if any that will be permitted after the development rights have been purchased by the Township.**
3. The price at which development rights will be purchased and the method of payment.
4. **A detailed accounting of funds to be used for the purchase of the development rights indicating the source(s) of the funds for the purchase (millage, donation, general fund, grant, etc.) .**
5. The procedures **and legal documents to be used** for ensuring that the purchase or sale of the development rights is **designed**

to run with the land.

6. In preparing their report, the **Township Supervisor** and planner may consult with any other staff, consultants, agencies, and experts that may be necessary.
7. **A summary of all documents and correspondence that may pertain to said purchase.**
8. **A summary of all unique agreements or documents that were part of the negotiations of the sale.**
9. **Placeholder text**
10. **Placeholder text**

SECTION 6.2. ATTORNEY REVIEW, COMMENT, AND RECOMMENDATION

SECTION 6.3. PLANNING COMMISSION REVIEW AND RECOMMENDATION.

The Planning Commission shall review the **completed** application and written reports provided by the Township Supervisor and planner. Upon completing its review, the Planning Commission shall make a recommendation to the Township Board based upon its findings and the requirements and standards in this article as well as the goals, policies and objectives of the township expressed in the master plan and adopted ordinances. A public hearing **shall** be called by the Planning Commission, in which case the hearing shall be noticed in accordance with the procedures set forth in **the MZEA**. The Planning Commission's recommendation shall be made only after the public hearing has been held. The Planning Commission shall recommend that the Township Board purchase **or not purchase** the development rights. Comment regarding the financing mechanism to purchase the development rights if recommended **shall also be included**.

SECTION 6.4. TOWNSHIP BOARD OF TRUSTEES REVIEW AND ACTION.

The Township Board shall review the application (which may be provided to the board in summary), written reports (which may be provided to the board in summary), and Planning Commission recommendation. Upon completing its review, the Township Board shall decide whether to purchase the development rights of the property under consideration or not and shall decide on the financing mechanism in which to purchase the development rights if the decision is to purchase. The decision of the Township Board is discretionary; the findings and recommendations by the supervisor and planner, and the Planning Commission, shall not obligate the Township Board to purchase or not purchase development rights.

ARTICLE VII: APPROVAL AND CONDITIONS.

SECTION 7.1. STANDARDS FOR APPROVAL.

When considering the purchase of development rights under the procedures set forth in this article, the following standards shall be followed for approving, modifying, or rejecting an application to purchase development rights:

SECTION 7.2. ELIGIBLE LANDS.

Only those parcels of land that meet or exceed the eligibility criteria as set forth in this article may be considered for purchase of development rights.

SECTION 7.3. ELIGIBLE RIGHTS.

The township shall only purchase the rights up to develop the land to the **highest assessed and best use opportunity**.

SECTION 7.4. PURCHASE METHODOLOGY.

The purchase price of the development rights shall be equal to or less than the appraised potential value of the land if fully developed less the current appraised value of the agricultural or open space land. The method of payment shall be determined in advance of the purchase of development rights. Any approvals or procedural requirements related to the method of payment must be secured separately and prior to the purchase of the development rights or made a condition to the approval thereof.

SECTION 7.5. CONFORMANCE WITH PDR CONCEPT.

The purchase of the development rights being considered shall be consistent with and promote the intent of the purchase of development rights concept as stated in this ordinance. The purchase shall also be consistent with the specific standards and requirements set forth herein.

SECTION 7.6. COMPATIBILITY WITH TOWNSHIP MASTER PLAN.

The purchase of the development rights being considered shall be compatible with the general principals, goals, objectives, and policies set forth in the adopted master plan.

SECTION 7.7. FARMLAND PRESERVATION, OPEN SPACE, AND NATURAL RESOURCE PRESERVATION.

The purchase of the development rights shall accomplish one or more of the following:

1. Preservation of farmland from being developed with another use, enabling land to continue in agricultural or farm use.
2. Preservation of open space for the visual, scenic, active recreation, or passive recreation enjoyment of township residents.
3. Preservation of a natural area to further the possibility of **natural vegetative growth**, wildlife habitat, and restoration of that natural area in the future.

SECTION 7.8. PURCHASE AGREEMENT

All Applications Shall Abide by the following:

1. Purchase Agreement. The purchase of the development rights shall be accomplished by a purchase agreement, or other equivalent instrument, that fixes the transaction to run with the land and is recorded with the register of deeds.
2. Conformance to all applicable regulations. The application shall be made, and the purchase of development rights shall be carried out, in conformance with all applicable federal, state, and local laws and regulations.
3. Conditions of Approval. Any purchase of development rights made through this purchase of development rights program shall be set forth in a written agreement that is in recordable form suitable for recording. The purchase agreement shall specify the conditions of approval, including the following, at minimum:
 - a. Runs with the Land. The purchase agreement shall state that the conveyance of the development rights shall run with the land.
 - b. Rights Retained by Owner. The purchase agreement shall state the provisions by the owner to retain certain rights, including a detailed description of the retained rights, the right to convey the retained rights, and maintaining existing structures.

SECTION 7.9. PROHIBITED ACTIVITIES

Prohibited Activities. Any activity on or use of the property that is inconsistent with the purposes of this article or detrimental to the values being preserved is prohibited. By way of example, the following activities and uses are prohibited:

1. Any division or subdivision of the property.
2. Commercial or industrial use (for purposes of this provision, farming and agricultural use shall not be considered commercial or industrial).
3. Placement or construction of any buildings, structures, fences, walls, roads, parking lots or other improvements, unless expressly permitted.
4. Cutting down trees or vegetation, unless expressly permitted.
5. Mining or alteration of the land surface, except where mineral rights have been retained by another owner and where the other owner has explicit rights to mine on the property as previously disclosed in the application review process.
6. Dumping of hazardous, construction, household, equipment, mechanical waste or materials.
7. Alteration to natural watercourses, wetlands, or other natural water features.
8. Use of motorized off-road vehicles such as snowmobile, all-terrain vehicles, motorcycles, and the like are to be operated by the land owners only for the purpose of farming and/or maintaining the preserved property.
9. Construction of billboards and other advertising signs, **and other signs as defined in Section 15.03.**

ARTICLE VIII: ENFORCEMENT AND MONITORING.

SECTION 8.1. MONITORING AND ENFORCEMENT.

The purchase agreement shall provide the township or its agent with certain rights needed to monitor the protection of the rights purchased. These rights shall include:

1. The right to enter the property at **least annually providing 48 hour notice of such visit and at** reasonable times to monitor or enforce compliance with the conditions of approval and the purchase agreement. The township, however, shall not unreasonably interfere with the owner's retained rights on the property.
2. The right to prevent any activity or use of the property that is inconsistent with the conditions of approval and the purchase agreement.
3. The right to require restoration of the areas or features of the property that are damaged by activity inconsistent with the conditions of approval and the purchase agreement. The township or its agent shall also have the right to conduct studies on the property to determine appropriate types of restoration activities if necessary.
4. The right to place signs on the property to indicate that the property is being protected under the terms of this PDR program.

SECTION 8.2. FURTHER ACTION.

In addition to, or in lieu of, seeking to enforce this ordinance by proceeding under Section 8.1 above, the township may institute an appropriate action in a court of general jurisdiction seeking equitable relief.

ARTICLE IX: ENHANCEMENT.

SECTION 9.1. ENHANCEMENT

The purchase agreement may provide the township with the right to engage in activities that restore the biological and ecological integrity of the property. Such activities may include inventorying plant and animal species on the property, planting native vegetation, removal of undesirable vegetation, etc.

ARTICLE X: DURATION.

SECTION 10.1. DURATION OF ACQUIRED INTERESTS.

It is the intent that the development rights acquired pursuant to this Ordinance shall be held in trust by the Township for the benefit of its citizens in perpetuity.

1. Upon receiving the recommendations of the Planning Commission, the Board of Trustees shall take final action on such recommendations. The Board of Trustees must support the request by the owner to repurchase development rights by a five-member majority of the total seven Trustees.
2. For those properties for which the Board of Trustees approves the return of development rights as specified in Subsection (1), the Planning Commission shall **require** an appraisal of the applicant's property interest (**property rights**) at the owner's expense. Payment for this appraisal shall be made by the owner in advance. **After the appraisal is conducted**, the value of development rights **will be determined by two (2) follow up appraisals**. One appraisal shall determine the fair market value of full ownership of the land (excluding buildings thereon), and one shall determine the fair market value of the agricultural rights plus any specifically retained residential development rights. Appraisals shall be made by State certified appraisers selected by the Planning Commission. The selected appraiser shall not have a property interest, personal interest, or financial interest in eligible lands.
3. Appraisals shall be in writing and shall be furnished to the respective owners for review. Errors of fact in any appraisal may be called to the attention of the appraiser by the Planning Commission or by owners of the property appraised, but corrections of the appraisal may be made only by the appraiser.
4. At any time in this process, the owner may choose to withdraw the request for the return of development rights without penalty, while still being responsible for the Township's appraisal of the property as specified above in Subsection (2).
5. If the Board of Trustees approves the return of development rights, the Township shall have a right of first refusal to purchase the remaining rights at the fair market value of the agricultural rights plus any retained development rights, as determined by a State certified appraiser. Upon receiving the recommendations of the Planning Commission, the Board of Trustees shall take final action on such recommendations. If the Board of Trustees chooses to exercise this right of first refusal, an offer to purchase the remaining rights at the appraised value shall be submitted. Acquisition of lands shall not be made with funds authorized for development rights acquisition pursuant to this Ordinance. The owner may at that time choose to not sell the remaining rights and instead retain ownership of the property.
6. If (a) a request to re-purchase development rights is denied by the Board

of Trustees, or (b) the landowner chooses not to sell the remaining rights the Township chooses to exercise its right of first refusal or (c) more than a year passes from the Board of Trustees' authorization for the re-purchase of development rights, the landowner must wait five years before re- applying to re-purchase development rights.

7.

- a. The Township may convey development rights acquired pursuant to this Ordinance to a conservation, open space preservation, historic preservation or similar organization under terms ensuring that the public benefits for which the Township purchased the development rights will be maintained.

ARTICLE XI: FINANCING

SECTION 11.1.

The Township Board of Trustees shall finance the PDR program through one or more of the sources identified in Section 509(1) of Public Act 110 of 2006, as amended, including: General appropriations by the Township; proceeds from the sale of development rights by the township subject to Section 508(3) of Public Act 110 of 2006, as amended; grants; donations; millage; bonds or notes issued under Sections 509(2)-(5); general fund revenue; special assessments under Section 509(6); and other sources approved by the legislative body and permitted by law.

The Township Board of Trustees shall create a Development Rights Acquisition Fund to be hereafter created in the office of the Treasurer of Marion Township. Any funds secured by the Township for purchasing development rights on farmland or open space shall be placed in the designated Development Rights Acquisition Fund. Money in such an acquisition fund may be temporarily deposited in such institutions or invested in such obligations as may be lawful for the investment of Township money. The funds and any interest received from the deposit or investment of such funds shall be applied and used solely for the purposes of purchasing development rights of land in the Township set forth in this Ordinance.

SECTION 11.2. RELATED COSTS.

The costs of appraisal, easement development, baseline documentation, legal and other services lawfully incurred incident to the acquisition of interests in eligible lands by the Township shall be paid by the Township. The Township shall not be responsible for expenses incurred by the owner **incidental** to this transaction.

SECTION 11.3. SUPPLEMENTAL FUNDS.

Supplemental or matching funds from other governmental agencies or private sources may become available to pay a portion of the cost of acquiring development rights, or some lesser interest in eligible lands or to supplement or enlarge such acquisition. The **Board of Trustees** is hereby authorized to utilize such funds to purchase interests in eligible lands or to otherwise supplement Township funds in the manner provided by this Ordinance and in accordance with the applicable laws or terms governing such grant.

ARTICLE XII: SEVERABILITY

SECTION 12.1.

If any one or more sections, provisions, phrases, or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases, or words of this ordinance unless expressly so determined by the court.

ARTICLE XIII: NONEXCLUSIVITY

SECTION 13.1.

The prohibitions provided for in this ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, rule and/or regulation.

ARTICLE XIV: ADOPTION

SECTION 14.1.

Provision of this ordinance shall take effect thirty (30) days from the date of publication in accordance with the statues of the State of Michigan.

The ordinance was unanimously adopted by the Township Board on _____ 2023, as verified by Tammy Beal, Marion Township Clerk.

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
JULY 25, 2023 / 7:30PM**

PC MEMBERS PRESENT: LARRY GRUNN - *CHAIRPERSON*
JIM ANDERSON - *VICE CHAIRPERSON*
CHERYL RANGE - *SECRETARY*
BOB HANVEY
BRUCE POWELSON

OTHERS PRESENT: DAVID HAMANN - *MARION TWP. ZONING ADMINISTRATOR*

MEMBERS ABSENT: JOHN ENOS - *PLANNER W/ CARLISLE WORTMAN*

CALL TO ORDER

Larry Grunn called the meeting to order at 7:30 pm.

APPROVAL OF AGENDA

Bruce Powelson made a motion to approve the July 25, 2023 agenda as presented. Jim Anderson seconded. **MOTION CARRIED**

APPROVAL OF MINUTES

Jim Anderson made a motion to approve the June 27, 2023 Planning Commission minutes. Cheryl Range seconded. **MOTION CARRIED**

CALL TO PUBLIC

None.

NEW BUSINESS:

SPR# 01-23 REVIEW SITE PLAN FOR THE BUILDING REMODEL BUMP OUT AND OVERHANG

Joe Chidister with Schafer Construction explained the plans for the bump out and overhang renovations. Dave Hamann explained that this is simply a formality and some of the Board members wanted the Planning Commission to provide a recommendation on this part of the renovations.

Bob Hanvey made a motion to recommend approval to the Township Board of Trustees for the bump out and overhang renovations. Jim Anderson seconded. **MOTION CARRIED**

UNFINISHED BUSINESS:

GO# 01-23 CONTINUE PDR ORDINANCE

Jim Anderson explained that all of the changes from Cheryl Range, Bruce Powelson, Dave Hamann and the June 2023 Planning Commission Minutes, have been made.

John Enos believes this is a good ordinance and that it is ready to go to the Board for review and comment.

Bruce Powelson had some additional changes to the ordinance. Jim Anderson made those changes during the meeting. One of the changes suggested by Bruce was to change the time limit from "50 years" to "in perpetuity". The Commissioners voted and three Commissioners were in favor of this change and two did not wish to change the existing "50 year" time limit. Majority rules and the time limit was changed to "in perpetuity". John Enos stated that this ordinance should first get sent to the Township Board of Trustees, then sent to Sara Thomas for her comment and feedback and then sent to the Township Attorney.

Bruce Powelson made motion to recommend approval for GO# 01-23 PDR Ordinance, to the Township Board of Trustees. Bob Hanvey seconded. **MOTION CARRIED**

Rob Stafford was in attendance online and made a comment about the ordinance and expressed that he would like Sara Thomas to have the opportunity to review the ordinance once the Board has provided their feedback.

CRYPTO ORDINANCE DATA PROCESSING INDUSTRIAL DISTRICT

Bruce Powelson suggested waiting until the next meeting to discuss this ordinance, so they have a chance to review the document that was provided at the beginning of the meeting.

Dave Hamann explained that this draft contains all of the changes that have previously been discussed.

Cheryl Range made a motion to set a Public Hearing for the Crypto Ordinance on August 22, 2023 at 7:30pm. Jim Anderson seconded. **MOTION CARRIED**

TXT# 02-19 SIGNS FOR HOME OCCUPATIONS

Dave Hamann explained that all of the changes previously discussed have been made to this ordinance.

Cheryl Range made motion to recommend approval for TXT# 02-19 Signs for Home Occupations, to the Township Board of Trustees. Bruce Powelson seconded. **MOTION CARRIED**

SPECIAL ORDERS

John Enos discussed Carlisle Wortman's future plans with Marion Township. John's hope is to have Zach Michels act as an outside consultant for Marion Township. Zach would attend future Planning Commission meetings and provide guidance and feedback on any necessary items, only involving Carlisle Wortman as needed.

ANNOUNCEMENTS

Cheryl Range inquired about Bob's handout from the previous meeting.

CALL TO THE PUBLIC

Les Andersen made a comment about DTE and their desire/intentions to support land owners with an interest in solar farms. Les also mentioned the possibility of going with a metal roof for the Township building, since the insurance company is going to be providing \$100,000 for replacement. (Due to the recent hail damage.)

ADJOURNMENT

Bruce Powelson made a motion to adjourn the meeting at 9:10pm. Larry Grunn seconded. **MOTION CARRIED**

July 1, 2023

To the Township Board
Marion Township
2877 West Coon Lake Road
Howell, MI 48843

We are pleased to confirm our understanding of the services we are to provide Marion Township for the year ended June 30, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Marion Township as of and for the year ended June 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Marion Township's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Marion Township's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Pension Funding Schedule (if applicable)
- 3) Budget to Actual Reports for Major Funds

We have also been engaged to report on supplementary information other than RSI that accompanies Marion Township's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Combining Statements
- 2) Individual Fund Statements

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risks of material misstatement as part of our audit planning:

- 1) Management override of controls
- 2) Lack of segregation of duties
- 3) IT Risk
- 4) Revenue Recognition

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Marion Township's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements of Marion Township in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable (if applicable), or other confirmations we request and will locate any documents selected by us for testing.

Kenneth J. Palka is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit within three weeks of notification.

Our fee for these services will be \$21,500. This fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Marion Township's financial statements. Our report will be addressed to management and to those charged with governance of Marion Township. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Marion Township and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Pfeffer, Hanniford & Palka, P.C.

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

RESPONSE:

This letter correctly sets forth the understanding of Marion Township.

Township Official

STATE OF MICHIGAN
MARION TOWNSHIP
(Enacted August 10, 2023)

**RESOLUTION TO APPOINT A
DIRECTOR OF PUBLIC WORKS FOR THE
MARTION TOWNSHIP SEWER AND WATER SYSTEM**

WHEREAS, the Township of Marion (“Township”) has adopted a Sewer and Water Ordinance No. 4-13-2000 (“Ordinance”).

WHEREAS, the Ordinance creates the office of Director, which is defined in Chapter 1, Section 1 (1.1) as:

"Director" shall mean the Director of Public Works or his/her authorized representative. The Director is the person designated by the Township to supervise the operation of the Marion Township Sewer and Water System.

WHEREAS, the Township Board supervises and manages the Sewer and Water System, per Chapter 1, Section 3 (3.2).

IT IS RESOLVED that the Township the Board determines that the Township Supervisor shall be designated as the Sewer and Water System Director as part of his general duties and without additional compensation, pursuant to its Authority under Chapter 1, Subsections 1.1 and 3.2.

RESOLUTION DECLARED ADOPTED

Adopted at the Regular Meeting of the Township of Marion Board on August 10, 2023.

Moved by: _____

Seconded by: _____

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Township of Marion

By: Robert W. Hanvey
Its: Township Supervisor

CERTIFICATION

I certify that the above is a true and complete copy of Resolution No. _____ adopted by the Township Board at a Regular Meeting held on August 10, 2023.

Tammy Beal, Township Clerk

Drafted by: John L. Gormley (P-53539)
Attorney for the Township of Marion
Gormley Law Offices, PLC
101 E. Grand River Ave.
Fowlerville, MI 48836
(517) 223 - 3758

MEMO

To: Marion Township Board
From: Bob Hanvey
Subject: Sewer billing comparison Howell City / MHOG
Date: August 10, 2023

Attached is the sewer billing comparison report through June 2023. There was a substantial increase in the flow to the sewer plant for April but otherwise the difference is reasonably consistent with prior history.

The unrecovered cost for the first six months was about \$25,000 and our billing for that time period was about \$220,000.

Comparison of Peavy Road sewer meter readings with MHOG meter readings 2014 - 2023.

Time Period	Gallons on Peavy Meter	Number of metered users	Metered Gallons	Number of flat rate users	Flat Rate Estimated Gallons	Total gallons on MHOG Billing	Gallons Difference	Annual Total Difference	Annual Percentage Difference
2014/Q1	11,927,460	753	9,070,000	66	794,980	9,864,980	-2,062,480		
2014/Q2	12,736,030	785	10,541,000	65	872,822	11,413,822	-1,322,208		
2014/Q3	11,797,470	798	13,461,000	66	1,113,316	14,574,316	2,776,846		
2014/Q4	11,945,550	804	9,903,000	66	812,933	10,715,933	-1,229,617	-1,837,460	-3.80%
2015/Q1	12,671,510	799	10,593,000	66	875,016	11,468,016	-1,203,494		
2015/Q2	12,882,986	825	11,556,000	67	938,487	12,494,487	-388,499		
2015/Q3	12,319,516	837	13,439,000	70	1,123,931	14,562,931	2,243,415		
2015/Q4	12,372,220	834	10,789,000	70	905,552	11,694,552	-677,668	-26,246	-0.05%
2016/Q1	11,825,430	825	9,917,000	71	853,463	10,770,463	-1,054,967		
2016/Q2	12,450,780	858	12,634,000	71	1,045,471	13,679,471	1,228,691		
2016/Q3	12,572,510	875	15,622,000	68	1,214,053	16,836,053	4,263,543		
2016/Q4	12,516,660	890	10,881,000	68	831,357	11,712,357	-804,303	3,632,964	7.36%
2017/Q1	13,704,340	896	10,163,000	70	793,984	10,956,984	-2,747,356		
2017/Q2	14,760,090	901	12,134,000	74	996,577	13,130,577	-1,629,513		
2017/Q3	12,595,320	888	15,630,000	72	1,267,297	16,897,297	4,301,977		
2017/Q4	13,741,970	913	10,965,000	72	864,710	11,829,710	-1,912,260	-1,987,151	-3.63%
2018/Q1	14,394,180	928	10,470,000	72	812,328	11,282,328	-3,111,852		
2018/Q2	15,501,830	935	12,052,000	72	928,068	12,980,068	-2,521,762		
2018/Q3	12,697,570	927	15,337,000	73	1,207,768	16,544,768	3,847,198		
2018/Q4	13,721,190	930	10,390,000	73	815,559	11,205,559	-2,515,631	-4,302,047	-7.64%
2019/Q1	13,667,710	948	11,282,000	72	856,861	12,138,861	-1,528,849		
2019/Q2	14,825,970	948	12,151,000	73	935,678	13,086,678	-1,739,292		
2019/Q3	15,053,190	956	13,974,000	73	1,067,052	15,041,052	-12,138		
2019/Q4	15,364,200	974	11,340,000	73	849,918	12,189,918	-3,174,282	-6,454,561	-10.96%

Comparison of Peavy Road sewer meter readings with MHOG meter readings 2014 - 2023.

Time Period	Gallons on Peavy Meter	Number of metered users	Metered Gallons	Number of flat rate users	Flat Rate Estimated Gallons	Total gallons on MHOG Billing	Gallons Difference	Annual Total Difference	Annual Percentage Difference
2020/Q1	16,610,980	970	11,880,000	74	906,309	12,786,309	-3,824,671		
2020/Q2	17,561,410	989	14,286,000	74	1,068,922	15,354,922	-2,206,488		
2020/Q3	15,803,730	1002	16,310,000	75	1,220,808	17,530,808	1,727,078		
2020/Q4	15,270,700	1034	12,265,000	76	901,489	13,166,489	-2,104,211	-6,408,291	-9.82%
2021/Q1	15,024,150	1029	11,758,000	76	868,424	12,626,424	-2,397,726		
2021/Q2	14,606,640	1059	14,273,000	75	1,010,836	15,283,836	677,196		
2021/Q3	19,253,939	1080	14,222,000	76	1,000,807	15,222,807	-4,031,132		
2021/Q4	19,995,350	1087	13,380,000	76	935,492	14,315,492	-5,679,858	-11,431,520	-16.60%
2022/Q1	18,375,640	1081	12,277,000	79	897,209	13,174,209	-5,201,431		
2022/Q2	18,572,120	1097	14,334,000	79	1,032,257	15,366,257	-3,205,863		
2022/Q3	16,672,790	1159	16,269,000	79	1,108,931	17,377,931	705,141		
2022/Q4	15,893,980	1267	14,867,000	79	926,987	15,793,987	-99,993	-7,802,146	-11.22%
2023/Q1	17,589,870	1270	12,070,000	79	750,811	12,820,811	-4,769,059		
2023/Q2	19,044,420	1302	16,656,000	80	1,023,410	17,679,410	-1,365,010		
2023/Q3									
2023/Q4									
Total (net) difference since 2014							-42,750,526	-6,134,069	-16.74% -7.66%

Asphalt Shingle vs. Metal Standing Seam Roof Cost Analysis
 Marion Township, Michigan
 August 3, 2023

Description	Cost	Comments
Year 2023 Estimated Roof Replacement		
Main Building Roofing Replacement	\$ 68,500	Removal & replacement
Estimated cost for Fire Station Roof	<u>20,000</u>	Not included in current contracted cost
Anticipated 2023 Total Cost:	<u>\$ 88,500</u>	
Year 2043 Estimated Roof Replacement		
Anticipated 2023 Total Cost	\$ 88,500	
66.09% Inflation Adjustment	<u>58,490</u>	CPI Rate is 66.09% since 2003
Estimated Replacement Cost in Year 2043:	<u>\$ 146,990</u>	
Year 2063 Estimated Roof Replacement		
Anticipated 2063 Total Cost	\$ 146,990	
66.09% Inflation Adjustment	<u>97,145</u>	CPI Rate is 65.8% since 2003
Estimated Replacement Cost in Year 2063:	<u>\$ 244,135</u>	

Key Notes:

Estimated cost for roofing is based on subcontractor hard cost, not inclusive of other project related fees, permits, GC's, etc.
 U.S. Bureau of Labor Statistics was referenced for historical inflation data.
 Roofing Replacement is based on 20-year intervals.
 A second roof replacement would far exceed the \$187,000 investment of the Standing Seam Metal Roof.

tammybeal@mariontownship.com

From: Martha Haglund <MHaglund@livgov.com>
Sent: Wednesday, August 2, 2023 12:59 PM
Subject: Livingston County Planning--Brown Bag Lunch--August 15th



Livingston County Planning Department's Brown Bag Lunch Series brings together planning professionals, local governments, and others, in an informal setting to share ideas and network with one another. View the educational materials from the Brown Bag Lunch Series at: <https://milivcounty.gov/planning/lunch-series/>

Date: August 15th, 2023.
Time: 12:00 - 1:00 PM
Location: Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116
Topic: SEMCOG 2050 Regional and County Forecast

Join us for another live event as we hear from Jeff Nutting, Forecast Coordinator from SEMCOG regarding the 2050 Regional and County economic and demographic forecast. Jeff leads the regional forecast team that connects regional and local decision makers to the data and resources they need to plan the future of our communities. Jeff has nearly 30 years of experience in demographic and economic analysis, land use modeling, and socioeconomic forecasting. We look forward to Jeff's presentation on our regional and local forecast and how it impacts our Livingston County communities.

Be sure to pack your own lunch! RSVP Appreciated!

Scott Barb, sbarb@livgov.com
Rob Stanford, Rstanford@livgov.com
Martha Haglund, MHaglund@livgov.com

*Martha Haglund, Principal Planner
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