

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
Thursday, August 22, 2019  
7:30 p.m.

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

- 1) Approval of Agenda
- 2) Consent Agenda
  - a. Approval of August 8, 2019 Regular Meeting Minutes
  - b. July 2019 Financial Report
- 3) Nuisance Ordinance (Bring Back)
- 4) Lisa Maher Sewer Lead (Bring Back)
- 5) Sewer Billing
- 6) 2020 Road Projects
- 7) Witkowski's PA #116
- 8) Transportation Master Plan Implementation
- 9) Pfeffer, Hanniford, Palka Engagement Letter

Correspondence and Updates  
Site Plan Review Class

Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on Thursday, September 5, 2019

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
AUGUST 8, 2019

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

MEMBERS ABSENT: Duane Stokes

OTHERS PRESENT: Phil Westmoreland, Spicer

\*\*\*\*\*

CALL TO ORDER

Bob Hanvey called the meeting to order at 7:30 pm.

PLEDGE OF ALLEGIANCE

BOARD MEMBERS PRESENT

The board members introduced themselves.

CALL TO THE PUBLIC

No response. Bob Hanvey asked the Triangle Lake residents in attendance whether they had seen the radar sign; some said yes, some said it wasn't working.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

TRIANGLE LAKE SAD

Bob Hanvey asked if any of the attendees were opposed to continuing to use the same SAD process for the next five years. No objections were heard. Mr. Hanvey said the township received correspondence in support of the SAD from nine property owners who could not attend: Emily Stefaniak, Jim Heaslip, Diane & Gary Hajdyla, Paul & Rebecca Skoczylas, Greg & Julie James, Jerry & Jeanette Hickey, Kathy Alward, and Justin Yax.

Mike Heisner, 2989 Rubbins; David Brand, 2637 Rubbins; and Rebecca Mistretta, 2883 Rubbins all felt using the same process is fair. Ed Grima, 2943 Rubbins, asked what if someone owns a vacant lot without an adjacent house; the vacant lot would be given a full share. Mr. Hanvey asked what if a vacant lot is sold? David Brand suggested it should stay the same. Patricia Brand, 2637 Rubbins, asked if the amount is paid in arrears? Mr. Hanvey said it's the actual cost. Ms. Brand asked the clerk to be sure the correct language is included. Mike Heisner asked what the cost has been for the past few years; Mr. Hanvey said he's not sure the actual amount, but the cost has never exceeded the approved amount.

Les Andersen motioned to adopt a resolution to schedule a public hearing for the Triangle Lake Aquatic Weed Control Special Assessment District Creation for Thursday, September 12. Tammy Beal seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Andersen—all yes. **Resolution passed 6-0.**

The public hearing notice will be published in the Fowlerville News & Views at least ten days prior to the meeting.

## NUISANCE ORDINANCE

The board members discussed removing or modifying a number of items in the ordinance. Greg Durbin suggested using Section 1 as the ordinance and the remainder as a guide. Cheryl Range said she submitted a brief paragraph in 2015 and it was rejected. She also read what she submitted in 2017. After discussion, the board asked Cheryl Range to resubmit the proposed language she presented in 2017 for review.

## MICHIGAN FIREWORKS SAFETY ACT SCHEDULE

Scott Lloyd motioned to have the supervisor present language to the attorney for review. Les Andersen seconded. **Motion carried.**

## LISA MAHER SEWER LEAD

Phil Westmoreland said he is working on this project and should have plans next week.

## BIAS WATER BILL

Dan Lowe motioned to reduce the sewer bill to the flat rate for a credit amount of \$369.27 for 1255 Weatherstone Lane. Les Andersen seconded. **Motion carried.**

## SEWER BILLING

Bob Hanvey presented the board with sewer reading comparisons through the 2<sup>nd</sup> quarter. The township sewer usage rates will have to be adjusted because the City of Howell has an increase effective August 1. Once the information is received from Howell and from the Asset Management Plan, a decision can be made.

## PRIVATE ROADS

Bob Hanvey said he's received five requests for private road maintenance SADs. Scott Lloyd suggested the board should consider them on a case-by-case basis. Tim Johnson from Grass Lake Court said there are five houses on his road, and they'd like to have it paved. Mr. Hanvey said he'll request that the township engineer take a look at Grass Lake Court.

## MEETING RECORDING FOIA

Due to the time spent making copies of the audio recordings from meetings for those who request a copy, Bob Hanvey said one option would be to put the audio recordings on You Tube. The board members had no objections; he will try it on an experimental basis.

## CORRESPONDENCE & UPDATES

Tammy Beal said that the zoning administrator hasn't received responses from everyone on attending a site plan review course. Please let Dave know as soon as possible.

A letter was received from EGLE regarding the SAW grant reimbursement.

Les Andersen asked who he should call when lawn maintenance companies are blocking the road with trailers and equipment, or when property owners have illegal solid fixture mailboxes; Bob Hanvey and Phil Westmoreland said to contact the LCRC.

## CALL TO THE PUBLIC

No response.

**ADJOURNMENT**

Les Andersen motioned to adjourn at 9:04 pm. Scott Lloyd seconded. **Motion carried.**

Submitted by: S. Longstreet

\_\_\_\_\_  
Tammy L. Beal, Township Clerk      Date

\_\_\_\_\_  
Robert W. Hanvey, Township Supervisor      Date

FISCAL YEAR 2019-20 MARION TOWNSHIP FINANCIAL REPORT

Jul-19

GENERAL FUND CHECKING

Previous Balance	\$	1,161,015.43
Receipts	\$	156,270.69
Interest	\$	1,019.36
		<hr/>
	\$	1,318,305.48
Expenditures	\$	97,094.99
		<hr/>
Balance	\$	1,221,210.49

CEMETERY FUND

Previous Balance	\$	4,171.62
Receipts	\$	-
Interest		
		<hr/>
	\$	4,171.62
Expenditures	\$	1,815.00
		<hr/>
Balance	\$	2,356.62

PARKS & RECREATION FUND

Previous Balance	\$	11,836.54
Receipts	\$	8.00
Interest		
		<hr/>
	\$	11,844.54
Expenditures	\$	2,085.48
		<hr/>
Balance	\$	9,759.06

WATER - NEW USER

Previous Balance	\$	401,109.42
Receipts	\$	1,430.59
Interest	\$	318.27
		<hr/>
	\$	402,858.28
Expenditures	\$	394.00
		<hr/>
Balance	\$	402,464.28

**SEWER OPERATING & MANAGEMT**

Previous Balance	\$	117,177.85
Receipts	\$	5,007.57
Interest		
		-----
	\$	122,185.42
Expenditures	\$	23,553.17
		-----
Balance	\$	98,632.25

**SEWER - NEW USER**

Previous Balance	\$	199,801.53
Receipts	\$	500.00
Interest		
		-----
	\$	200,301.53
Expenditures	\$	-
		-----
Balance	\$	200,301.53

**SPEC ASSESS. FUND**

Previous Balance	\$	198,093.65
Receipts	\$	1,862.87
		-----
	\$	199,956.52
Expenditures	\$	2,639.50
		-----
Balance	\$	197,317.02

**SUMMARY TOTALS**

General Fund	\$	1,221,210.49
Cemetery Fund	\$	2,356.62
Parks & Rec Capital Chkg Acct	\$	9,759.06
Water - New User	\$	402,464.28
Sewer Operating & Manageme	\$	98,632.25
Sewer - New User	\$	200,301.53
Special Assess. Fund	\$	197,317.02
		-----
<b>TOTAL</b>	<b>\$</b>	<b>2,132,041.25</b>

08/05/19

## #101 General Fund Account QuickReport As of July 31, 2019

Date	Num	Name	Memo	Amount
<b>001 · CASH - GENERAL - FNB</b>				
07/01/2019	ATT- JUL...		ATT CELL TOWER LEASE PAYMENT JULY 2...	2,281.31
07/01/2019	10578	Esri	CUSTOMER# 198763 / INVOICE# 93655940 / ...	-700.00
07/01/2019			Deposit	150.00
07/01/2019			Deposit	140,377.00
07/02/2019	10587	AT&T -General	ACT.# 51754666221258 / INV. # 517546662206...	-255.90
07/02/2019	10588	BEAR WATER TREATMENT	TICKET# 783298 / SERVICE DATE: 7-2-2019	-60.00
07/03/2019			Deposit	1,058.00
07/08/2019			Deposit	2,736.80
07/09/2019	10592	Fresh Edge Cleaning LLC	ESTIMATE# 1175 / WINDOW CLEANING-INSI...	-449.50
07/09/2019			Deposit	5,958.44
07/10/2019	10583	Marion Township Flex Fund	JUNE 2019 PAYROLL	-2,005.32
07/10/2019	10584	VOYA Institutional Trust	JUNE 2019 PAYROLL	-300.00
07/10/2019	10585	ALERUS PAYMENT SOLUTIONS	JUNE 2019 PAYROLL / PLAN ID 628233 / DIVI...	-3,276.74
07/10/2019	4747DD	TAMMY L. BEAL	JUNE 2019 PAYROLL	-2,597.79
07/10/2019	4748DD	JESSICA S. TIMBERLAKE	JUNE 2019 PAYROLL	-1,953.28
07/10/2019	4749DD	GAIL A. BURLINGAME	JUNE 2019 PAYROLL	-2,500.91
07/10/2019	4750DD	KITSEY A. RENNELLS	JUNE 2019 PAYROLL	-2,019.38
07/10/2019	4751DD	DUANE M. STOKES	JUNE 2019 PAYROLL	-2,888.20
07/10/2019	4752DD	SANDRA J. LONGSTREET	JUNE 2019 PAYROLL	-2,024.81
07/10/2019	4754DD	GREGORY L. DURBIN	JUNE 2019 PAYROLL	-1,059.74
07/10/2019	4753XXX	LESLIE D. ANDERSEN	JUNE 2019 PAYROLL	-375.68
07/10/2019	4755XXX	SCOTT R. LLOYD	JUNE 2019 PAYROLL	-259.09
07/10/2019	4756XXX	DANIEL F. LOWE	JUNE 2019 PAYROLL	-499.02
07/10/2019	4757DD	LAWRENCE W. GRUNN	JUNE 2019 PAYROLL	-132.15
07/10/2019	4758DD	DAVE HAMANN	JUNE 2019 PAYROLL	-2,268.52
07/10/2019	4759XXX	JAMES L. ANDERSON JR.	JUNE 2019 PAYROLL	-70.48
07/10/2019	4760DD	ROBERT W. HANVEY	JUNE 2019 PAYROLL	-3,569.70
07/10/2019	4761DD	KAREN D. HAWKINS	JUNE 2019 PAYROLL	-1,925.97
07/10/2019	4762DD	PATRICIA J. HUGHES	JUNE 2019 PAYROLL	-1,659.70
07/10/2019	4763DD	LOREEN B. JUDSON	JUNE 2019 PAYROLL	-3,007.01
07/10/2019	4764DD	THOMAS A. LLOYD.	JUNE 2019 PAYROLL	-456.08
07/10/2019	4765XXX	CHERYL A. RANGE	JUNE 2019 PAYROLL	-73.88
07/10/2019	JUNE 19 ...		PAYCHEX FEE - JUNE 2019 PAYROLL	-289.78
07/10/2019	JUNE 19 ...		TOTAL TAXES FOR JUNE 2019 PAYROLL	-9,173.77
07/11/2019			Deposit	75.00
07/11/2019			Deposit	50.00
07/15/2019			Deposit	50.00
07/15/2019			Deposit	200.00
07/16/2019	10596	MICHIGAN ASSESSORS ASSOC.	MAA 2019 Fall Education Sessionfor Lori Judson	-150.00
07/17/2019	10597	CARLISLE/WORTMAN, Inc.	INVOICE# 2153529 and 2153530	-1,200.00
07/17/2019	10598	Charter Communications	ACCOUNT 8245124870024359 / 07/06/19 - 08/...	-404.54
07/17/2019	10599	Michigan.com	ACCOUNT# 115165 / INVOICE# 0002626520	-395.00
07/17/2019	10600	Spicer Group Inc	INVOICE# 196978 MARION ENGINEERING ST...	-360.00
07/18/2019	10601	B&L Services	INVOICE# 1212 LAWN SERVICES 7/8, 7/15 - 2...	-370.00
07/18/2019			Deposit	3,259.14
07/24/2019	10602	CONSUMERS ENERGY	ACCOUNT 100019742632 / SERVICE DATES: ...	-26.54
07/24/2019	10603	Blue Cross Blue Shield of Michigan	GROUP 007017906710 / COVERAGE 7-15-201...	-13,938.36
07/25/2019	10604	Colonial Life	BCN# E4270229 / INVOICE# 4270229-0701519	-265.83
07/25/2019			Deposit	75.00
07/29/2019	10605	EDWARD LATSON	JULY 2019 CLEANINGS	-300.00
07/30/2019	10606	AT&T -General	ACT.# 51754666221258 / INV. # 517546662206...	-267.80
07/30/2019	10607	MailFinance	ACCOUNT# 01246949 / INVOICE# N7833540	-382.35
07/30/2019	10608	STAPLES	ACT. 6035 5178 2005 6389 / 06/19/2019 - 07/1...	-376.64
07/30/2019	10609	Chloride Solutions	INVOICE# 500 and #506	-24,011.38
07/31/2019	10610	Quill	INVOICE# 8913374	-52.22
07/31/2019			Deposit	1,019.36
Total 001 · CASH - GENERAL - FNB				68,936.99
<b>TOTAL</b>				<b>68,936.99</b>

MEMO

To: Marion Township Board  
From: Bob Hanvey  
Subject: Proposed Nuisance Ordinance  
Date: August 22, 2019

Attached is a proposed version of the Marion Township Nuisance Ordinance. This document is a result of combining and modifying the several versions that have been presented and reviewed by the Planning Commission and Township Board.

It also incorporates comments from the Township Attorney.

If the Township Board wants to approve and enact the ordinance to include sanctions or penalties, we must select the type of penalty as described below:

**Sanctions or penalties**

An ordinance may contain either a fine of up to \$500 and/or imprisonment in jail for up to 93 days for a violation as a criminal misdemeanor, or may provide for sanctions which are designated civil infractions. The township board must elect only one of these penalties in a particular ordinance. Some statutes require certain ordinance violations to be civil infractions such as parts of the Uniform Traffic Code and ordinances regulating recreational trailways.

There are several advantages of the civil infraction sanction. It allows the township to create, by ordinance, an ordinance violations bureau at the township hall under the control of any township officer or employee that the board appoints. Any monies collected for an ordinance violation by the violations bureau remain totally with the township. An additional advantage

of the civil infraction sanction in an ordinance is that the violator can be made to testify, and the burden of proof on the township is by a "preponderance of the evidence," rather than the "beyond a reasonable doubt" burden with a misdemeanor. Since the matter is a civil proceeding, it is only necessary to serve a notice upon the violator describing the violation, the amount of the sanction and when and where it must be paid. Forms for civil infraction notices or citations must conform with the forms provided by the state and are now available at most legal form suppliers.

If the violator does not comply with the notice, a citation is then issued against him or her requiring an appearance before a magistrate of the local district court. No attorneys are involved at this stage of the proceedings. If the violator wishes to appear before the district judge, he or she may request to do so, and then attorneys are allowed to be present. He or she may also appeal the magistrate's decision to the district judge. If the magistrate or district judge finds the violator responsible, he or she is assigned a civil fine and costs of the proceedings. These costs may include all direct and indirect expenses of the township in connection with the case up to the entry of the judgment. In addition to civil fines and costs, the district court is also authorized to impose equitable relief such as injunctions or other appropriate orders. This authority is not available to the district court under a misdemeanor penalty.

Whether or not the township creates a violations bureau, it may issue a citation to a violator of an ordinance to appear directly before the magistrate of the district court. The hearings before the magistrate are considered informal hearings, as distinguished from the hearings before the district judge, which are considered formal hearings.



## Proposed Nuisance Ordinance

TOWNSHIP OF MARION  
LIVINGSTON COUNTY, MICHIGAN

Marion Township Ordinance 19-01

The Township of Marion, County of Livingston

### Section 1: Title

This ordinance shall be known and cited as the Marion Township Nuisance Ordinance.

### Section 2: Purpose

The purpose of this ordinance is to secure public health, safety and general welfare and to deter loud noises and disturbances of the peace, quiet and comfort of the residents and property owners of the township by any person, their possessions, or owned animal.

### Section 3: Definition

The word "nuisance" as used in this ordinance means any act or acts or omission to act on the part of any person which creates or permits the existence of a situation which annoys, injures or endangers the peace, welfare, order, health or safety of the public in their persons or property. As defined herein, a nuisance includes, but is not limited to, conditions which render persons insecure in the use and enjoyment of their property, such as effects and emanations from noise, glare, lights, vibration, dust, smoke, odor, gas, steam, fly-ash, soot, acids, chemicals, fumes, cinders, worms, insects, rodents, flies, decaying matter, whether such effects and emanations are natural or result from human or mechanical alteration or manipulation of materials. A nuisance also include residues or leaching from deposits of matter which seep into water on the surface or in the ground thereby making it unfit or unpalatable for human consumption, or for use by domestic animals. A nuisance includes a condition which is indecent, obnoxious, or offensive to the senses.

### Section 4: Abatement

It is the duty of the person who creates, causes, allows, suffers or permits the existence of a nuisance, to abate the same. The term "abate" or "abatement" shall include demolition removal, repair, maintenance,

construction, reconstruction, replacement and reconditioning of structures, appliances, appurtenances or equipment; and it shall also include removal, transportation, buying, disposal and treatment of refuse, manure or other substance or media capable of causing obnoxious odors or of attracting or breeding flies, and the application of chemicals insecticides or other substances or the use of mechanical means to control, eradicate and eliminate the nuisance conditions, including screening by vegetation and/or fences.

#### Section 5: Procedure

When a nuisance occurs the following procedure shall be followed:

A) Offended party peaceably contact the offender to discuss/inform of the issue. If the offended party is unwilling/unable to contact the offender or there is no resolution then,

B) Notify the township by filing a written complaint (containing information of: who, what, when, where). Township staff will attempt to resolve the issue then,

C) In case there is no reasonable resolution, after a possible site visit by township staff, a further resolution may be attempted by:

- 1) Board of Trustee show cause hearing
- 2) Contacting township attorney
- 3) Other agencies relating to the situation and issues involved.

#### Section 6: Enforcement

The Supervisor is hereby authorized to enforce this ordinance, and he/she may delegate the enforcement to any administrative official, employee or contractor of the Township. The Township may seek abatement of a nuisance and such other relief as may be obtained by civil proceedings in court.

#### Section 7: Penalties

A penalty of \$50.00 shall be imposed on the property owner for each offense.

## Tammy Beal

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**From:** Bob Hanvey <supervisor@mariontownship.com>  
**Sent:** Tuesday, August 06, 2019 4:39 PM  
**To:** 'Howell Township Treasurer'  
**Cc:** Duane Stokes; Tammy Beal  
**Subject:** RE: 2020 Road Projects

Hi Jonathan:

I'll get this on the BOT agenda for August 22, 2019.

Thanks  
Bob Hanvey

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**From:** Howell Township Treasurer [mailto:treasurer@howelltownshipmi.org]  
**Sent:** Tuesday, August 06, 2019 2:10 PM  
**To:** supervisor@mariontownship.com  
**Subject:** 2020 Road Projects

Bob,  
I am looking at possible road projects for Howell Township for the 2020 season. Our Road Commission Supervisor, Dub Toddy, said that Mason Road is high on his list of roads that need work. Before I ask the County for cost estimates I wanted to find out if Marion Township had any interest in cost sharing the work needed on Mason Road.

Thanks,  
Jonathan Hohenstein

Howell Township Treasurer  
[treasurer@howelltownshipmi.org](mailto:treasurer@howelltownshipmi.org)  
517-546-2817



**FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

**Application for Farmland Agreement**

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

<b>OFFICIAL USE ONLY</b>	
Local Governing Body: _____	<b>RECEIVED</b> JUL 29 2019
Date Received: _____	
Application No: _____	
By: _____	
State: _____	
Date Received: _____	
Application No: _____	
Approved: _____	Rejected: _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

**I. Personal Information:**

1. Name(s) of Applicant: AJR Group Inc.  
Last First Initial

(If more than two see #15) Cornerstone Land LLC  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married  Single

2. Mailing Address: 3111 Pinckney Rd Howell MI 48845  
Street City State Zip Code

3. Telephone Number: (Area Code) (248 505 3030)

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) \_\_\_\_\_

5. E-mail address: witkowski5@yahoo.com

**II. Property Location (Can be taken from the Deed/Land Contract)**

6. County: Livingston 7. Township, City or Village: Marion

8. Section No. 24 Town No. 2N Range No. 4E

**III. Legal Information:**

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above?  Yes  No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

If owned by the applicant, are the mineral rights leased?  Yes  No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_  
Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes:  Yes  No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract  Yes  No: If "Yes", indicate vendor (seller):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller's) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

\_\_\_\_\_  
Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Sally Witkowski (ATR Group) Title: president

Name: Sally Witkowski (Cornerstone) Title: member

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

livestock, fruit, vegetable, hay

b. Total number of acres on this farm: 348

c. Total number of acres being applied for (if different than above): 348

d. Acreage in cultivation: 0

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 206

f. All other acres (swamp, woods, etc.): 142

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: Residence: 1 Barn: 2 Tool Shed: 2

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: 2 Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ \_\_\_\_\_ : \_\_\_\_\_ = \$ \_\_\_\_\_ (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

**FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

**AJR GROUP, CORNERSTONE LAND**

**3111 PINCKNEY ROAD**

**HOWELL, MI 48843**

**Additional sheet**

**16 d. Acreage in cultivation**

We have an orchard, greenhouse, gardens, and wild cultivation of mushrooms totaling 5 acres.

**16 e. Acreage in cleared, fenced, improved pasture, or harvested grassland**

We have 207 acres in this category of pastures and hayfields.

**16 f. All other acres (swamp, woods, etc.)**

We pasture our chickens, sheep, cattle, and hogs in woodlands totaling 74 acres, and the remaining 62 acres are woodlands, wetlands, etc., not used in our agricultural operation.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90 yrs.

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Sally W.  
(Signature of Applicant)

cornerstone Land, ATR Group  
(Corporate Name, If Applicable)

\_\_\_\_\_  
(Co-owner, If Applicable)

Sally W.  
(Signature of Corporate Officer)

7/18/19  
(Date)

member, president  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: 7-22-2019 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: MARION  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

7/22/19 Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

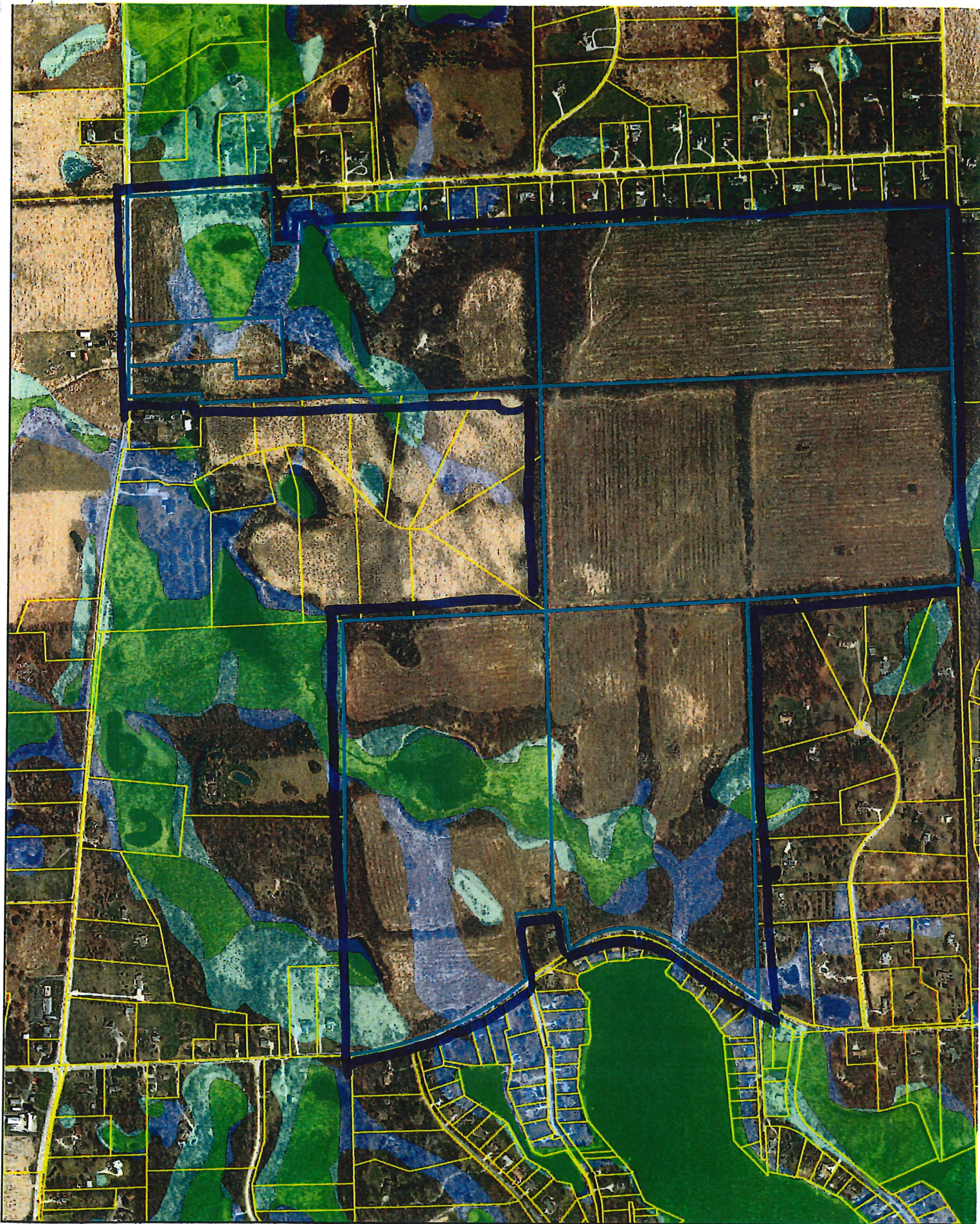
\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

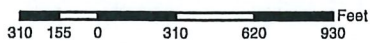
**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p><u>8/16/19</u> County or Regional Planning Commission</p> <p><u>8/16/19</u> Conservation District</p> <p>____ Township (if county has zoning authority)</p> <p>____ City (if land is within 3 miles of city boundary)</p> <p>____ Village (if land is within 1 mile of village boundary)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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Livingston County, Michigan  
 Information Technology Department  
 G.I.S. Division 517.548.3230



Enter Map Title



Orthophotos Flown Spring 2015  
 Printed August 02, 2019  
 Parcel lines are a representation only;  
 Not intended for survey purposes.

ATR GROUP / CORNERSTONE LAND





**Livingston Conservation District**

P.O. Box 916  
Fowlerville, MI 48836  
Phone: (517) 548-1553  
Email: [admin@livingstoncd.org](mailto:admin@livingstoncd.org)  
[www.livingstoncd.org](http://www.livingstoncd.org)

August 14, 2019

Marion Township  
Tammy Beal, Clerk  
2877 W Coon Lake Rd  
Howell, MI 48843

Re: AJR Group, Inc & Cornerstone Land, LLC  
PA116

Parcels: 4710-24-400-002, 4710-24-101-002, 4710-24-101-004,  
4710-24-300-004, 4710-24-200-002, 4710-24-200-001,  
4710-24-101-022, 4710-24-101-021, 4710-24-100-005,  
4710-24-100-006

The Board of Directors for the Livingston Conservation District are in agreement to approve the application of the above mentioned properties in Marion Township for the Farmland and Open Space Preservation Program.

We support this application for P.A. 116.

Sincerely,

Debra M. Holmes  
District Administrator  
Livingston Conservation District



# Livingston County Department of Planning

## STATE OF MICHIGAN COUNTY OF LIVINGSTON

**Kathleen J. Kline-Hudson**  
AICP, PEM  
Director

**Robert A. Stanford**  
AICP, PEM  
Principal Planner

**Scott Barb**  
PEM  
Principal Planner

### MEETING CANCELLATION

NOTICE IS HEREBY GIVEN that the August 19, 2019 meeting of the Livingston County Planning Commission has been cancelled due to the absence of zoning/text cases. This meeting was scheduled for:

TIME: 6:30 P.M.

PLACE: Board of Commissioner Chambers  
304 East Grand River, Howell, MI

PURPOSE: Livingston County Planning Commission Meeting

#### MINUTES AVAILABLE FOR INSPECTION AT:

County Planning Department Offices  
304 East Grand River, Suite 206  
Howell, MI

On-Line:  
<https://www.livgov.com/plan/Pages/meetings.aspx>

#### Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

•  
(517) 546-7555  
Fax (517) 552-2347

•  
Web Site  
[co.livingston.mi.us](http://co.livingston.mi.us)

POSTED: County Clerk's Office, Administration Building,  
Planning Office

DATE: August 12, 2019

TIME: 12:30 PM

INITIAL: KJK-H

MEMO

To: Marion Township Board

From: Bob Hanvey

Subject: Transportation Master Plan Implementation

Date: August 22, 2019

Attached is a flyer describing the Transportation Master Plan that was submitted to and approved by the County Commissioners. Some parts of the plan have already been implemented. The Transportation Coalition is requesting that each of the twenty units of government in the county support and encourage the Commissioners to fully implement the plan.

## The Case for Full Implementation of the Livingston County Transportation Master Plan

### Master Plan

For the full plan and other study documents go to <https://www.livgov.com/Files/Pages/olan.aspx>

*Would your family give up one cup of coffee each month to make our county more livable and vibrant by creating a full array of efficient public transportation options?*

That's all it will cost the median value household in Livingston County to fully implement the recently completed master plan of transportation systems and services.



**Why do we need better transportation?**

Public input to the planning project and three community surveys all indicated that most residents of Livingston County want better public transportation in and around our county, including better and safer routes for walking and biking. Over 10,000 county

residents need public transportation to get to work, health care and other services because of disabilities, addictions or no access to a reliable auto, and LETS doesn't currently have the capacity to serve all of them. Also, by 2045 over 40% of our residents will be seniors (58% are over 50 now). In Livingston County 75% of our employed residents commute to work outside of our county, while 60% of our county workforce commute into the county. Only 29% of residents are satisfied with the county's bicycle and pedestrian systems.

Changes in Livingston County	How transportation needs to adapt
More seniors are aging in place	Increase transportation for the aging population
Young people leaving	Retain young population by improving public transportation
Growing bicycle paths, but no safe county-wide network	Improve the currently unfriendly/dangerous bike/ped environment across the county
Huge population commuting into/out of the county	Give express services like Michigan Flyer place(s) to stop in Livingston County
Growing businesses	Increase bus service to businesses

What would full implementation of this plan cost for county residents? Most of the costs of these systems and services would be paid from state and federal sources, from increases in farebox revenue, and from private sources. If county residents agreed to a very small millage, the cost to individual homeowners would be remarkably low.

Millage Rate: 0.23

Estimated Home Market Value of:  
 \$100,000 = \$12 Annual Taxpayer Impact  
 \$200,000 = \$23 Annual Taxpayer Impact  
 \$300,000 = \$35 Annual Taxpayer Impact

*The plan is done and it's up to you to get it implemented. Call or write your county commissioner and tell them that you want a more vibrant, livable county... you want the full implementation of the Transportation Master Plan.*

Go to <https://www.livgov.com/boc> or call 517-546-3520 to find your commissioner and contact information.

## What are the recommended investments of the Master Plan?

Recommendation	Short-Term (1-2 years)	Mid-Term (3-5 years)	Long-Term (5+ years)
<b>1. Detroit Metro Airport Service</b> Transit service similar to the Michigan Flyer (hourly, 14 round trips per day)			
<b>2. Trip Management System Improvements</b> New software and phone system to facilitate more shared trips and make reserving, paying for, and waiting for a ride easier for customers			
<b>3. Expanded Weekend Service</b> Additional buses on Saturdays and new service on Sundays			
<b>4. New Operations Center</b> Second LETS facility in Brighton closer to the bulk of pick-up and drop-offs			
<b>5. Connections to Out-of-County Providers</b> Transfer points and a single fare for trips between LETS, Flint MTA, AAATA, etc.			
<b>6. Weekday Service Expansion</b> Additional LETS vehicles and drivers to help fulfill more ride requests			
<b>7. Grand River Ave Bus Route</b> Bus route with designated stops to serve a high ridership area more efficiently and without reservations			
<b>8. Commuter Service to Ann Arbor</b> Additional service during off-peak hours; more round trips per day; and connection to Blake Transit Center			
<b>9. Community Shuttles</b> Buses circulating within designated zones to provide on-demand trips			
<b>10. Passenger Hub</b> Designated space for connections between transit services, park & ride, the bike and pedestrian network, plus Uber/Lyft and autonomous vehicles in the future			
<b>11. Diversified Fleet</b> Balancing out the types of vehicles that LETS has with additional smaller vehicles to provide on-demand service to more customers			
<b>12. Grand River Ave Sidewalk Network</b> Filling gaps in the network to enable improved transit and safe walking/biking along the corridor			
<b>13. County-wide Bike &amp; Pedestrian Connections</b> Building off existing and proposed trails to provide major connections			

## What are the benefits of the systems and services recommended in the Master Plan?

- Make our communities more vibrant and livable in order to attract new residents, especially young professionals (all recommendations)
- Serve the transportation needs of all those who depend on public transportation (all)
- Provide access to the workforce needed to attract and support growing businesses (3, 5, 6, 7, 8, 9, 13)
- Allow our growing senior population to age in place longer (2, 3, 5, 6, 7, 9, 13)
- Make biking and walking safe, viable ways to get around the county (12, 13)
- Provide commuters with safer, more reliable transportation options to work outside of the county
- Reduce road traffic and congestion (7, 8, 10, 12, 13)
- Improve our health and environment (all)
- Stimulate economic development (all)
- Make our current and future services and investments more efficient through such things as a hub facility, a diversified fleet and better trip management software. (2, 4, 7, 10, 11)

*The Livingston County Transportation Master Plan: Its good for everyone!*

# PHP

**PFEFFER • HANNIFORD • PALKA**  
*Certified Public Accountants*

**John M. Pfeffer, C.P.A.**  
**Patrick M. Hanniford, C.P.A.**  
**Kenneth J. Palka, C.P.A.**

*Members:*  
*AICPA Private Practice Companies Section*  
*MACPA*

**225 E. Grand River - Suite 104**  
**Brighton, Michigan 48116-1575**  
**(810) 229-5550**  
**FAX (810) 229-5578**

July 31, 2019

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, 2019. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Marion Township as of and for the year ended June 30, 2019. Accounting standards generally accepted in the United States of America 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. 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 U.S. generally accepted accounting principles 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 auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole:

1. Combining Statements
2. Individual Fund Statements

## **Audit Objective**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to 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. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. 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 the governing board of Marion Township. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. 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 may withdraw from this engagement.

## **Audit Procedures - General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. 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 a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. 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.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

#### **Audit Procedures - Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. 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.

#### **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 U.S. generally accepted accounting principles 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.

#### **Management Responsibilities**

Management is responsible for designing, implementing, and maintaining effective 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 U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. 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,

(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.

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 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, 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 U.S. generally accepted accounting principles. 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 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.

We expect to begin our audit within three weeks of notification. 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.

Our fee for these services will be \$17,500. 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.

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 enclosed 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.

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Signature, title