

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
January 5, 2021**

Call to order: The meeting was called to order at 7:00 pm. by the Chairman: J. Bidwell.

The Pledge of Allegiance was recited.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, S. Lang, D. Matuszak, C. Smith, C. Winters

Guests: 1

Approval of Agenda: B. Fay moved to approve agenda as prepared. D. Matuszak seconded. Roll call; All ayes; agenda approved.

Approval of Minutes: C. Winters motioned to approve the minutes with the correction. R. Kurkechian seconded the motion. All ayes; motion approved.

Comments from Audience: None

Correspondence: None

Reports

- **TWP Board (S. Lang):** S. Lang indicated we completed the Audit Review with Christy Schulze of Schulze, Oswald, Miller & Edwards PC. The Board of Trustees voted to pay the \$5,000. To T. Maylone of Cherry Capital Communications to complete the MEDC grant. Paychex was also removed as the contractor to produce the Township payroll, as the General Ledger was not correct. Hired Kendra LaHaie from the Some CPA firm to be responsible for the payroll, effective January 1, 2021.
- **Zoning Administrator (S. Lang):** S. Lang gave a brief synopsis indicating the month of December was slow, he has been working on the Article #4, District Regulations Ordinance and reported the short-term rental ordinance will be a stand-alone ordinance. Also looking at a fireworks ordinance and using the Alpena City Fireworks Ordinance as an example.
- **Planning Commission (R. Kurkechian):** R. Kurkechian gave a brief synopsis that the Planning Commission will call a special meeting to complete the Article 4, District Regulations ordinance. Color-coded maps for the PC members are necessary. Also discussed short-term rentals and potential outbuildings and second floor lodging. D. Matuszak questioned the size and use of "pump houses" and "school bus shelters" in the front yard of residences. Should define what is a pump house, size and square footage, etc.

New Business:

- Election of Officers:
- Chairperson, J. Bidwell. B. Fay motioned to approve J. Bidwell as Chairperson for the ZBA Committee. C. Winters seconded the motion. All ayes; motion approved.
- Vice Chairperson: C. Winters. B. Faye motioned to approve C. Winters as Vice Chairperson. D. Matuszak seconded the motion. All ayes; motion approved.

- Secretary: D. Winters motioned to approve B. Fay for Secretary and C. Smith seconded the motion. All ayes; motion approved.

J. Bidwell led the discussion of the seven (7) public hearing outcomes for 2020 and how they could have been improved in any way. Practical difficulties must be proved for a possible variance. It is very difficult to deny an owner what he wants to do with his property. We work with them to create ideas to conform to our zoning ordinances. Good idea is for residents to mark their proposed building site when ZBA members visit.

Adjournment: With no further business to discuss; the meeting was adjourned at 8:10 pm.

Meeting Reminder: The ZBA will meet again on Tuesday, May 4, 2021 at 7:00 pm for the regular scheduled meeting.

Respectfully submitted: Bev Huard, Administrative Assistant

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL PUBLIC HEARING
March 2, 2021**

Call to order: The meeting was called to order at 7:00 pm. by the Chairman: J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, S. Lang, D. Matuszak, C. Smith, C. Winters

Guests: 4

Approval of Agenda: B. Fay moved to approve agenda as prepared. C. Winters seconded. Roll call; All ayes; agenda approved.

Comments from Audience: (3 minutes per audience member) None

Correspondence: None

Public Hearing:

- R. Stenger/ M. Skiba requested Special ZBA Meeting for requesting to place a 12' x 18' floating shed 20' from the 30' high water mark. This does not meet the zoning ordinance requirement of a minimum 30' setback from the high water mark in the greenbelt area.

J. Bidwell led the discussion of the ZBA members. Once they determined what was the front of the existing house and other lot specifics to this property, they discussed the shed in question was built without a permit and is in violation with the set-back regulations of the Township Ordinance. After much analysis of the property, discussion of the property, considering all options and determining that building an accessory structure without a permit and placing it in a nonconforming area, the ZBA members did not want to set a precedent by allowing this type of construction.

Comment from Audience member: M.A. McCoy said she is a full-time resident of the Township now and found the meeting interesting.

Public Hearing Closed at 7:40 p.m.

Deliberations:

All the ZBA members voiced their opinions and concerns and reviewed all other options in regard to the property in question. A practical difficulty was not established, due to the fact the shed in the greenbelt area could be moved 10' resolving the nonconforming issue.

D. Matuszak motioned to move the accessory building 10' toward the house to satisfy the 30' green belt high water mark ordinance. C. Winters seconded the motion. Roll call vote: All ayes. Motion approved.

Adjournment: With no further business to discuss; the meeting was adjourned at 7:50 pm.

Meeting Reminder: The ZBA will meet again on Tuesday, May 4, 2021 at 7:00 pm for the regular scheduled meeting.

Respectfully submitted: Bev Huard, Administrative Assistant

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL PUBLIC HEARING
May 4, 2021**

Call to order: The meeting was called to order at 7:00 pm. by the Chairman: J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, S. Lang, D. Matuszak, C. Smith, C. Winters

Guests: 4

Approval of Agenda: R. Kurkechian moved to approve agenda as prepared. C. Winters seconded. All ayes; agenda approved.

Approval of the Minutes: (March 2, 2021) B. Fay motioned to approve the minutes as written. D. Matuszak seconded the motion. All ayes: motion approved.

Comments from Audience: (3 minutes per audience member) None

Correspondence: None

Public Hearing Opened @ 7:20 p.m:

- Richard & Beth Butler requested to install a 4' fence for overall safety concerns of people and pets between their and the neighbor's property. The fence is requested to be installed 215' along the lot line to the edge of Long Lake.
- R. Butler described the circumstances that necessitated the fence. He has a good relationship with his neighbors; however, their dogs do not get along. R. Butler's dogs are young and one of them attacked the neighbor's dog. It was scary and they are trying to avoid that to happen again.
- After reviewing several options with Mr. Butler, the board members noted that owners are required to maintain control of dogs is necessary and a fence may not be 100% prevention as the dogs can go around the fence at the water.

Public Hearing Closed for Deliberations @ 7:45 p.m.

- The request was not unreasonable but everyone agreed a practical difficulty to the land wasn't identified. The board offered other suggestions to control the dogs, i.e. electric fence, hedges between the properties, etc.
- C. Winters motioned the variance request be denied. B. Fay seconded the motion. All ayes; request denied.

Reports:

- **TWP Board: (S. Lang)** S. Lang gave a brief synopsis that a Fireworks Ordinance was approved from the Planning Commission and will be reviewed at the May 10, 2021 Board of Trustees Meeting. He has been busy with short-term rental issues and preparing for the May 10 meeting to further discuss the Ordinance Amendment to allow short-term rentals in Presque Isle Township.

- **Zoning Administrator: (S. Lang)** S. Lang commented he has issued housing permits and permits for accessory structures. Has been monitoring a Rivendell street camper. The camper said he would be moving back to Montana soon. If he doesn't leave, S. Lang will issue a violation with a \$500. fine. He is also looking at two gazebos which may or may not be in violation of the ordinance. Will be reviewing the definition of gazebo.
- **Planning Commission Board (R. Kurkechian)** *See attached report.*

New Business:

- J. Bidwell would like more productive site visits for the ZBA members. It would be beneficial if lot lines were staked out for set-back issues, where septic fields are located, the ordinary high water mark and any other conditions the property may have. The homeowner can stake it out if it is done correctly.
A check list should be used for Rezoning, ZBA and the Planning Commission variances. S. Lang will assist with the forms and will make graphs and applications for stake placement for the July 7, 2021 ZBA Meeting
- D. Matuszak mentioned he found the training the Michigan Association of Planners presented was very beneficial. Training included how to make a motion correctly with effective dates and specifics. Other members of the ZBA were interested to get the training too.

Comment from Audience member: None

Adjournment: With no further business to discuss; the meeting was adjourned at 8:40 pm.

Meeting Reminder: The ZBA will meet again on Tuesday, July 7, 2021 at 7:00 pm for the regular scheduled meeting.

Respectfully submitted: Bev Huard, Administrative Assistant

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
July 7, 2021**

Call to order: The meeting was called to order at 7:00 pm. by the Chairman: J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, S. Lang, D. Matuszak, C. Smith, C. Winters

Guests: 0

Approval of Agenda: D. Matuszak motioned to approve agenda as prepared. R. Kurkechian seconded. All ayes; agenda approved.

Approval of the Minutes: (May 4, 2021) B. Fay motioned to approve the minutes as written. C. Smith seconded the motion. All ayes: motion approved.

Comments from Audience: (3 minutes per audience member) N/A

Correspondence: None

Reports:

- **TWP Board: (S. Lang)** S. Lang gave a brief synopsis and said the Board of Trustees will meet on July 12, 2021 to review the Short-Term Rental Regulations for all zoning areas and standards. He indicated another bill has been introduced in the Senate on Short-Term Rentals. Will continue with our STR. If changes, will change ours to match the Legislature's regulations.
- **Zoning Administrator: (S. Lang)** Said he worked on 11 permits for accessory structures and decks in addition to working on the Loheed Rezoning and Hart/Beaulac /Wolf issue. Received a ZBA request today to review S. Lang's Land Use Permit regarding set-back and height on the Katie Wolf/ Michael Beaulac issue with their neighbor's new house construction.
- **Planning Commission Board (R. Kurkechian)** (Please see attached report.)

New Business:

Discussion of Upcoming Issues:

- a. How to define a gazebo? Mr. Wilson's "gazebo" was discussed. We agreed our definition of a gazebo is too vague. After a discussion, it was agreed to rewrite the gazebo definition in the zoning ordinance. Mr. Wilson can keep the gazebo and also attach the deck he has to move to the deck already in front of his house and near his gazebo. Mr. Wilson's gazebo is grandfathered in. Will work with D. Cline to clean-up definitions of pump house, gazebo, school bus stop, etc.
- b. Possible appeal of Planning Commission on re-zoning request. L. Loheed rezoning request was denied by Planning Commission. County has for 30 days for input, then to Board of Trustees. Not appealable to ZBA.
- c. Reviewed Article #8. J. Bidwell to send to Denise Cline so she can review areas highlighted in yellow.

Comment from Audience member: None

Adjournment: With no further business to discuss; the meeting was adjourned at 8:15 pm.

Meeting Reminder: The ZBA will meet again for the Wolf/Beaulac Public Hearing on Wednesday, August 11, 2021 at 6:00 pm.

Respectfully submitted: Bev Huard, Administrative Assistant

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
SPECIAL PUBLIC HEARING
August 11, 2021**

Call to order: The meeting was called to order at 7:00 pm. by the Chairman: J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, D. Matuszak, C. Smith, C. Winters and Staff Zoning Administrator, S. Lang

Guests: 27

Approval of Agenda: C. Winters motioned to approve the Agenda with the removal of “Comments from Audience” and “Correspondence”. B. Fay seconded the motion. All Ayes; motion carried.

Introduction by S. Lang: The Harts built a house next to K. Wolf and M. Beulac. The permit application indicated the new structure would be 2,500 square feet, which met the minimum requirement of 1,000 square feet. The south setback, front setback (Lake Huron side) and rear setback met the requirements of the zoning ordinance. Since this permit was filed, problems occurred with the construction of the building and grade of the property.

J. Bidwell indicated the following procedure would be applied for this hearing:

1. Applicants present case
2. Public comment (3 minutes)
3. Read correspondence
4. Rebuttal from Harts
5. Close hearing
6. Deliberations

J. Bidwell Opened the Public Hearing at 6:07 p.m.

1. Applicant present case:

M. Beulac, 4784 Presque Isle Park Drive, 49777. He is requesting a zoning appeal and the ordinance is to be enforced. Has many concerns about the neighbor’s new construction; i.e. trees, fill dirt, height and setbacks.

Don Gilmet: 220 E. Crapo Street, Alpena, MI, 49707. Indicated he noticed a few discrepancies of the size of the house in the Land Use Permit. He noted additional issues with the excavating, structure definition, topography, front and side elevation and to satisfy the goals of the Presque Isle Township Master Plan. He feels the permit was created in error and should be revoked.

Mark Straley: 125 E. Maple, Alpena, MI, 49707. Mr. Straley showed a drone picture of the Old and New Lighthouses and homes on the shoreline indicating visual pollution. He feels the height of the home is higher than code and not following zoning ordinances. This affects the whole Township and sets a precedent for future building projects.

2. Public Comment (3 minutes)

Jan LeFever: 4812 Presque Isle Park, Presque Isle, MI, 49777. How can the Township allow individuals to break the rules. She has issues with the house being built on 4770 Presque Isle Park Drive. The ZBA needs to fully investigate why this home was ever allowed to happen.

Katie Wolf: 4784 Presque Isle Park, Presque Isle, MI, 49777, she indicated her peaceful life on N. Bay is gone. She has lost privacy and natural beauty to the large home being built next door. This must stop – the neighbor’s home is in violation to ordinances and will set a precedent, if allowed. They deserve respect.

Ester Appledinger: 1044 E. Grand Lake Road, Presque Isle, MI, 49777. This home under construction has changed dramatically the beautiful view of the North Bay. Don’t set a precedent by allowing this type of building in the area.

B. Hellmuth: 8412 E. Grand Lake Road, Presque Isle, MI, 49777, commented he wouldn’t like his house next to the new construction, the 60’ greenbelt should remain according to the ordinance. He noticed the basement of this house is not a basement – it is a first floor.

S. Lang, Zoning Administrator, indicated he works off Section 26.4 of the Presque Isle Township Zoning Ordinance and puts together a package for the Planning Commission. He uses scaled drawings with correct set-backs, lot dimension, building height, etc. He stated he doesn’t do site plans. When S. Lang, M. Straley and Mike Libby measured the height of the house, they agreed the dwelling was 30’ high. With the removal of fill dirt, the house is now higher than 30’ and is in violation of the zoning ordinance.

T. Gulden, Township Attorney, indicated this case is already in Circuit Court. What the ZBA rules tonight can be appealed in court. Tonight’s focus is to determine if there is an aggrieved party and if S. Lang issued the building permit correctly. D. Gilmet agreed.

3. **ZBA Chairperson, J. Bidwell, read the five pieces of correspondence received on this issue.**

4. **Rebuttal from Harts**

Attorney, Philip Ellison, indicated the ZBA is to determine if S. Lang violated an ordinance in his land use permit. Individuals need to use factual statements – not speculation and conjecture. The focus at tonight’s meeting is to apply the zoning ordinance as written and (1) determine if there is an aggrieved party and (2) determine if the zoning permit was correctly issued by S. Lang. If residents want a tougher zoning ordinance, call the Township elected officials so S. Lang knows what to do. It appears the issues with the Beaulac/Wolf home are after the fact as it is what happened after the land use permit was issued. Property rights are sacred; if violate the law, must go to court.

5. **Public Hearing Closed for deliberations at 8:28 p.m.**

6. **Deliberations**

A thorough discussion was had in the deliberations which included the difficulty of defining an aggrieved party, the loss of trees on both the properties, the function of the committee is to safeguard the safety and welfare of all the residents of Presque Isle Township and the ZBA’s purpose is to uphold the Presque Isle Township Zoning Ordinance. It was discussed the ZBA doesn’t have a right to involve themselves in front of the Circuit Court since the court is already opened. The focus now was to identify if an aggrieved party exists and if S. Lang did his due diligence in issuing the permit. He had inaccurate information on application at the time he issued the permit. It was recommended that both parties were aggrieved and to move onto the question if S. Lang’s permit was issued in error. A document was read from MSU and the discussion turned to there wasn’t a scaled drawing in the application and the ordinance states this is required. The location, natural features, sewers, topography, etc. were missing. Section 17.2 B concerns scaled ground permits which qualify for new construction.

C. Winters motioned the ZBA agrees with original permit zoning plot plan issued by S. Lang, Zoning Administrator, based on the information had at that time. J. Bidwell seconded the motion. Roll Call vote: D. Matuszak: No. J. Bidwell: No. C. Winters: Aye. B. Fay: No. R. Kurkechian: No. Motion failed.

J. Bidwell motioned the ZBA to vacate the permit and reverse the decision to approve issued permit due to not meeting scaled ground drawing specifications. B. Fay seconded the motion. C. Winters questioned what timeframe would be used to issue a new Land Use Permit. T. Gulden indicated this will fall back to S. Lang at this point in time to deal with the issues. Roll call vote: R. Kurkechian: Aye, C. Winters: Aye, J. Bidwell: Aye, B. Fay Aye, D. Matuszak Aye. Motion carried.

Adjournment: With no further business to discuss; the meeting was adjourned at 9:10 p.m.

Meeting Reminder: The ZBA will meet again on October 5, 2021 at 7:00 pm for the regular scheduled meeting.

Respectfully submitted: Bev Huard, Administrative Assistant

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 5, 2021**

Call to order: The meeting was called to order at 7:00 pm. by Chairman: J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, D. Matuszak, C. Smith, C. Winters

Guests: S. Lang and Chris & Ruth Cooper. By ZOOM: M. O'Neill, K. Barkel

Approval of Agenda: D. Matuszak motioned to approve agenda as prepared. R. Kurkechian seconded. All ayes; agenda approved.

Approval of the Minutes: (July 7, 2021 and August 11, 2021) B. Fay motioned to approve the minutes as written. D. Matuszak seconded the motion. All ayes: motion approved.

Comments from Audience: (3 minutes per audience member) N/A

Correspondence: None

Public Hearing began at 7:05 p.m.

Applicant: Christopher Cooper. Mr. Cooper is requesting a variance on the lot size required for an accessory structure on R1 property from one acre to one-half acre.

Mr. Cooper said his residence property does not have enough room to erect an accessory structure. He owns an additional one-half acre lot which he feels is a good fit for the accessory structure, as it will be between two other pole barns. He will be a good neighbor. He will use the accessory structure only from the months of May through October each year. The building will house his boats, trailers, etc.

After a thorough discussion inclusive of zoning setbacks, trees in front of the property to block out the accessory structure, and how this variance applies to the ordinance, the Public Hearing was closed at 7:21 p.m.

Deliberations began at 7:06 p.m.

Each Zoning Board of Appeals member had a chance to voice their opinion on this case. It was agreed that the existing trees would hide the proposed accessory structure, as the driveway is on the side of the property. Everyone felt confident the proposed building would not be an eye sore from the road. From a visual perspective, everyone agreed that it would fit in nicely in the area; however, the Presque Isle Township Zoning Ordinance clearly states an accessory structure without a home requires a one acre parcel. The one-acre parcel requirement is there for a reason. It was felt that if the committee approves the one-half acre variance for an accessory structure, as in this case, a precedent would be set for future variances. Additionally, a practical difficulty is required in order to consider the variance. A practical difficulty on this property was not identified.

C. Winters motioned that this particular variance request be denied on the basis of setting a precedent on accessory building approvals on one-half acre size lots. D. Matuszak seconded the motion. Roll call vote: All ayes; motion approved.

The Public Hearing was closed at 7:44 p.m.

Reports:

TWP Board: (S. Lang) S. Lang gave a brief synopsis of his activities.

- The Board of Trustees had an Audit Review in September and did well on the audit. Only one audit point was found.
- The budget for the E. Grand Lake Road, from Rayburn Road to Alpena County, the road paving cost was approved.
- The Blue Horizon Special Tax Assessment was completed and adopted.
- The SEQ Server Web View for assessment cards was addressed with the County to see if the County will pay for the Township's \$4,000 software program. If the County does this, it will be free to look at your own assessment card and a \$1.00 fee if looking at the assessment cards of others.

Zoning Administrator: (S. Lang)

- Two weeks ago, the Planning Commission met with NEMCOG Deputy Director, Denise Cline, to review the balance of the current zoning ordinances. The new ordinances will be completed and returned approximately in January, 2022.
- The Up-North Storage owner requested to build two more buildings on the site. It was approved with the consideration a berm, evergreen trees and shrubs be placed in front of the existing building to hide the buildings from street view. This needs to be done before the new buildings are erected.
- S. Lang gave an update on the Hart/Beaulac/Wolf issue and indicated he issued a new land use permit which showed a two foot of fill requirement to the adjacent property. Losinski Excavating is to remove the excess fill and put in a retaining wall. The Hart case was settled with attorney to pay Beaulac/Wolf. He hasn't heard anything for the ZBA decision appeal from the Hart attorney.
- L. Loheed issue of running a commercial business on a residential lot ended up in court. L. Loheed pled guilty to not showing up at the original court date and paid her fine.
- S. Lang has issued three new permits.

Planning Commission Board (R. Kurkechian) (Please see attached report.)

New Business: None

Comment from Audience member: None

Adjournment: With no further business to discuss; the meeting was adjourned at 8:24 pm.

Meeting Reminder: The ZBA will meet again on January 5, 2022 at 7:00 p.m.

Respectfully submitted: Bev Huard, Administrative Assistant

Presque Isle Township Zoning Board of Appeals
Meeting
October 5, 2021

Members

This appeal is brought to you by Chris Cooper who wishes to construct a 30x60x12 accessory structure on a vacant lot across the street from his residence. Although not directly across the street, the property is zoned R-1 which allows an accessory structure on a vacant residential lot without a dwelling.

If you refer to Section 20.1 B below you see the qualifications for that structure.

SECTION 20.1(B) ACCESSORY BUILDING AND USES R-1 DISTRICT (without a principal dwelling)
(Effective Date: September 24, 2015).

- A. The lot or parcel shall be a minimum of (1) acres in size and shall meet the width requirements of the R-1 District.
- B. The accessory building shall not exceed (2400) square feet in size.
- C. Maximum 12 foot side walls.
- D. The accessory building shall not contain living quarters: i.e.: bathroom, bedroom(s), kitchen.
- E. The accessory building shall not be used for commercial purposes.
- F. Minimum side and rear setbacks shall be 20' (20 feet).
- G. A front setback shall be maintained as to permit a dwelling.
- H. The accessory structure shall have a permanent greenbelt that protects the accessory building from view from adjacent property owners and the road.
- I. An accessory structure is not allowed on lake front property without a dwelling.

Mr. Cooper meets the requirements except:

- A. Needs to have 1 acre; this particular parcel is 46% (.46) of an acre. (43560 sq. ft. in an acre) or approximately 20,000 sq. ft. His lot measurements are: F119.31 x S200 x R80.5 x S200. I' taken an average of the front and rear to calculate the square footage of the lot.
- E. Mr. Cooper is owner/operator of the Grand Lake Hotel. Storage of his personal belongings ONLY are allowed in the storage building.
- F. The plot plan shows a 10 foot set back on the north side of the property. There is plenty of room to move the structure 10 feet to the south.

Planning Commission Report to ZBA

September 7 2021

Presentation: Matt Ulrich, owner of Up North 49777 Storage Units on E. Grand Lake Rd; requested a special use permit to expand his business. Mr. Ulrich proposes 2 additional buildings (30x80 and 20x80) with hope of 2 additional buildings in the future. Mr. Lang researched the original permit request from 2014 and found that Mr. Ulrich had not fulfilled all of the previous PCs conditions for approval: ie. 6' fence, gate, front wainscoting and signage design. Much opinion was given from audience. Common theme was that there is truly a need for expansion of this type in the area; however- maintaining aesthetics of the area are extremely important.

After commission discussion, Mr. Guyer made a motion to approve the request with the following conditions:

- Build a professionally designed berm with landscaping and trees to soften the look and enhance the visual appeal of the business- before new construction is to begin.
- Future plans to expand (beyond the 2 new approved buildings) will need to come before the PC . This approval is only for the 30x80 and 20x80 buildings.

The vote was unanimous and the request was approved.

PC discussed the fee which needs to be assigned to the Short Term Rental permitting process. After much discussion, the commission in a 4 to 1 vote approved a \$300 annual fee for these permits.

Mr. Guyer requested the commission to give serious and meaningful thought to how best we would update our current Master Plan which is currently out dated. Perhaps engaging NEMCOG to help us with this if financials align. Mr. Lang will look into the cost vs. township budget.

Respectfully submitted- Rick Kurkechian