

MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
Thursday, May 13, 2021  
7:30 p.m.

**THIS MEETING WILL BE HELD IN PERSON WITH  
ON LINE PARTICIPATION OPTIONS**

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

- 1) Approval of Agenda
- 2) Consent Agenda
  - a. Approval of April 22, 2021 Regular Meeting Minutes
  - b. Check Register and Investment Report
  - c. Complaint Report
  - d. DPW Report
  - e. Sheriff's Report-April 2021
  - f. Zoning Report
  - g. Gormley and Johnson Invoice (\$1492.65)
- 3) Love's Creek Sesame Drive SAD Creation Public Hearing
- 4) Love's Creek Sesame Drive Public Hearing SAD Roll
- 5) General Fund Budget Adjustments
- 6) Links of Marion Oaks Adjusted Site Plan
- 7) Sewer Connection Contractors
- 8) Township Parking Lot Bid Specs
- 9) Engine Breaking
- 10) 2021-2022 Meeting Schedules
- 11) Planning Commission Appointment

Correspondence and Updates  
Livingston County Update

Call to the Public  
Adjournment

Reminder: Next Board Packet will be ready after 3pm on MONDAY, MAY 24, 2021

**DRAFT**

**MARION TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
APRIL 22, 2021**

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** John Gormley; Phil Westmoreland; Dave Hamann

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**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.

**APPROVAL OF AGENDA**

Love's Creek/Sesame SAD and Mugg & Bopps were added to the agenda. Les Andersen motioned to approve the agenda as amended. Tammy Beal seconded. **Motion carried.**

**CONSENT AGENDA**

Les Andersen asked to have the April 8 minutes corrected to read "...year 2045" in the Master Plan Update section. Les Andersen motioned to approve the consent agenda as amended. Tammy Beal seconded. **Motion carried.**

**SEWER CONNECTION CONTRACTORS**

Dan Lowe said he met with Phil Westmoreland and Rick Haslock today, and they will continue work on this item. Bob Hanvey said that the motion to create the committee included the zoning administrator in the discussions.

**SCHROEDER BODY SHOP FINAL REVIEW (SPR #01-21)**

Don Parent, attending remotely, said they have provided the updated site plan with changes and the as-buils as requested. Scott Lloyd had questions on the landscape buffers. Mr. Parent said there are already trees the between the retention pond and the drain. Mr. Lloyd said the original plan calls for 14 9' white pines. There are also questions on the water from the parking lot. Phil Westmoreland said there is enough for the volume of water; the issue is sediment control and grading. The board would like trees between the parking area and retention pond and some along the #5 drain easement. Matt Schroeder, attending remotely, said there are too many trees. Sandy Donovan said the easement still needs to be

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signed; Bob Hanvey said that MHOG may require an easement as well. Phil Westmoreland said the township needs to see an actual grading plan. Matt Schroeder said he's done everything the township has asked for and he needs a Certificate of Occupancy. He also said he's sure that the water from the overflow parking area is going to the retention pond. Mr. Westmoreland again said that the plan needs to be amended with the parking lot spot grades on the east, west and south perimeter of the lot. John Gormley suggested that the property owner could post a performance bond with an agreement to supply grading details within a certain time period. Mr. Schroeder said he will have the grades done and provide it to the zoning administrator, who will review it with the engineer. Tammy Beal said she would like the minutes to reflect that the board is not requiring additional trees.

Les Andersen motioned to approve the Schroeder Body Shop site plan as provided, subject to the utility easements being signed, and the property owner will provide the township with an updated plan with grades for the parking lot. Tammy Beal seconded. **Motion carried.**

### **BUDGET REVIEW**

Bob Hanvey reviewed the general fund budget-to-actual report for the first three quarters of the current fiscal year. Some adjustments will need to be made prior to year-end. Tammy Beal would like to have funds transferred into the cemetery fund.

### **ALLOCATION BUDGET**

Bob Hanvey reviewed the allocation budget that was submitted to the Tax Allocation Board.

### **TOWNSHIP PARKING LOT BID SPECS**

Phil Westmoreland reported that the project is underway and would be done before the end of the year.

### **ENGINE BRAKING SIGN LOCATIONS**

Mike Goryl of the LCRC is asking for clarification on location of the engine braking signs on D-19. He is recommending moving the sign from Dinkel Drive and D-19 to Francis Road and D-19. The board decided to move the sign to northbound D-19 near HVM/Francis Road area. Les Andersen said the sign on southbound Cedar Lake Road, south of Jewell, should be moved to southbound Cedar Lake Road 200' south of Norton.

Bob Hanvey said the contract with the sheriff's department has been signed and will be effective May 1.

### **KUBOTA GRANT**

Tammy Beal said she was made aware of a grant from Kubota to fund a local revitalization project. She would like to apply and use the funds for improvements to the Jack Lowe park.

### **2021-22 ROADS**

Les Andersen said that the LCRC will be working on Burkhardt Road at I-96 starting next week.

Bob Hanvey said the company doing the work on Schafer Road would like to stockpile some of the material for the project on the township property for a short period of time.

### **ASSISTANT ASSESSOR INTERVIEW REPORT**

Bob Hanvey said that five candidates were interviewed for the position and would like the board's approval to hire Robert Jaber. Dan Lowe said the rest of the board was cut out of the process and would

like to see information on all five candidates. Sandy Donovan reviewed the list of candidates' experience, certification level, and salary requirements. Mr. Hanvey said they felt Mr. Jaber would be the best fit, and he does have a construction background.

Greg Durbin motioned to approve the recommendation to hire Robert Jaber for the assistant assessor position at the hourly rate of \$22.08, and that the board members should be involved in future hiring decisions. Les Andersen seconded. Roll call vote: Lowe, Lloyd, Beal, Hanvey, Durbin, Andersen, Donovan—all yes. **Motion carried 7-0.**

### **LOVE'S CREEK/SESAME SAD**

Larry Grunn, attending remotely, said the residents of Love's Creek and Sesame would like another SAD for road repairs. The last work was done in 2010. They are getting estimates, and he feels that at least 75% of the residents support this.

Tammy Beal motioned to adopt a resolution to schedule a public hearing for the Love's Creek/Sesame SAD creation, as presented, for May 13, 2021 at 7:30 pm. Dan Lowe seconded. Roll call vote: Donovan—yes; Durbin—yes; Hanvey—yes; Lloyd—abstained; Beal—yes; Andersen—yes; Lowe—yes. **Resolution passed 6-0 (1 abstention.)**

Bob Hanvey said the mailing will be done for both public hearings to be held on the same day; if creation of the district is approved, the public hearing on the roll will be held.

### **MUGG & BOPPS**

Dan Lowe said he thought that there was a May 1 deadline for the trees to be planted. Dave Hamann said that he and the supervisor allowed the owner to make a small change in the location of the trees, from the north side to the west side. Dan Lowe also said the mulch along the road needs to go. Dave Hamann said that he and the planner felt that was incidental to the use. Les Andersen motioned to request the attorney review this situation and provide his recommendation to the zoning administrator. Tammy Beal seconded. **Motion carried.**

### **CORRESPONDENCE & UPDATES**

An article on purchasing development rights was included in the packet.

Les Andersen said he read on an MTA blog that a topic that requires a vote should never be added at the last minute to an agenda.

### **CALL TO THE PUBLIC**

No response.

### **ADJOURNMENT**

Les Andersen motioned to adjourn at 9:33 pm. Scott Lloyd seconded. **Motion carried.**

Submitted by: S. Longstreet

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

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

#101 General Fund  
 Transactions by Account

		As of April 30, 2021			
		Date	Num	Name	Amount
<b>001 - CASH - GENERAL - FNB</b>					
		04/01/2021	11394	BEAR WATER TREATMENT	-84.44
		04/01/2021	11395	Tammy Beal	-47.60
		04/01/2021	11396	DAVID HAMANN	-173.60
		04/01/2021	11397	SANDRA DONOVAN	-67.20
		04/01/2021	11398	Loreen Judson	-57.01
		04/05/2021	11399	Culligan of Ann Arbor	-1.60
		04/05/2021	11400	QUADIANT FINANCE USA, INC.	-300.00
		04/06/2021	11401	I.T. Right	-4,820.00
		04/07/2021	11402	VOID	0.00
		04/07/2021	11403	VOID	0.00
		04/07/2021	11407	FOWLERVILLE NEWS & VIEWS	-215.50
		04/08/2021	11404	Marion Township Flex Fund	-1,643.33
		04/08/2021	11405	VOYA Institutional Trust	-300.00
		04/08/2021	11406	ALERUS PAYMENT SOLUTIONS	-4,005.33
		04/08/2021	0008962	LESLIE D. ANDERSEN	-322.24
		04/08/2021	0008963	JAMES L. ANDERSON JR.	-88.10
		04/08/2021	0008964	RICHARD C. DELL	-28.86
		04/08/2021	0008965	SCOTT R. LLOYD	-150.30
		04/08/2021	0008966	DANIEL F. LOWE	-482.86
		04/08/2021	0008967	BRUCE V. POWELSON	-92.35
		04/08/2021	0008968	CHERYL A. RANGE	-455.98
		04/08/2021	E61372	TAMMY L. BEAL	-2,684.99
		04/08/2021	E61373	DIANE D. BOCKHAUSEN	-363.63
		04/08/2021	E61374	GAIL A. BURLINGAME	-2,964.07
		04/08/2021	E61375	SANDY DONOVAN	-3,279.70
		04/08/2021	E61376	GREGORY L. DURBIN	-1,077.86
		04/08/2021	E61377	LAWRENCE W. GRUNN	-132.14
		04/08/2021	E61378	DAVE HAMANN	-2,784.37
		04/08/2021	E61379	ROBERT W. HANVEY	-3,677.48
		04/08/2021	E61380	KAREN D. HAWKINS	-890.67
		04/08/2021	E61382	LOREEN B. JUDSON	-3,672.22
		04/08/2021	E61383	THOMAS A. LLOYD	-501.37
		04/08/2021	E61384	SANDRA J. LONGSTREET	-2,383.96
		04/08/2021	E61386	KITSEY A. RENNELLS	-2,618.60
		04/08/2021	E61387	DUANE M. STOKES	-346.90
		04/08/2021	E61388	JESSICA S. TIMBERLAKE	-2,214.78
		04/13/2021	11408	DTE ENERGY	-462.27
		04/13/2021	11409	Charter Communications	-462.23
		04/19/2021	11410	LIV CO ASSESSOR'S ASSOC	-100.00
		04/27/2021	11411	PNC Bank	-441.08
		04/27/2021	11412	Tri Star Electrical	-2,145.00
		04/27/2021	11413	CONSUMERS ENERGY	-137.66
		04/27/2021	11414	STAPLES	-201.90
		04/27/2021	11415	APEX SOFTWARE	-50.00

**#101 General Fund**  
**Transactions by Account**

As of April 30, 2021

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
04/27/2021	11416	LIV CO ASSESSOR'S ASSOC	-40.00
04/27/2021	11417	Blue Cross Blue Shield of Michigan	-14,028.55
04/27/2021	11418	Colonial Life	-452.74
04/27/2021	11419	QUADIENT LEASING USA, INC.-M	-382.35
04/27/2021	11420	LIV CO TREASURER	-516.68
04/27/2021	11421	ShredCorp	0.00
04/27/2021	11424	CARLISLE/WORTMAN, Inc.	-255.00
04/28/2021	11423	LIV CO REGISTER OF DEEDS	-30.00
04/29/2021	11425	Howell Area Parks & Recreation At	-27,500.00
		TOTAL	-90,134.50

**GENERAL FUND CHECKING**

Previous Balance	\$	1,955,901.67
Receipts	\$	14,326.14
Interest	\$	363.92
	\$	<u>1,970,591.73</u>
Expenditures	\$	58,507.44
Balance	\$	<u>1,912,084.29</u>

**CEMETERY FUND**

Previous Balance	\$	31,214.39
Receipts	\$	-
Interest		
	\$	<u>31,214.39</u>
Expenditures	\$	700.00
Balance	\$	<u>30,514.39</u>

**PARKS & RECREATION FUND**

Previous Balance	\$	21,913.33
Receipts	\$	-
Interest		
	\$	<u>21,913.33</u>
Expenditures	\$	251.89
Balance	\$	<u>21,661.44</u>

**WATER - NEW USER**

Previous Balance	\$	476,213.85
Receipts	\$	31,784.00
Interest	\$	81.82
	\$	<u>508,079.67</u>
Expenditures	\$	10,500.00
Balance	\$	<u>497,579.67</u>

**SEWER OPERATING & MANAGEMT**

Previous Balance	\$	150,741.75
Receipts	\$	6,091.80
Interest		
	\$	<u>156,833.55</u>
Expenditures	\$	2,376.91
Balance	\$	<u>154,456.64</u>

**SEWER - NEW USER**

Previous Balance	\$	567,060.89
Receipts	\$	75,000.00
Interest		
	\$	<u>642,060.89</u>
Expenditures	\$	-
Balance	\$	<u>642,060.89</u>

**SPEC ASSESS. FUND**

Previous Balance	\$	202,373.55
Receipts	\$	-
	\$	<u>202,373.55</u>
Expenditures	\$	-
Balance	\$	<u>202,373.55</u>

**ESCROW FUND**

Previous Balance	\$	72,322.03
Receipts	\$	32,099.25
	\$	<u>104,421.28</u>
Expenditures	\$	265.00
Balance	\$	<u>104,156.28</u>

**SUMMARY TOTALS**

General Fund	\$	1,912,084.29
Cemetery Fund	\$	30,514.39



<b>Parks &amp; Rec Capital Chk</b>	<b>\$</b>	<b>21,661.44</b>
<b>Water - New User</b>	<b>\$</b>	<b>497,579.67</b>
<b>Sewer Operating &amp; Mana</b>	<b>\$</b>	<b>154,456.64</b>
<b>Sewer - New User</b>	<b>\$</b>	<b>642,060.89</b>
<b>Special Assess. Fund</b>	<b>\$</b>	<b>202,373.55</b>
<b>Escrow Fund</b>	<b>\$</b>	<b>104,156.28</b>
<b>TOTAL</b>	<b>\$</b>	<b>3,564,887.15</b>

Ref: Financial Report JULY 2020





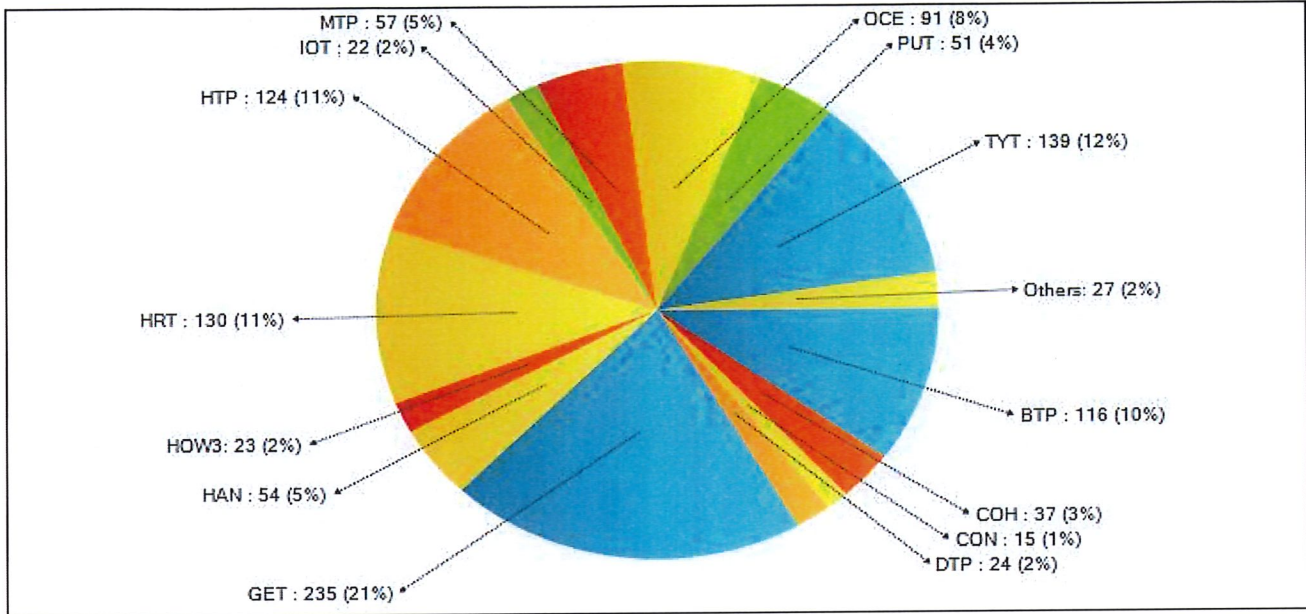
**LIVINGSTON COUNTY SHERIFF'S OFFICE  
MARION TOWNSHIP APRIL 2021**

Nature	# Events
911 HANG UP	2
ALARM	2
ANIMAL COMPLAINT	7
AREA CHECK	1
ASSIST EMS	1
ASSIST OTHER AGENCY	2
ATV COMPLAINT	1
CITIZEN ASSIST	6
CIVIL COMPLAINT	1
DOMESTIC PHYSICAL IN PROGRESS	3
DOMESTIC VERBAL	3
GENERAL NON CRIMINAL	1
HAZARD	2
MISC COMPLAINTS	1
MOTORIST ASSIST	2
NOISE COMPLAINTS	1
OPEN DOOR	1
PARK/TRAF COMP	1
PDA	3
PERSONAL INJURY ACCIDENT	1
PHYSICAL DOMES REPORT ONLY	1
SUICIDAL SUBJECT	1
SUSPICIOUS PERSON	1
SUSPICIOUS SITUATION	4
TRESSPASSING, LOITERING	1
WAR ATT/SEARCH	1
WEAPONS OFFENSE	1
WELFARE CHECK	5
<b>TOTAL:</b>	<b>57</b>

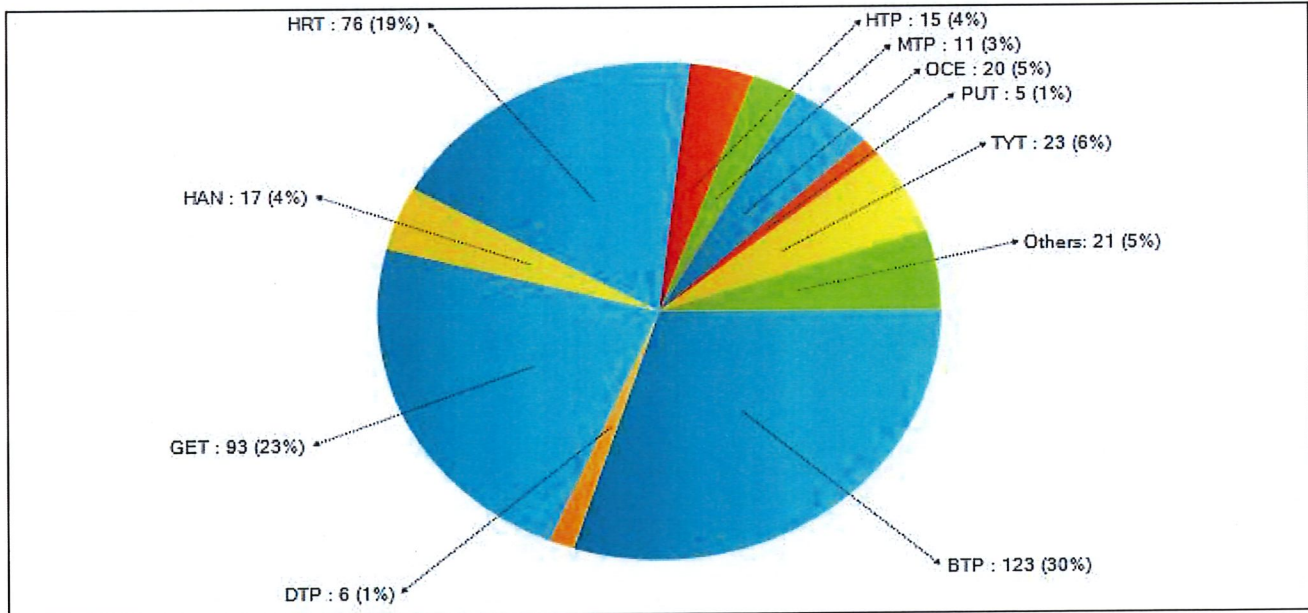
# MARION TOWNSHIP

<u>MONTH</u>	<u>CALLS FOR SERVICE</u>	<u>TICKETS WRITTEN</u>	<u>ARRESTS</u>
JANUARY	71	10	1
FEBRUARY	72	9	6
MARCH	78	18	2
APRIL	57	7	1
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
YTD TOTALS:	278	44	10

LIVINGSTON COUNTY SHERIFF'S OFFICE  
 APRIL 2021 CALLS FOR SERVICE



MICHIGAN STATE POLICE  
 APRIL 2021 CALLS FOR SERVICE



	NUMBER OF CALLS		RESPONSE TIME		NUMBER OF CALLS		RESPONSE TIME	
	3:00PM - 11:00PM	11:00PM - 3:00PM	3:00PM - 11:00PM	11:00PM - 3:00PM	11:00PM - 3:00PM	11:00PM - 3:00PM	11:00PM - 3:00PM	TOTAL
<u>TOWNSHIP</u>								
BRIGHTON	34	82	38:14	20:51				116
COHOCTAH	18	19	36:27	37:08				37
CONWAY	7	8	19:01	21:41				15
DEERFIELD	13	7	35:31	1:24:17				20
GENOA	101	134	16:16	15:57				235
HANDY	28	26	27:36	19:46				54
HARTLAND	44	86	17:46	23:32				130
HOWELL	57	67	12:46	19:09				124
IOSCO	7	15	34:32	59:07				22
MARION	27	30	11:48	35:12				57
OCEOLA	42	48	20:48	19:50				90
PUTNAM	21	30	13:16	22:38				51
TYRONE	79	60	14:48	26:45				139





**Gormley and Johnson Law Offices, PLC**

101 E Grand River Ave  
 Fowlerville, MI 48836  
 Phone: 517-223-3758

Invoice submitted to:

**Township of Marion**  
 2877 W. Coon Lake Rd  
 Howell, MI 48843

Email: tammybeal@mariontownship.com

**Invoice # 35655**

Invoice Date: 05/06/21
Terms: Upon Receipt
Services Through: 05/06/21

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Armstrong Properties, LLC Easement</b>					
04/22/21	JLG	Review e-mail from Supervisor on need for easement and review and revise the easement.	1.00	150.00	\$150.00T
04/27/21	JLG	E-mail to Supervisor with easement draft.	0.30	150.00	\$45.00T

Hours	1.30
Legal Services:	\$195.00
Legal Services Costs :	\$13.65
Invoice Amount:	\$208.65

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - General</b>					
03/11/21	Appear	Appear at Township regular monthly meeting.	2.00	Flat	\$150.00T
03/18/21	JLG	PC with Trustee Tami regarding resident with "special" Biden flag and advise that nothing Township can do, as its 1st Amendment issue.	0.30	150.00	\$45.00T
03/22/21	JLG	Acknowledge receipt of signed Legal Service Agreement.	0.30	150.00 NC	\$0.00T
03/26/21	Chris	Research and draft legal opinion on legality of virtual meetings starting 4-1-21. (No charge)	1.00	150.00 NC	\$0.00T
04/07/21	JLG	Review message from Twp Supervisor regarding REU transfer to Tamarack and reply	0.30	150.00 NC	\$0.00T
04/22/21	Appear	Appear at regular monthly meeting.	1.00	150.00	\$150.00T
04/28/21	JLG	Review e-mail from Tammy Beal regarding wagon and HAPRA and respond.	0.30	150.00	\$45.00T

Date	Type	Service Summary	Hours/Qty	Rate	Amount
				Hours	5.20
				Legal Services:	\$390.00
				Legal Services Costs :	\$27.30
				Invoice Amount:	\$417.30

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Harvest Lane (Dustin Sharpe) Zoning Issue</b>					
04/20/21	JLG	PC with Enos regarding enforcement issues.	0.40	150.00	\$60.00T
				Hours	0.40
				Legal Services:	\$60.00
				Legal Services Costs :	\$4.20
				Invoice Amount:	\$64.20

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Howell Storage Facility</b>					
04/30/21	Chris	Research and draft opinion as to legality of medical marijuana grow operation in rented structure in commercial district.	1.00	150.00	\$150.00T
05/03/21	JLG	Final draft of e-mail to Zoning Administrator on MJ operation in a commercial district.	0.30	150.00	\$45.00T
				Hours	1.30
				Legal Services:	\$195.00
				Legal Services Costs :	\$13.65
				Invoice Amount:	\$208.65

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Khaffaf, Jamal MJ Caregiver</b>					
04/22/21	JLG	Review e-mail from zoning administrator regarding request from Jamal to be a caregiver and need for home occupation license. Review Medical MJ statute and Zoning Ordinance. Reply to Zoning Administrator.	0.50	150.00	\$75.00T

				Hours	0.50
				Legal Services:	\$75.00
				Legal Services Costs :	\$5.25
				Invoice Amount:	\$80.25

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Lochmoor Lake SAD</b>					
04/21/21	JLG	PC with supervisor about Lochmoor Lake SAD and ask for documents.	0.30	150.00	\$45.00T

Date	Type	Service Summary	Hours/Qty	Rate	Amount
04/22/21	JLG	Review SAD documents sent to me by Supervisor and respond that contract must be between Township and Weed Control company.	0.50	150.00	\$75.00T

Hours	0.80
Legal Services:	\$120.00
Legal Services Costs :	\$8.40
Invoice Amount:	\$128.40

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Ordinance</b>					
03/15/21	JLG	Review and revise the Nuisance Ordinance. E-mail to Sandi with changes.	0.80	150.00 NC	\$0.00T

Hours	0.80
Invoice Amount:	\$0.00

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Personal Property Tax Collection</b>					
05/03/21	JLG	Review statute and draft letter to Treasurer on format of collection letter.	0.80	150.00	\$120.00T
05/04/21	JLG	E-mail to Twp Treasurer with copy of letter on collection	0.30	150.00 NC	\$0.00T

Hours	1.10
Legal Services:	\$120.00
Legal Services Costs :	\$8.40
Invoice Amount:	\$128.40

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion - Zoning Ordinance</b>					
04/20/21	JLG	Review message from Zoning Administrator regarding proposed changes to zoning ordinance by Planning Commission.	0.30	150.00	\$45.00T

Hours	0.30
Legal Services:	\$45.00
Legal Services Costs :	\$3.15
Invoice Amount:	\$48.15

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion Township - Legal Services Agreement</b>					
03/16/21	JLG	Revise legal services agreement per the meeting changes and send to Sandi to get Bob to execute.	0.40	150.00 NC	\$0.00T

Date	Type	Service Summary	Hours/Qty	Rate	Amount
				Hours	0.40
				Invoice Amount:	\$0.00

Date	Type	Service Summary	Hours/Qty	Rate	Amount
<b>In Reference To: Marion Township - PUD Peavy Road</b>					
03/30/21	JLG	Review message from Supervisor regarding moving forward with final site plan approval without amending PUD.	0.30	150.00	\$45.00T
04/07/21	JLG	Message left for OC about PUD satisfaction and final site plan. E-mail to Supervisor regarding site plan approval process. PC with Opposing Attorney on PUD requirements. Review e-mail from Supervisor regarding Final Site Plan Resolution and respond requesting additional details.	1.00	150.00	\$150.00T

Hours	1.30
Legal Services:	\$195.00
Legal Services Costs :	\$13.65
Invoice Amount:	\$208.65

Total Hours:	13.40
Total Legal Services:	\$1,395.00
Total Legal Services Costs :	\$97.65
<b>Total Invoice Amount:</b>	<b>\$1,492.65</b>
Previous Balance:	\$1,155.60
Payments/Adjustments:	\$-1,155.60
<b>Total Amount Due:</b>	<b>\$1,492.65</b>

### Payments/Adjustments

Date	Transaction Type	Description	Amount
03/12/21	Payment	Thank You	-1,155.60



## MARION TOWNSHIP

[www.mariontownship.com](http://www.mariontownship.com)

April 29, 2021

Residents of Loves Creek and Sesame Drive

At the request of some residents, the township is considering an expedited processing of a Special Assessment District (SAD) for road maintenance on Loves Creek and Sesame Drive. The expedited procedure is being used to get the repairs done on a timely basis.

The statute (PA 188 of 1954) requires the township to hold two public hearings with notice for each hearing published twice in a newspaper and a letter sent to each property owner for each public hearing.

The process for a SAD involves the township providing funding for the project and recovering the money from the benefited property owner by adding the repair costs to tax bills. The costs can be spread over several years, as they were when your roads were paved just over ten years ago.

The SAD process can begin either with a petition from the residents or by the township without a petition. If the residents begin the process, signatures must be collected from owners of more than fifty percent of the frontage on the roads included in the project. In the case where the township begins the process, residents who do not want the SAD created can file an objection to the township to stop the process.

Written objections from owners of more than twenty percent of the frontage will prevent the township from proceeding until a petition in favor of the project signed by owners of over fifty percent of the frontage is presented to the township. **The objections must be in writing and filed with the township before the end of the first public hearing.** If you choose to file a written objection please include the address of your property, or parcel number if there is no address, and sign the letter.

Both public hearings will be held during the regular Township Board meeting on May 13, 2021. Even though there will be options to participate "virtually," objections must be filed in writing (email to [tammybeal@mariontownship.com](mailto:tammybeal@mariontownship.com) is ok). Instructions for "virtual" participation will be posted on the Township website: [www.mariontownship.com](http://www.mariontownship.com).

The expedited process will follow the procedure required by the statute but will hold both hearings on the same day, May 13, 2021. There are two notices included in this mailing. One for each hearing and notice of the hearings will be published in the Fowlerville News and Views.

At this time, the **estimated** cost of the project is not to exceed \$100,000. Property owners may make a single payment, estimated at \$2,275 or spread payments to tax bills over five years. If repayment is spread over five years, the township will add 5% interest on the unpaid balance. The amount assessed will be the actual cost of the project.

Thank You,

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

April 26, 2021

To: Larry Grunn at Love's Creek

From: Jeffrey S Demek, P.E. at Highway Maintenance & Construction

Subject: Quote for Road Repair

Larry,

It was good seeing you again. We have looked at Love's Creek and Sesame and put together the following proposal to hot mix repair and Double and Single chipseal your pavements. This should give you hopefully another 10 years of extended life like our last work.

1. We will wedge in the holes and then apply a 2 ½" #1100T hot mix asphalt overlay on the front 515 ft you had marked on the road. This will increase the strength of the pavement and get the crown back in the road. The cost for these repairs is \$28,910.00
2. We will use a paver to repair all the areas marked on Love's Creek, an area of 1,510 sft, with hot mix for \$2,492.00. These repairs will not be squared off but they will be covered by the chipseal.
3. We will double chipseal Love's Creek and single chipseal Sesame using CRS-2m asphalt emulsion and 3/8x#4 limestone aggregate. We will single chipseal over the new asphalt on end of Love's Creek and double chipseal the remainder. This measures up to 8,088sy of Double chipseal and 13,029 sy of single Chipseal. The cost for the chipseal is \$55,494.00. The total cost for repairs and chipseal is \$86,896.00.

We hope this proposal meets with your approval. We may need to spray patch any holes that are not marked on Sesame and it could cost approximately \$2,000.00. That is the cost of ½ a load and we will be out working on County roads nearby. Fee free to call with any questions.

Jeffrey S Demek P E, President  
Highway Maintenance & Construction  
Maintaining Pavements for Over 48years  
Office: (734) 941-8885  
Cell: (734) 718-3789

**MARION TOWNSHIP**

**RESOLUTION TO CREATE  
THE LOVES CREEK/SESAME ROAD MAINTENANCE  
SPECIAL ASSESSMENT DISTRICT**

WHEREAS, the Township Board of Marion Township, Livingston County, Michigan, acting in the interest of the residents of Loves Creek and Sesame and of the proposed special assessment district described hereinafter, determined to proceed under the provisions of PA 188 of 1954, as amended, to provide road maintenance together with a proposed special assessment district for assessing the costs of the proposed service, and to schedule a public hearing upon the Assessment Roll, and

WHEREAS, the estimated cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the hearing upon same was published in the Fowlerville News and Views, a newspaper of general circulation in the township, and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk, and

WHEREAS, in accordance with the aforesaid notices, a hearing was held on May 13, 2021 commencing at 7:30 PM and all persons given the opportunity to be heard in the matter, and

WHEREAS, the following written objections were received and filed:

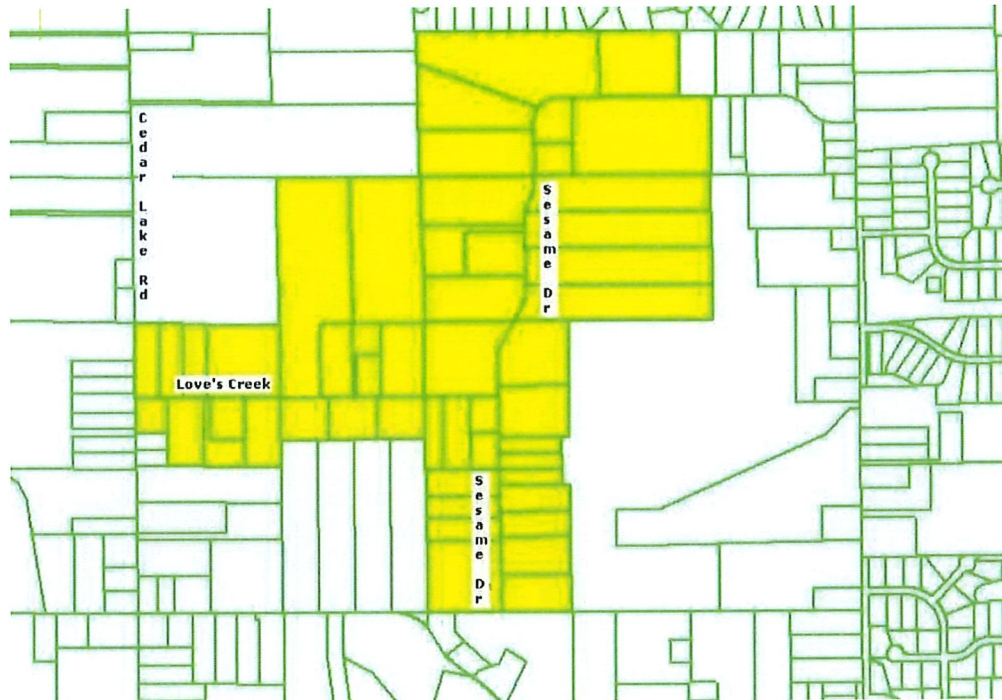
Parcel Number	Frontage	% Frontage	Owner Name
---------------	----------	------------	------------

WHEREAS, the written objections constitute less than twenty percent of the frontage, and

WHEREAS, as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW THEREFORE BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby approve the provision of road maintenance and total cost estimate not to exceed \$100,000.
2. That this Township Board does hereby create, determine and define as a special assessment district to be known as Love's Creek/Sesame Road Maintenance Special Assessment District within which the costs of such improvements shall be assessed according to the benefits, the following described area within said township:



**PARCEL NUMBERS**

4710-16-300-009	4710-16-400-016	4710-21-100-007	4710-21-100-030
4710-16-300-010	4710-16-400-019	4710-21-100-008	4710-21-100-031
4710-16-300-011	4710-16-400-037	4710-21-100-010	4710-21-100-032
4710-16-300-013	4710-16-400-038	4710-21-100-014	4710-21-100-033
4710-16-300-014	4710-20-200-005	4710-21-100-016	4710-21-100-036
4710-16-300-016	4710-20-200-006	4710-21-100-017	4710-21-100-038
4710-16-300-021	4710-20-200-024	4710-21-100-018	4710-21-100-039
4710-16-300-022	4710-20-200-034	4710-21-100-021	4710-21-100-040
4710-16-300-024	4710-20-200-036	4710-21-100-022	4710-21-100-041
4710-16-400-001	4710-20-200-037	4710-21-100-025	4710-21-100-042
4710-16-400-013	4710-20-200-038	4710-21-100-026	4710-21-100-043
4710-16-400-014	4710-20-200-039	4710-21-100-028	4710-21-100-044
4710-16-400-015	4710-20-200-040	4710-21-100-029	

3. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered all the parcels of land to be assessed together with the names of the respective owners thereof, and an estimated total amount to be assessed against each parcel of land which amount shall be the relative proportion of the whole sum levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor shall affix thereto his certificate stating that it was made pursuant to this resolution and that in making such assessment roll he has, according to his best judgment,



conformed in all respects to the directions contained in this resolution and the applicable state statutes.

4. That all resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution are hereby rescinded.
5. That the Township Clerk shall schedule a hearing on the Assessment Roll for May 13, 2021 at 7:30 P.M., and provide notice as required by PA 188 of 1954.

Upon roll call vote, the following voted "Aye":

The following voted "Nay"

The Supervisor declared the motion carried and the resolution duly adopted.

I, the undersigned, the duly qualified and acting Clerk for the Township of Marion, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Board of Trustees at a meeting held on the 13<sup>th</sup> day of May 2021, and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_  
Tammy Beal, Marion Township Clerk

\_\_\_\_\_  
Date

**MARION TOWNSHIP**

**RESOLUTION TO APPROVE  
THE LOVES CREEK/SESAME ROAD MAINTENANCE  
SPECIAL ASSESSMENT ROLL**

WHEREAS, the Township Board of Marion Township, Livingston County, Michigan, after due and legal notice, has conducted a public hearing on May 13, 2021 at 7:30pm at the Marion Township hall, upon a proposed assessment roll prepared by the Supervisor for the purpose of defraying the costs of providing road maintenance on Loves Creek and Sesame.

AND WHEREAS, such public hearing was preceded by proper notice in the Fowlerville News and Views, a newspaper of general circulation in the township, and by first-class mail notice to each property owner of record within said district and upon said Assessment Roll in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk.

AND WHEREAS, comments were received from those present at such public hearing concerning said assessment roll and opportunity to all present to be heard in the matter.

\*\*\*\*\*

AND WHEREAS, no written objections were received to said roll and levy.

Or

AND WHEREAS, a record of those present to protest, and of written protests submitted at or before the public hearing was made a part of the minutes of the hearing.

\*\*\*\*\*

AND WHEREAS, it is the opinion of the Township Board that no further time should be granted for consideration of the matter.

AND WHEREAS, the Township Board has duly inspected the proposed assessment roll and considered all comments and proposed amendments thereto and has found the proposed assessment roll to be correct, just and reasonable.

NOW THEREFORE IT BE RESOLVED AS FOLLOWS:

1. The assessment roll submitted by the Supervisor shall hereafter be designated as the Love's Creek / Sesame Road Maintenance Special

Assessment District and shall hereby be confirmed as the assessment roll for the Love's Creek / Sesame Road Maintenance Special Assessment District.

2. The assessments in said Love's Creek / Sesame Drive Special Assessment District shall be determined based on actual cost, not to exceed \$100,000.00 total for the project, and payable in five equal installments beginning on December 1, 2021 and the following installments to be payable on the first day of the same month of each and every year thereafter for four additional years. All unpaid installments prior to their transfer to the tax roll as provided by Michigan Public Act 188 of 1954, as amended, shall bear interest payable annually on each installment due date at the rate of five percent on the remaining balance.
3. If any installment of a special assessment is not paid when due, then the installment shall be considered to be delinquent and there shall be collected, in addition to the interest as provided by this section, a penalty at the rate of 1 percent for each month, or fraction of a month, that the installment remains unpaid before being reported to the Township Board for reassessment upon the township tax roll, also in accordance with said PA 188.
4. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and the Township Clerk shall deliver said special assessment roll to said Treasurer with her warrant attached, commanding the Treasurer to collect such assessments in accordance with the direction of the Township Board and said PA 188.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Upon roll call vote on the adoption of the resolution, the following voted "Aye":

The following voted "Nay":

The supervisor declared the resolution duly adopted.

\_\_\_\_\_  
Tammy Beal, Marion Township Clerk

\_\_\_\_\_  
Date

Parcel Number	Frontage	Percentage	Share	Share Amount	Owner Names	Property Address
4710-20-200-034	330	1.92%	0.50	\$1,136.37	ALESSO VALTER & CYNTHIA B	4045 LOVES CREEK DR
4710-20-200-040	60	0.35%	0.50	\$1,136.37	ALESSO VALTER & CYNTHIA B	0 LOVES CREEK DR
4710-21-100-008	440	2.56%	1.00	\$2,272.73	ALLEN CHRISTOPHER E & KATHERIN	3905 LOVES CREEK DR
4710-21-100-031	144	0.84%	0.50	\$1,136.37	BORCHARDT S & HILTUNEN S G	3389 SESAME DR
4710-21-100-025	229	1.33%	0.50	\$1,136.37	BORCHARDT SHERRIE L	0 SESAME DR
4710-16-300-021	300	1.75%	1.00	\$2,272.73	CELMO ANTHONY	3112 SESAME DR
4710-16-400-037	644	3.75%	1.00	\$2,272.73	DRAKE PAUL J & CRESSEY LAURA	2901 SESAME DR
4710-21-100-017	650	3.78%	1.00	\$2,272.73	DUDDLEY THOMAS & KILLEEN MARY B	3488 SESAME DR
4710-16-300-016	0	0.00%	1.00	\$2,272.73	FOLEY JOHN G & STACY	3940 LOVES CREEK DR
4710-20-200-039	318	1.85%	1.00	\$2,272.73	FOX JOHN & KATHY	4011 LOVES CREEK DR
4710-20-200-005	320	1.86%	1.00	\$2,272.73	GRUNN LAWRENCE W & ANGELA	3969 LOVES CREEK DR
4710-16-400-014	330	1.92%	1.00	\$2,272.73	HAJDUK JOHN W & VICKIE L	3097 SESAME DR
4710-20-200-036	218	1.27%	1.00	\$2,272.73	HARGITT CURTIS D & CHRISTINA	4114 LOVES CREEK DR
4710-21-100-032	235	1.37%	1.00	\$2,272.73	HATLEY WILLIAM & LORETTA	3904 LOVES CREEK DR
4710-21-100-028	394	2.29%	1.00	\$2,272.73	HUGHES MARLO	3944 LOVES CREEK DR
4710-21-100-022	480	2.79%	1.00	\$2,272.73	JAGT ARNOLD & ANN E	3321 SESAME DR
4710-21-100-033	30	0.17%	1.00	\$2,272.73	KALTENBACH DOUGLAS J & DANIELLE R	3922 LOVES CREEK DR
4710-16-400-015	329	1.91%	1.00	\$2,272.73	KLEBBA ROBERT J & HOLLY	3125 SESAME DR
4710-21-100-029	144	0.84%	0.50	\$1,136.37	LLOYDS HOMES INC	0 SESAME DR
4710-21-100-030	144	0.84%	0.50	\$1,136.37	LLOYDS HOMES INC	0 SESAME DR
4710-16-400-001	343	2.00%	1.00	\$2,272.73	LYON SANDRA A	0 SESAME DR
4710-21-100-026	229	1.33%	1.00	\$2,272.73	MACLELLAN JAMES M & JULIE	3371 SESAME DR
4710-20-200-038	218	1.27%	1.00	\$2,272.73	MARICH RANDALL	4040 LOVES CREEK DR
4710-16-300-024	366	2.13%	1.00	\$2,272.73	MCCAIN LISA	3966 LOVES CREEK DR
4710-20-200-024	287	1.67%	1.00	\$2,272.73	MCCRACKEN JIMMIE JR & PROCTOR HANN	4109 LOVES CREEK DR
4710-16-400-016	352	2.05%	1.00	\$2,272.73	MOORE WAYNE AND TAMMY	3189 SESAME DR
4710-20-200-037	218	1.27%	1.00	\$2,272.73	MOWERY RICHARD	4078 LOVES CREEK DR
4710-16-400-019	300	1.75%	1.00	\$2,272.73	NEUENDORF LIVING TRUST	2845 SESAME DR
4710-21-100-014	343	2.00%	1.00	\$2,272.73	PORTA JASON & LAURA	3487 SESAME DR
4710-21-100-016	343	2.00%	1.00	\$2,272.73	POWELL THOMAS T & MARY L	3435 SESAME DR
4710-16-300-013	436	2.54%	1.00	\$2,272.73	QUINT CARY J & DARCY L	3200 SESAME DR
4710-21-100-038	590	3.43%	0.50	\$1,136.37	ROBITAILLE ROBERT & WENDY	0 LOVES CREEK DR
4710-21-100-039	325	1.89%	0.50	\$1,136.37	ROBITAILLE ROBERT M	3344 SESAME DR
4710-21-100-018	620	3.61%	1.00	\$2,272.73	SANGREGORIO JOHN & SANDRA	3255 SESAME DR
4710-16-300-022	63	0.37%	1.00	\$2,272.73	SHINABERRY JAMES & STEPHANIE	3090 SESAME DR
4710-16-400-013	150	0.87%	1.00	\$2,272.73	SHURTLEFF H N REV LIVING TRUST	2856 SESAME DR
4710-21-100-007	1398	8.13%	1.00	\$2,272.73	SKONE JOSEPH N & BARBARA A	3252 SESAME DR
4710-16-300-011	451	2.62%	1.00	\$2,272.73	SMITH DANIEL G & KIMBERLY A	3066 SESAME DR
4710-21-100-036	296	1.72%	1.00	\$2,272.73	STACHOWSKI, JACQUELYN & TIMOTHY	3978 LOVES CREEK DR

Parcel Number	Frontage	Percentage	Share	Share Amount	Owner Names	Property Address
4710-21-100-041	243	1.41%	1.00	\$2,272.73	SWIFT MATTHEW H & DOREEN M	3851 LOVES CREEK DR
4710-21-100-040	165	0.96%	1.00	\$2,272.73	SWIFT PATRICK S	3867 LOVES CREEK DR
4710-21-100-042	245	1.43%	0.33	\$757.50	THOMPSON RONALD J & KAROL D	3388 SESAME DR
4710-21-100-043	202	1.18%	0.33	\$757.50	THOMPSON RONALD J & KAROL D	0 SESAME DR
4710-21-100-044	202	1.18%	0.33	\$757.50	THOMPSON RONALD J & KAROL D	0 SESAME DR
4710-16-400-038	286	1.66%	1.00	\$2,272.73	TURNBULL R GARY JR & TRACY L	3031 SESAME DR
4710-21-100-010	440	2.56%	1.00	\$2,272.73	VEEN MARIA C	3883 LOVES CREEK DR
4710-16-300-009	230	1.34%	0.50	\$1,136.37	WHITE BRENT & SHERRI	3000 SESAME DR
4710-16-300-010	419	2.44%	0.50	\$1,136.37	WHITE BRENT & SHERRI	3024 SESAME DR
4710-16-300-014	587	3.42%	1.00	\$2,272.73	WILLET SUE A	2988 SESAME DR
4710-20-200-006	661	3.85%	1.00	\$2,272.73	ZANN THOMAS C II & STEPHANIE L	3988 LOVES CREEK DR
4710-21-100-021	440	2.56%	1.00	\$2,272.73	ZYLKA JAMES A & SLESSOR DEBORAH K	3937 LOVES CREEK DR
Totals	17187	100.00%	44.00	\$100,000.00		
Not to Exceed Cost	\$100,000.00					
Each property owner of contiguous property shall receive an equal share of the total cost.						
Robert W. Hanvey, Supervisor						
Tammy L Beal, Clerk						

MEMO

To: Marion Township Board  
From: Bob Hanvey  
Subject: General Fund Budget Amendments  
Date: May 13, 2021

Attached are suggested budget amendments for the current year (July 1, 2020 – June 30, 2021) General Fund Budget.

Marion Township General Fund Budget FY 2020-2021

INCOME ACCOUNTS

	<u>Jul '20 - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Proposed Amended</u>
46718 · AT&T VIDEO FRANCHISE FEES	11,290.02	15,000.00	-3,709.98	75.27%	12,000.00
48065 · HALL RENTAL	0.00	500.00	-500.00	0.0%	0.00

EXPENSE ACCOUNTS

6767 · HSA CARD EMPLOYER Contribution	55,516.14	54,000.00	1,516.14	102.81%	56,000.00
6101-900 · PRINTING & PUB	2,491.04	2,000.00	491.04	124.55%	3,500.00
6205-804 · SOFTWARE SUPPORT	16,923.62	12,000.00	4,923.62	141.03%	18,000.00
6209-702 · FIELD/PREP WORK FOR ASSESSO	7,283.92	6,000.00	1,283.92	121.4%	8,000.00
6209-729 · Postage	2,951.20	2,500.00	451.20	118.05%	4,000.00
6209-801 · ASSESSOR' S SALARY	58,983.45	62,500.00	-3,516.55	94.37%	65,000.00
6209-860 · ASSESSING MILEAGE	2,655.92	2,500.00	155.92	106.24%	3,500.00
6247-960 · BOR Training & Seminars	1,512.50	1,000.00	512.50	151.25%	2,000.00
6253-727 · TREASURER SUPPLIES	748.42	500.00	248.42	149.68%	1,000.00
6265-706 · Recycle Bins	880.00	0.00	880.00	100.0%	1,000.00
6265-728 · EQUIP. MAINT/LEASE	6,085.79	6,000.00	85.79	101.43%	8,000.00
6265-932 · COVID 19 EXPENSE ACT.	1,770.89	0.00	1,770.89	100.0%	5,000.00



May 6, 2021

Marion Township Board of Trustees  
Marion Township Hall  
2877 W Coon Lake Road  
Howell, MI 48843

Ladies and Gentlemen:

As a community planner with extensive experience assisting communities with the preparation of master plans, zoning ordinances, and project reviews, I have been asked by Echelon Homes to address the proposed adjustment to the Marion Oaks development. This alteration from 102 duplex units to 102 detached single-family homes would not increase density but would address a critical need, some of which has been brought about by the Covid pandemic but is also due to changing demographics and buyer preference, as discussed below.

- **Housing Demand.** There is a nationwide shortage of homes. Several factors contribute to this, including:
  - Millennials, the generation between the approximate ages of 25 and 40, constitute the largest generation in history (92 million) and they are now in the family formation and home buying years. Much of the current housing demand is being driven by this group.
  - Seniors, those over 55, are also contributing to the demand for new housing options. As empty nesters and retirees, this demographic has enjoyed their spacious homes and large lots but now want to down-size. While privacy and ownership remain important, more manageable scale and less maintenance are desired features.
  - Interest rates are at or near record lows, making entry into the housing market extremely attractive, especially for those first-time buyers who may otherwise have been unable to afford a home.

“During the first week of 2021, the average rate for a 30-year fixed mortgage loan hit an all-time record low of 2.65%. Rates have been hovering at historically low levels for months, luring buyers into the housing market.” [*Outlook: U.S. Home Prices Will Keep Rising Through 2021 and Into 2022*, Home Building Institute, Brandon Cornett, February 10, 2021]

- The homes being built are generally not oriented toward the needs/desires of the new buyers and seniors.

“The mix of newly built homes has also changed, with large, expensive homes making up a greater share of home-building activity.” [*U.S. Housing Market is Nearly 4 Million Homes Short of Buyer Demand*, Wall Street Journal, April 15, 2021]

- Varied housing options are recognized as a need by Marion Township. The current and draft Master Plans specifically call for more variety in housing.



“ENCOURAGE A VARIETY OF RESIDENTIAL DWELLING TYPES THAT MEET THE NEEDS OF A CHANGING POPULATION, ARE SENSITIVE TO EXISTING NATURAL FEATURES, AND ARE COMPATIBLE WITH THE CHARACTER OF EXISTING RESIDENCES.” [*Housing and Residential Development Goal 13*, Draft Master Plan, p.58, Marion Township, March 2021]

“ENCOURAGE AN ARRAY OF ZONING DISTRICTS AND INNOVATIVE ZONING ORDINANCE LANGUAGE THAT PERMITS MANY DIFFERENT TYPES OF HOUSING OPPORTUNITIES SUCH AS LIVE-WORK UNITS, ELDER COTTAGE HOUSING, GRANNY FLATS, AND HOUSING FOR SPECIAL NEEDS.” [*Housing and Residential Development Objective*, Draft Master Plan, p.58, Marion Township, March 2021]

- **Affordability**

- The current supply of new homes is at record lows, while the demand is high. According to a recent article in the Wall Street Journal, there is and will continue to be a significant shortfall.

“The U.S. housing market is 3.8 million single family homes short of what is needed to meet the country’s demand.” [*U.S. Housing Market is Nearly 4 Million Homes Short of Buyer Demand*, Wall Street Journal, April 15, 2021].

This shortage is driving home prices up as prospective buyers bid for the privilege of obtaining a home.

“If January provides any insight into what to expect this spring, home shoppers are in for another fiercely competitive home-buying season with record low inventory pushing prices higher and homes selling more quickly...” [*Realtor.com Report*, February 2021]

- Material costs are also escalating and show no sign of declining or even stabilizing in the near future. According to the National Association of Home Builders, in the past year

“[p]rices paid for softwood lumber (seasonally adjusted) rose by double digits (+12.5%)...higher lumber costs add more than \$35,000 to new home prices”. [*Led by Lumber, Building Materials Prices Climb 5.4% in 2020*, NAHB, January 15, 2021].

This increase in material costs and its impact on home prices is reinforced by the National Association of Realtors noting:

“Existing-home inventories are at record lows as owners hold out because of the pandemic. Moreover, builders are trying to cope with new challenges that could affect their sales drastically in the first few months of the year. This is, in general, related to rising construction costs. Lumber prices have skyrocketed since. February 2021 price sits at \$940 per thousand feet board. This is up 169% since mid-April of 2020.” [*10 New Real Estate Trends & Forecasts for 2021/2022 and Beyond*, Finances Online Research Center]

- **Changing trends**

- The Covid pandemic has caused some profound changes in lifestyle that clearly impact housing preferences. Working from home and a desire for a quieter environment than dense urban settings are creating impactful shifts in where many people, especially millennials, want to live.
- Recent studies have shown measurable trends in housing preference stimulated by the emergency protocols necessitated by Covid. Working from home began as a necessity to minimize the spread of the disease. Now its allure is influencing the type of home many buyers are choosing – incorporating a home office, providing some seclusion, and offering pleasant views.

“In the middle of an ailing economy, job loss, pay cuts, and business shutdowns, the affordability of the WFH [work from home] environment is an enduring concern. The strong work-from-home trend is also changing real estate consumer preferences.” [*How Work-From-Home Option Impacts Real Estate & Housing Choices*, Family Travel and Parenting, March 13, 2021]

- Location is also being affected. Over the past couple decades downtowns, mixed-use developments, and other live/work/relax environments emerged as popular locations in which residents could live in the midst of entertainment districts, walk to work, and minimize their reliance on vehicular travel. Dense condominium and apartment developments have thrived. While that trend still offers an allure to many, a noticeable shift brought on by Covid is occurring. A movement from the fast-paced city life to a calmer rural/suburban setting that still offers some lifestyle amenities is finding favor with a sizeable segment.


“From a rental and purchase perspective, the peripheral areas are more affordable and the cost of living is also a bit lower than in the center or within the city. Because it is still near an urban area, people can still have the lifestyle they used to enjoy in the city, for less.” [ibid.]

- Active adult living is also an emerging trend in response to the large baby boomer population seeking a living environment that supports an active lifestyle. This generation is living longer, staying healthier, and not ready for a sedentary retirement. While continuum of care facilities offer independent living, assisted living, and nursing care within a single institutional setting, this environment and its cost are not appealing to many seniors. The concept of active adult living provides the advantages of smaller affordable homes, maintenance, security, social and recreational amenities, independence, freedom to travel, and the comfort of a traditional neighborhood setting...rather than an institutional atmosphere. The strength and impetus for this trend are documented in recent research.

“The U.S. active adult (55+) community market size was valued at USD 523.4 billion in 2019 and is expected to expand at a compound annual growth rate (CAGR) of around 4.3% from 2020 to 2027. Active adult communities are an attractive option to provide an independent, wellness-centered environment by focusing on lifestyle over health care. Largely, the residents comprise of baby boomers, who today are 56 to 76 years of age and have a completely different outlook on retirement than their counterparts from previous generations.” [*U.S. Active Adult (55+) Community Market Size, Share & Trends Analysis Report*, Grand View Research, October 2020]

The proposed adjustment of housing types within a segment of the Marion Oaks development does not alter its mixed residential character. A full range of housing choices is made available from luxury single-family homes on large lots to attached condominiums with shared open space. The proposed single-family homes introduce a smaller and more affordable "missing middle" option, a product that addresses the changing dynamic and emerging trends in the housing market and addresses the Township Master Plan goal of providing more variety in housing.

Sincerely,  
**PLB PLANNING GROUP, LLC**

A handwritten signature in black ink, appearing to read "Paul M. LeBlanc", with a long horizontal flourish extending to the right.

Paul M. LeBlanc, AICP  
Principal

Seal:

Title:  
**Concept Plan F**

Project:  
**Residential Development  
 Marion Township, Michigan**

Prepared for:

Revisor:  
 Review:

Issued:  
 July 3, 2021

Job Number:  
 21-039

Drawn By:  
 Checked By:



Sheet No.

SP-1



**Site Summary**

Building Footprint	38 x 70
Front Yard Setback	30'
Side Yard Setback	25' Total
Rear Yard Setback	NA
Units Removed from Approved Plan	102 Units
Units Shown	102 Units

## MARION TOWNSHIP MEETING SCHEDULE 2020-2021

### Board of Trustees

July 08, 2021  
August 12, 2021  
September 09, 2021  
October 14, 2021  
November 11, 2021  
December 09, 2021  
January 13, 2022  
February 10, 2022  
March 10, 2022  
April 14, 2022  
May 12, 2022  
June 09, 2022

### Board of Trustees

July 22, 2021  
August 26, 2021  
September 23, 2021  
October 28, 2021  
\*No Meeting (Thanksgiving)  
\*No Meeting (Christmas)  
January 27, 2022  
February 24, 2022  
March 24, 2022  
April 28, 2022  
May 26, 2022  
June 23, 2022

### Zoning Board of Appeals

\*July 12, 2021  
August 02, 2021  
\*September 13, 2021  
October 04, 2021  
November 01, 2021  
December 06, 2021  
January 03, 2022  
February 07, 2022  
March 07, 2022  
April 04, 2022  
May 02, 2022  
June 06, 2022

### Planning Commission

July 27, 2021  
August 24, 2021  
September 28, 2021  
October 26, 2021  
November 23, 2021  
\*December 21, 2021  
January 25, 2022  
February 22, 2022  
March 22, 2022  
April 26, 2022  
May 24, 2022  
June 28, 2022

**BOARD OF TRUSTEES: Second and Fourth Thursdays of each month at 7:30 p.m.**

**ZONING BOARD OF APPEALS: First Monday of each month at 7:30 p.m., if there are Agenda items.**

**PLANNING COMMISSION: Fourth Tuesday of each month at 7:30 p.m.**

**\*Meeting is scheduled on a date that is different than normally planned.**

**Tammy L. Beal, MMC  
Marion Township Clerk**



# Liv.Co UPDATE

Monthly News from the  
Livingston County Commissioners



April 2021

## Livingston County Board of Commissioners

District 1 - Kate Lawrence

District 2 - Carol Sue Reader

District 3 - Wes Nakagiri  
*(Board Chairman)*

District 4 - Douglas G. Helzerman

District 5 - Jay R. Drick

District 6 - Mitchell Zajac

District 7 - Carol S. Griffith  
*(Board Vice-Chairwoman)*

District 8 - Jerome Gross

District 9 - Brenda Plank

## Monthly Meetings

4/26/2021 - Full Board Meeting at  
5:30 PM

5/5/2021 - Finance Committee at  
7:30 AM

5/10/2021 - Full Board Meeting at  
5:30 PM

5/17/2021 - Infrastructure &  
Development & Public Safety  
Meeting at 5:30 PM

5/19/2021 - Finance Committee at  
7:30 AM followed by Personnel  
Committee at 8 AM

5/24/2021 - Full Board Meeting at  
5:30 PM

6/7/2021 - General Government &  
Health & Human Services  
Meeting at 5:30 PM

*"The mission of Livingston County is to be an effective and efficient steward in delivering quality services within the constraints of sound fiscal policy. Our priority is to provide mandated services which may be enhanced and supplemented to improve the quality of life for all who work, reside, and recreate in Livingston County."*

## County Board Amend Rules To Continue Hybrid Meetings

At their April 13th meeting, the Livingston County Board of Commissioners approved an amendment to their 2021 Board Rules, allowing hybrid Board meetings to continue. This amendment allows residents to view and participate in meetings either in person or electronically through Zoom. The public is welcome to attend Board meetings in person and will be asked to wear masks in County buildings and to observe social distancing. If you plan to attend a meeting in person, please plan on arriving early, as capacity is limited in the Board Chambers. If capacity is reached in the Board Chambers, a Zoom Overflow room on the lower level of the Administration Building is set up for the public to view and participate in the meeting.

To attend a Board meeting via Zoom, visit <https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09> (also available on the County's webpage <https://www.livgov.com/>), join via the Zoom app using meeting number 399 700 0062 and password LCBOC, or dial 1-929-205-6009 using Meeting ID 399 700 0062 and password 886752.

Agendas and Meeting Minutes are published on the County's website at <https://www.livgov.com/boc/Pages/agenda.aspx>

## COVID-19 Testing Sites And Vaccine Updates

Livingston County's Health Department continues to work tirelessly to combat the COVID-19 pandemic. The Michigan Department of Health and Human Services expanded vaccine eligibility to all people aged 16 and up as of April 5th. Anyone interested in getting the COVID-19 vaccine is encouraged to complete the Health Department's [COVID-19 Vaccination Interest Form](#). If you cannot complete the form online, call 211 and assistance will be provided. To find locations offering COVID-19 vaccinations around you, please visit <https://vaccinefinder.org/search/>.

Anyone with COVID symptoms should immediately seek testing. The Health Department has collaborated with many organizations to offer testing:

- Monday - Sunday from 8 am - 6 pm at the Legacy Sports Complex at 9299 Goble Dr in Brighton. Register at: <https://lynxdx.health/register>
- Mondays, Tuesdays, Fridays from 8 am - 6 pm at 2142 Church at 7526 Grand River Ave. in Brighton. Register at: <https://lynxdx.health/register>

You can find additional testing locations at <https://www.livgov.com/health/ph/Pages/COVID19.aspx> under the Frequently Asked Questions - How/Where can I get tested for COVID-19?

## Resolutions & Appointments Passed by the Board of Commissioners

- Carol Sue Reader was appointed to a vacated position on the Substance Use Disorder Oversight Policy Board with a term expiring October 1, 2021.
- The County's Treasurer will write-off 2017 accounts from EMS as aged receivables after extensive efforts were made for collection.
- The following individuals were appointed as representatives on the following boards and committees:

Airport Zoning Board of Appeals

Bill Call.....Term expires 12/31/2021

Brian Prokuda.....Term expires 12/31/2023

Dennis Bowdoin...Term expires 12/31/2023

Retirement Plan Advisory Committee

Jennifer Slater.....Term expires 12/31/2023

Jeff Warder.....Term expires 12/31/2023

Solid Waste Management Committee

Rick Burns.....Term expires 12/31/2021

Erv Suida.....Term expires 12/31/2022

Matt Bolang.....Term expires 12/31/2023

Matt German.....Term expires 12/31/2021

Bob Henshaw.....Term expires 12/31/2022

Bob Hanvey.....Term expires 12/31/2023

- Chuck Wright has been appointed the 2021 General Public Member on the Livingston County Tax Allocation Board, with a term expiring December 31, 2021.
- Judicial Services Group will provide electronic monitoring services for Livingston County's Specialty Courts and Programs from May 1, 2121 through April 30, 2024.
- LETS and the Building Departments have created non-union divisions within MERS that allow for the full funding of non-union liability, which is projected to reduce the annual required contribution going forward.

- The Estimated 2022 General Fund Budget has been submitted to the Tax Allocation Board.
- Lindhout Associates Architects was awarded a five year contract for architectural services for the County's building maintenance, continual adjustments, and modifications.
- A blanket purchase order was approved for the medical supplies, such as nitrile gloves, sharps containers, and Band-Aids that are needed for the Health Department to conduct COVID-19 vaccination clinics.
- LETS will purchase the Ecolane Interactive Voice Response system, which will integrate with existing software to provide automated ride reminder calls to customers. This reminders will also give customers an option to cancel rides.
- LETS has been awarded \$703,877 in Supplemental Section 5307 Grant Funding from the American Rescue Plan Act of 2021, apportioned to transit agencies to help recover from the COVID-19 pandemic.
- To secure savings through the refunding of bonds, the Board has authorized the issuance of not to exceed \$5,700,000 Limited Tax General Obligation Refunding Bonds, Series 2021.
- Equalization Department has examined the assessment rolls of the sixteen townships and three cities within Livingston County to ascertain whether the real and personal property in the respective townships and cities have been equally and uniformly assessed at true cash value. The Board has approved the 2021 County Equalization Report and adopted total value for all real property being equalized at \$12,518,989,552; personal property equalized at \$590,357,709; for a total County Equalized Value of \$13,109,347,261.