

## *Buildings, Lands & Infrastructure Committee*

*Ed Boettcher*

*Chuck Johnson, Chairman*

*Bryan Smith*

### **Minutes July 5, 2016**

Members: Chuck Johnson, Ed Boettcher, Bryan Smith  
Members absent: None  
Others: Pete Garwood, Janet Koch

**1. The meeting was called to order at 9:00 a.m. by Chairman Chuck Johnson.**

**2. Public Comment**

None.

**3. Building Department Update**

Mark Haynes, Building Official, had included a written update in the agenda packets. He said the gas mileage the new trucks were getting was equivalent to the old trucks.

Mr. Haynes' update also stated that, due to the increased work load in the department, he would like to move the building and electrical inspectors back to 40-hour work weeks. The electrical inspector currently works 30 hours per week and receives health and pension benefits; the building inspector currently works 37.5 hours per week and receives full benefits. Both are hourly employees.

Pete Garwood, County Administrator, said those two positions had worked 40 hours per week in the past and that when the economy slowed, the previous Building Official had reduced their hours. The Committee directed Mr. Haynes to work with the Finance Director and the Administration Department to obtain the amount of funding that the increased hours would require.

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Finance Committee find the funding for moving the building and electrical inspectors to 40 hours per week, and that the Board of Commissioners authorize the funding. Motion carried – unanimous.**

**4. Soil Erosion Control (SEC) Update**

Heidi Shaffer, Soil Erosion Control Officer, had included an update with the agenda packets. Ms. Shaffer said she was requiring a storm water plan for the large homes being constructed south of Alden. She also noted that an invasive species, wild parsnip, was becoming an issue.

**5. Forestry Update**

Mike Meriwether, County Forester, requested that the Committee authorize waiving the competitive bid requirements for harvesting timber off the property the County recently received from the Prince family. The Forestry Bid Policy states the following: "If the Agent along with the oversight committee determines that the use of competitive sealed bidding is either not practical or advantageous to Antrim County, a contract may be entered into either by competitive sealed proposals or through sole source negotiations."

## DRAFT

Mr. Meriwether distributed copies of a draft of a forestry easement agreement (**attached pgs. 6-9**) and told the Committee that the agreement's language had been drafted by previous civil counsel. Mr. Garwood said he had reviewed the agreement and had sent it on to civil counsel. Mr. Meriwether said the proposed easement overlaps an easement between three property owners, which is why the agreement cites individuals who aren't owners of the property. Mr. Meriwether said the "education" referred to in the agreement was to enable him to host classes from local schools on the property.

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Board of Commissioners approve the forestry easement agreement subject to approval by the County's civil counsel. Motion carried – unanimous.**

The Committee discussed Mr. Meriwether's request to enter into negotiations for a timber harvest from the Prince property with a sole source.

**Motion by Ed Boettcher, seconded by Bryan Smith, to approve the County Forester be authorized to secure the best price for the timber on the County property received from the Prince Family through sole source negotiations, and that he bring a recommendation back to the Committee for a company with whom the County should contract with and a sale price. Motion carried – unanimous.**

### Forestry Fund #230

Mr. Meriwether distributed a document titled "2017 Appropriation Request" for Forestry Fund #230 (**attached pg. 10**) and asked if the County had anything in mind for County-owned properties in the 2017 budget.

The Committee discussed the trail construction on County-owned property adjacent to Lakes of the North that was proposed for 2017. Though the all-purpose trail is next to a private campground, the trail would be open to the public. Future maintenance of the trail was discussed. Mr. Meriwether said a trail exists; the proposed improvements would expand the trail and clear out stumps to make the trail safer.

## **6. Parks Update**

Eileen Wallick, Parks Manager, said the Fourth of July weekend had gone well. She said she was still short two employees and was working to correct that situation. She added that a number of employees are working overtime to compensate.

The pay scale for the non-union part time employees was discussed, as were the hiring of work release employees. The Committee recognized the difficulty of the park's personnel situation and recommended that for the 2017 budget, Ms. Wallick propose increased wages for the 2017 budget.

Haley Breniser, Executive Director for Grass River Natural Area, suggested that in future years, Ms. Wallick contact colleges that have parks and recreation degrees when looking for summer help.

## **7. Operator of Dams Update**

Mark Stone, Operator of Dams, said the repairs to the Bellaire Dam were complete. Mr. Stone noted that the installation of a ground fault interrupter (GFI) would increase the safety of the dam operator when working on the Bellaire Dam. He added that the condition of the lines was also an issue and might need upgrading for the GFI to function properly. Mr. Stone was directed to contact an electrician for estimates.

### Elk Rapids Hydrodam

Mr. Stone said the requirements of the Dam's operating license have almost been fulfilled. The dissolved oxygen sensor required by Michigan's Department of Natural Resources is in place. Mr. Stone told the Committee that August 2 will be the 100th anniversary of the completion date of construction of the Hydrodam.

### Birch Lake

Mr. Stone said he'd spoken at a recent meeting of the Birch Lake residents regarding the replacement of three 18" culverts under US 31. He noted his appreciation that the Board of Commissioners has passed a motion at their last meeting opposing the replacement of the culvert if it was designed to allow the passage of fish.

### Large Woody Debris Project

Mr. Stone said five new large woody debris (LWD) structures had been installed on the Grass River; three LWD structures were improved. It was Mr. Stone's opinion that the LWD project is instilling a positive attitude toward the County. Moving forward with LWD projects in the upper Chain of Lakes was discussed. Mr. Stone asked the Committee if they would like him to continue working on LWD projects; he is working on the projects on a volunteer basis.

The Committee and Mr. Stone discussed how to move forward with protecting natural resources.

## **8. Grass River Natural Area (GRNA) Update**

### Signage Project

Haley Breniser, GRNA Executive Director, had included diagrams of a concept plan for the proposed signage in the agenda packets. Through a grant from Michigan Recreation and Park Association, up to \$24,000 is available for new signage, which must be used by the end of September. The lifetime of the signs is expected to be 20 years.

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Board of Commissioners approve the new design and installation of wayfinding and directional signs at the GRNA at no cost to the County. Motion carried – unanimous.**

### Brown Property Dock/Boardwalk & Invasive Species Removal

Ms. Breniser said autumn olive is an invasive species that is seen on the rail trail and is beginning to be seen in tributaries to the Grass River. The SEEDS organization has the necessary permits and licensing for invasive species removal. The plan is to bring five licensed employees a day (10 hours per day) for two weeks. SEEDS is a Youth Conservation Corps program based in Traverse City. Antrim County youth will work on the Grass River project. This organization removed a portion of boardwalk in Grass River in 2015.

## DRAFT

Removal of the private dock and boardwalk on property owned by the County was discussed. Mr. Garwood said per the GRNA contract with Antrim County, the County is responsible for cost of the property's maintenance. Invasive species were discussed. Ms. Breniser noted that the property managed by GRNA, Inc. was over 1400 acres.

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Finance Committee identify the funding for and the Board of Commissioners approve \$5,000 for the removal of the boardwalk and dock on parcel 05-04-006-039-10 and the removal of invasive species at Grass River Natural Area, with the work to be done by the SEEDS Youth Corps.  
Motion carried – unanimous.**

### Waiver Request

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Board of Commissioners approve the request of the Grass River Natural Area Inc. to serve alcoholic beverages at the GRNA Inc. Annual Meeting. Motion carried – unanimous.**

### Boardwalk

Ms. Breniser said she would keep the Committee updated on any movement regarding strategies for replacing the boardwalk. She noted that the maximum grant award for a development project through the Michigan Natural Resource Trust Fund is \$300,000. Ms. Breniser noted that the boardwalk is GRNA's most popular attraction but it is aging infrastructure that is being used increasingly every year.

## **9. Maintenance Update**

Dave Vitale, Maintenance Director, described the recent electrical issues that had occurred on the jail roof. Mr. Vitale described a number of other repair and maintenance issues he and his department had been working on. He added that he anticipated the installation of the boiler to take one to one and a half weeks.

## **10. Various Matters**

### Department of Natural Resources (DNR) Acquisition

Mr. Garwood distributed copies of a letter from Ms. Joyce Angel, Unit Manager for the Michigan DNR. Also included in the papers he distributed were two maps illustrating the property described by Ms. Angel (**attached pgs. 11-16**). The DNR has been offered a 62 acre parcel in Jordan Township in exchange for 2.38 acres of state-owned land in Livingston County. The 62 acre parcel is surrounded by state land. Ms. Angel asked that the County provide a response regarding the proposed land exchange by July 15.

Mr. Garwood said the property is parcel 05-09-031-008-00 and that the total annual property taxes are approximately \$465. He added that he was working to determine if Jordan Township had been notified.

**Motion by Ed Boettcher, seconded by Bryan Smith, to recommend the Board of Commissioners approve the Michigan Department of Natural Resources acquire parcel 05-09-031-008-00 in Jordan Township through a land exchange. Motion carried – unanimous.**

Kearney Township Rezoning (attached pgs. 17-19)

Janet Koch, Associate Planner, said a letter from Kearney Township Planning Commission had been received regarding a proposed rezoning that would add a commercial district to the existing manufacturing district east of Derenzy Road. The County was notified of this rezoning because the airport is located close to the properties that are proposed to be rezoned.

The consensus of the Committee was that there was no reason to object to the rezoning.

Commission on Aging (COA) Meals

Mr. Garwood said he had been approached by Judy Parliament, COA Director, regarding adding a name to the providing of meals in Bellaire. The suggestion was to include signage at the COA building. The Committee expressed concerns about the proposal, especially the idea of competing with private businesses. They were amenable to a suggestion to place signage on the door into the building instead of a sign on the road. Mr. Garwood was directed to have Ms. Parliament put the proposal into writing.

**11. Public Comment**

Mr. Smith commended Mr. Garwood for his efforts, his expertise, and his dedication to the County.

The meeting was adjourned at 12:15 p.m.

**EASEMENT AGREEMENT**

THIS EASEMENT made and entered into on August \_\_\_\_ 2016, Ronald and Mary Warns, of 8676 Sisson Road, Bellaire Michigan 49615, Robert and Terry Warns, of 10555 Bayer Road, Puryburg, Ohio 43551, and Richard and Roblynn Warns, of 81081 Howard Street, Temperance Michigan 48182, as the Grantors and the COUNTY OF ANTRIM, as Grantee, 203 East Cayuga, P.O. Box 520, Bellaire, Michigan 49615 and

WHEREAS, the Grantors are the owners in fee simple of certain property located in the Township of Central Lake, described as follows:

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty Four (34), Township Thirty One (31) North, Range Eight (8) West

WHEREAS, the Grantee is the owner in fee simple of certain property located in the Central Lake Township, described as:

The East One Half (E ½) of the South East Quarter (SE ¼) of the South West Quarter (SW ¼) of Section Thirty Four (34), Township Thirty One (31) North, Range Eight (8) West

WHEREAS, the Grantee desires to obtain an easement for the ingress and egress to its property for the purpose of education and forest management activities including but not limited to measuring, marking and monitoring the growth and development of the forest, harvesting and removal of forest products.

1. **PURPOSE:** The purpose of this easement is to permit the Grantee, its employees, officers, representatives, contractors, and agents ingress and egress to its property for the purpose of education and forest management activities including but not limited to measuring, marking and monitoring of growth and development of the forest, harvesting and removal of forest products.
2. **LIMITATION OF USE OF EASEMENT:** Grantee agrees to restrict any and all public ingress and egress. Further, Grantee agrees to give the first right of refusal to the Grantors should the Grantee decide to dispose of though sale its property as described above.
3. **CONSIDERATION:** Grantee agrees to pay Grantors a onetime payment of Four Thousand Dollars (\$4,000.00).
4. **GRANTOR'S GRANT OF EXCLUSIVE EASEMENT:** Grantor grants to Grantee an exclusive 16 foot wide easement for the purpose of ingress and egress over and across the SE ¼ of the NW ¼ of Section 34, Town 31 North, Range 08 West, Central Lake Township, Antrim County Michigan for the purpose of education and forest management activities including but not limited to measuring, marking, and monitoring growth and development of the forest, harvesting and removal of forest products: the center line being described as:

Commencing at the East ¼ corner of said Section 34, thence N88° 45'23"W, 2538.00' along said ¼ line; thence N01°00'20"E, 258.58' to Certified ending point of Sisson Road, being 0.74 miles from the centerline of M-88 and the POINT OF BEGINNING of this easement; thence S78°34'12"W, 15.65'; thence N89°25'41"W, 34.84'; thence N79°27'53"W, 219.03'; thence S61°57'51"W, 169.01'; thence N89°58'56"W, 48.96'; thence S36°39'51"W, 126.52'; thence S15°42'11"W, 106.34' to the E-W ¼ line of said Section 34 and the Point of Ending of this easement. Easement sidelines shall shorten and/ or extend to meet the E-W ¼ line. See attached easement survey.

5. **SCOPE OF PERMITTED USE**, The easement shall be for the sole use of Grantee's related education and forest management activities and not for use as a public road or by the public.
6. **BINDING AGREEMENT**: The provisions of this easement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns,

THIS PART INTENSIONALLY LEFT BLANK

DRAFT

In witness whereof, the signatories to this agreement have been empowered to execute the same on behalf of each party on the day and year set forth herein.

\_\_\_\_\_  
Witness Mike Crawford, Chairperson  
Antrim County Board of Commissioners

\_\_\_\_\_  
Witness Sheryl A. Guy, County Clerk

STATE OF MICHIGAN )  
  )  
COUNTY OF ANTRIM )

**ACKNOWLEDGEMENT**

Mike Crawford, Antrim County Board of Commissioners and Sheryl A Guy, Antrim County Clerk acknowledged the foregoing instrument before me this \_\_\_\_ day of August 2016.

\_\_\_\_\_  
, Notary Public  
My commission expires:\_\_\_\_\_

\_\_\_\_\_  
Witness Ronald Warns

\_\_\_\_\_  
Witness Mary Warns

\_\_\_\_\_  
Witness Richard Warns

\_\_\_\_\_  
Witness Roblynn Warns

\_\_\_\_\_  
Witness Robert Warns

\_\_\_\_\_  
Witness Terry Warns

STATE OF MICHIGAN )  
  )  
COUNTY OF ANTRIM )

**ACKNOWLEDGEMENT**

Ronald and Mary Warns, Richard and Roblynn Warns and Robert and Terry Warns, acknowledged the foregoing instrument before me this \_\_\_\_ day of August 2016

DRAFT

2017 Appropriation Request

**FORESTRY FUND # 230**

	2016 Status	2017
Easement Purchase	6,000 used	0
Properrty Survey	3,000.00 un-used	0 Do not anticipate any surveys
GIS Software	2,000.00 un-used	2,000.00 Keep in budget
Tree Planting - Hawk Lake	4,500.00 un-used	7,000.00 increaed acreage, project dates move to fall of 2017
Lake of North trail construction		850 excavator at 10hrs x \$85.00/hr

2017 request \$9,850.00

Projected revenues

	2016	2017
Hawk Lake timber sale	7,400.00 paid	66,600.00
Prince Property timber sale	5,000.00 pending	
Skinkle road timber sale		10,000.00
Glacial Hills timber sale		5,000.00
Revenues projected	\$12,400.00	\$81,600.00



RICK SNYDER  
GOVERNOR

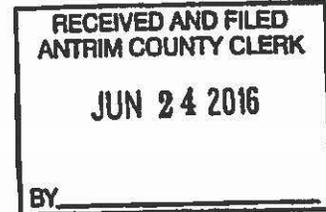
STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING

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DR. WILLIAM E. MORITZ  
DIRECTOR

June 20, 2016



Mr. Crawford, Chair  
Antrim County Board of Commissioners  
PO Box 520  
Bellaire, MI 49615

Dear Mr. Crawford and Board:

The Department of Natural Resources (DNR) has been reaching out to local units of government in an effort to talk strategically about land ownership and planning in the communities where state-owned land is present. This letter, which includes some information pertinent to that conversation, is to inform you of a potential land transaction involving state ownership in Antrim County.

A private individual has approached the DNR to propose a land transaction in which they have offered 62 acres of land located in Jordan Township to the DNR in exchange for 2.38 acres of state-owned land located in Livingston County, Brighton Recreation Area. Please see the enclosed maps for the specific location of the parcels involved in the proposal.

The parcel of land offered to the DNR in Jordan Township is adjacent to state-owned land on 4 sides and assists in accomplishing our land management goals by consolidating state ownership. Monitoring the private/public ownership interface requires an extensive amount of time and resources, so we pursue opportunities to consolidate state ownership when possible. The offered parcel is mostly lowland conifers and part of the Intermediate River watershed, draining into the Jordan River. It has an old rail grade as the access off Skinkle Rd. that comes out at Old State Rd. This area is popular for hunting, and would be managed like the adjacent state land for wildlife habitat making it desirable to be contiguous.

The state-owned parcel that the applicant has requested in this proposal is considered 'surplus' to the DNR because it is surrounded by private ownership and its small size does not lend itself to resource management for the public. DNR staff is currently supportive of the proposed land exchange and have recommended that it be approved by the DNR Director. However, prior to the Director's decision, we wanted to contact you to determine if your office has any questions or concerns related to this proposed transaction.

We would appreciate a written response by July 15, 2016 advising us of any questions or concerns that you may have regarding the proposed transaction. A written statement if you have no concerns is requested as well. This can all be done by email if that is more convenient for you.

Mr. Crawford, Chair  
June 20, 2016  
Page 2

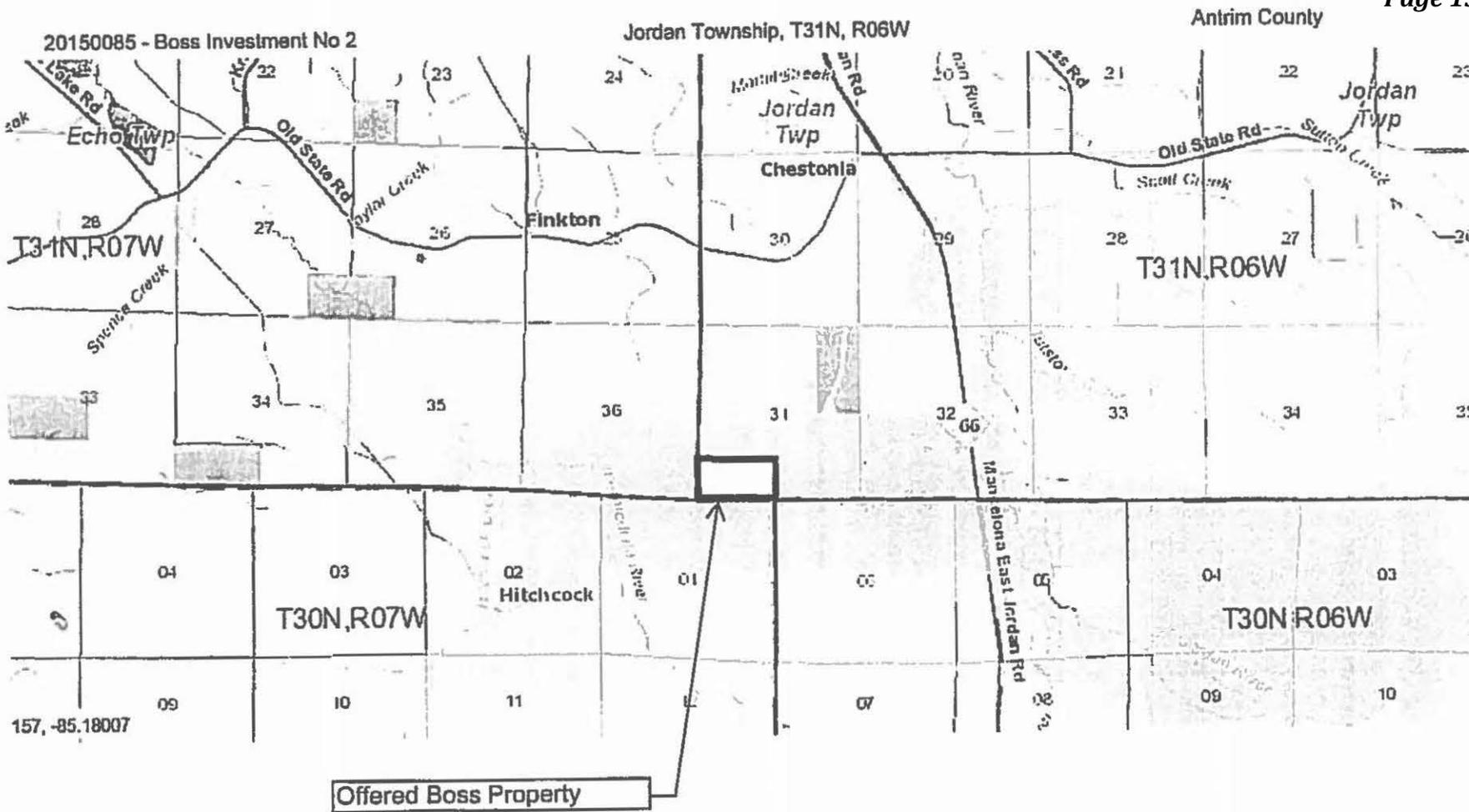
If you would like to talk about the proposal more in depth I would be happy to attend a meeting or set up a time for a direct conversation. Please also feel free to call me at the number provided below.

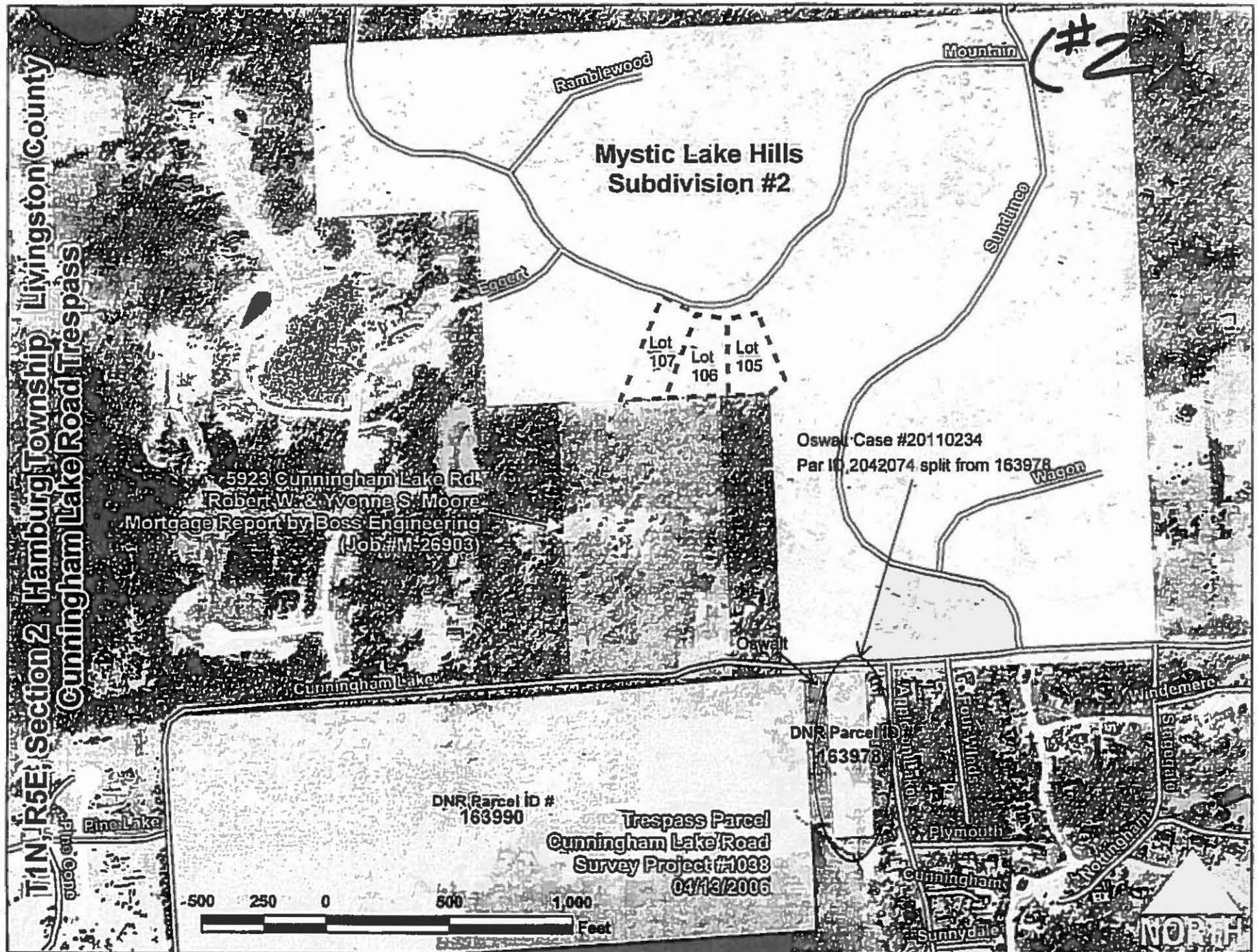
Sincerely,

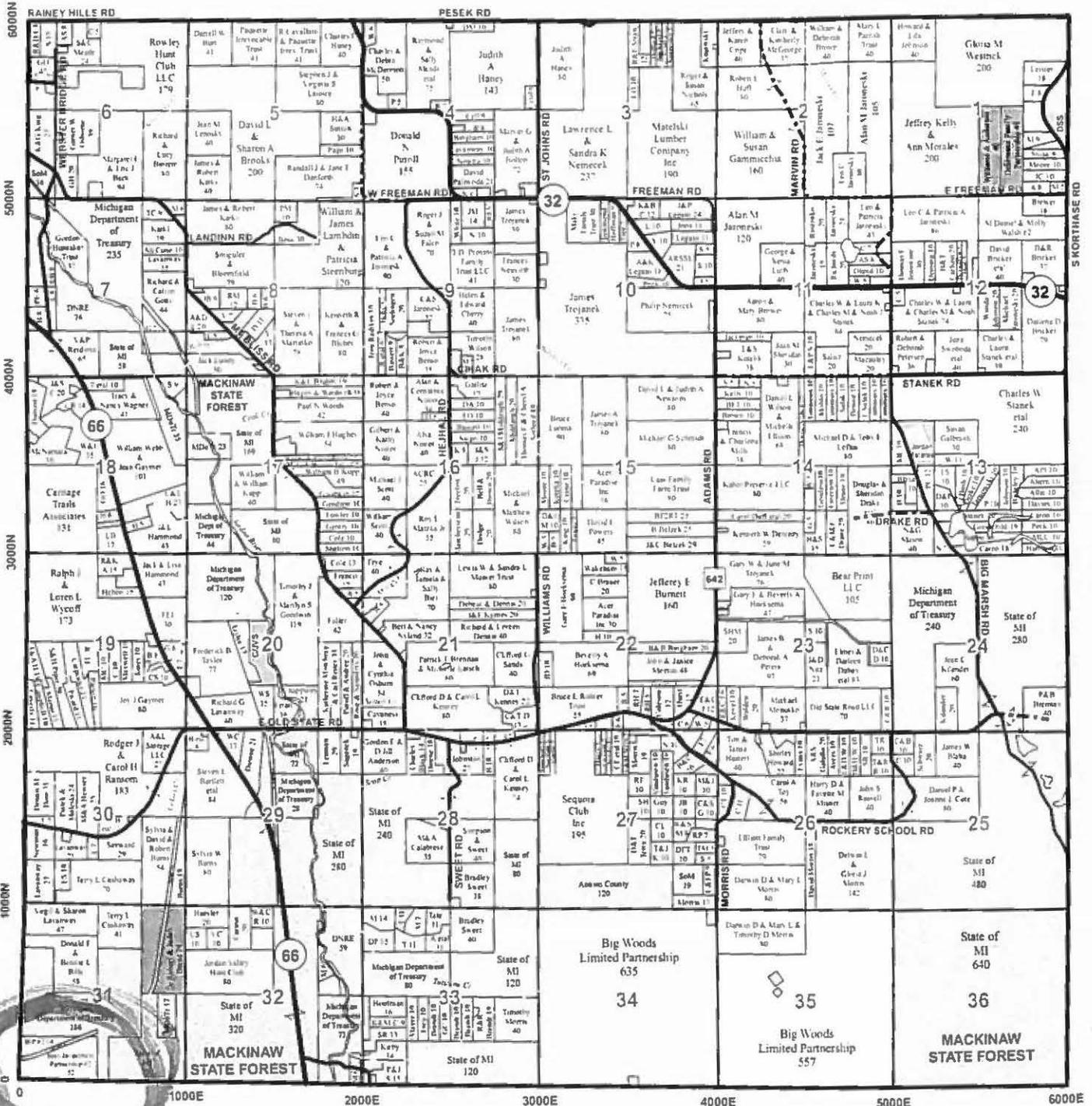
A handwritten signature in black ink that reads "Joyce Angel, C.F." The signature is written in a cursive style.

Joyce Angel, C.F., Unit Manager  
Michigan Department of Natural Resources  
Forest Resources Division  
1732 W. M-32, Gaylord, MI 49735  
Angelj1@Michigan.gov  
989-732-3541 x 5440

Enclosures







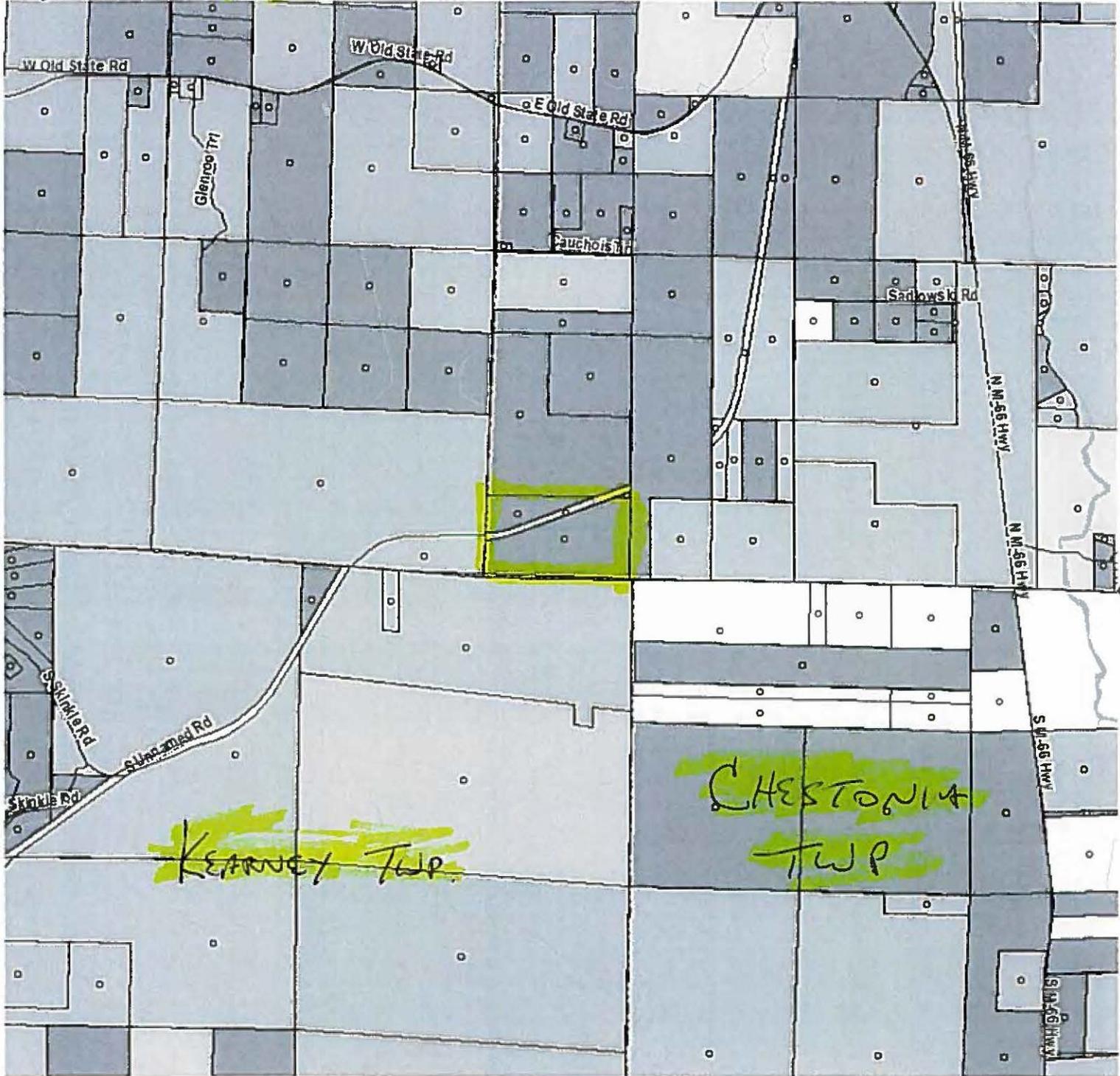
### Current Taxable Value

Showing Parcel Lines & Labels

ECHO TWP.

TWP LINE

JORDAN TWP.



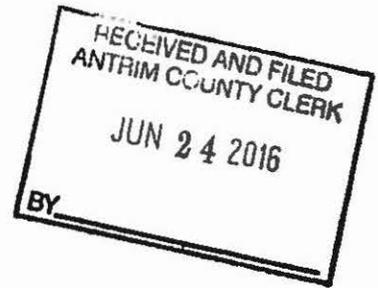
Current Taxable Value (2016 Assessment)

The property taxable value information was obtained from the tax parcel database provided by the Antrim County Equalization Department.

The property line data for Antrim County was provided by the Equalization Department. The parcel areas shown are meant to represent ownership parcels as described by the TAX ID number (each parcel area should correspond to a single TAX ID number, except where a road or other area splits the parcel into multiple areas). Where possible, the parcel map was adjusted to "fit" the database. However, there remains parcels on the map for which no data is attached, and database records for which no mapped parcel could be identified.



**KEARNEY TOWNSHIP  
4820 AERO PARK DRIVE  
P.O. BOX 51  
BELLAIRE, MI 49615**



**KEARNEY TOWNSHIP PLANNING COMMISSION**

**June 21, 2016**

**Dear Property Owner:**

**This letter is to inform you that on Monday July 18, 2016 at 7pm there will be a public hearing regarding a possible change to a portion of the Kearney Township Zoning Ordinance. The proposed change is to add a commercial district to the current manufacturing district by combining the two districts, this is located east on Derenzy Road. The current commercial zone will remained unchanged.**

**You have received this letter because your property is either located in the proposed area that is being discussed or your property is within 300 feet of the proposed change. The list of parcel numbers is located on the attached paper.**

**If you have questions or concerns you can put them in writing, fax, and email or please attend our public hearing.**

**Email: [kearneytwp@live.com](mailto:kearneytwp@live.com)**

**Phone: 231-533-6099**

**Fax: 231-533-5290**

**Sincerely,**

**Melissa Przybyszewski  
Secretary, Kearney Township Planning Commission**

**Parcel Numbers of properties located within the proposed change or within 300 feet of the proposed change.**

05-10-020-016-00  
05-10-020-014-00  
05-10-020-013-00  
05-10-020-015-00  
05-10-020-012-00  
05-10-020-011-00  
05-10-020-010-10  
05-10-020-010-00  
05-10-020-005-00  
05-10-020-008-10  
05-10-020-019-00  
05-10-020-019-10  
05-10-020-017-40  
05-10-019-005-00  
05-10-020-006-00  
05-10-020-006-10  
05-10-020-008-20  
05-10-020-005-30  
05-10-020-008-30  
05-10-020-005-10  
05-10-020-018-10  
05-10-020-018-15  
05-10-020-020-00  
05-10-020-017-55  
05-10-020-023-00  
05-10-020-004-20  
05-10-020-004-00  
05-10-020-019-30  
05-10-020-017-60  
05-10-020-017-00  
05-10-020-007-00  
05-10-020-009-00

# Zoning Districts Map

## Kearney Township - Antrim County

### Legend

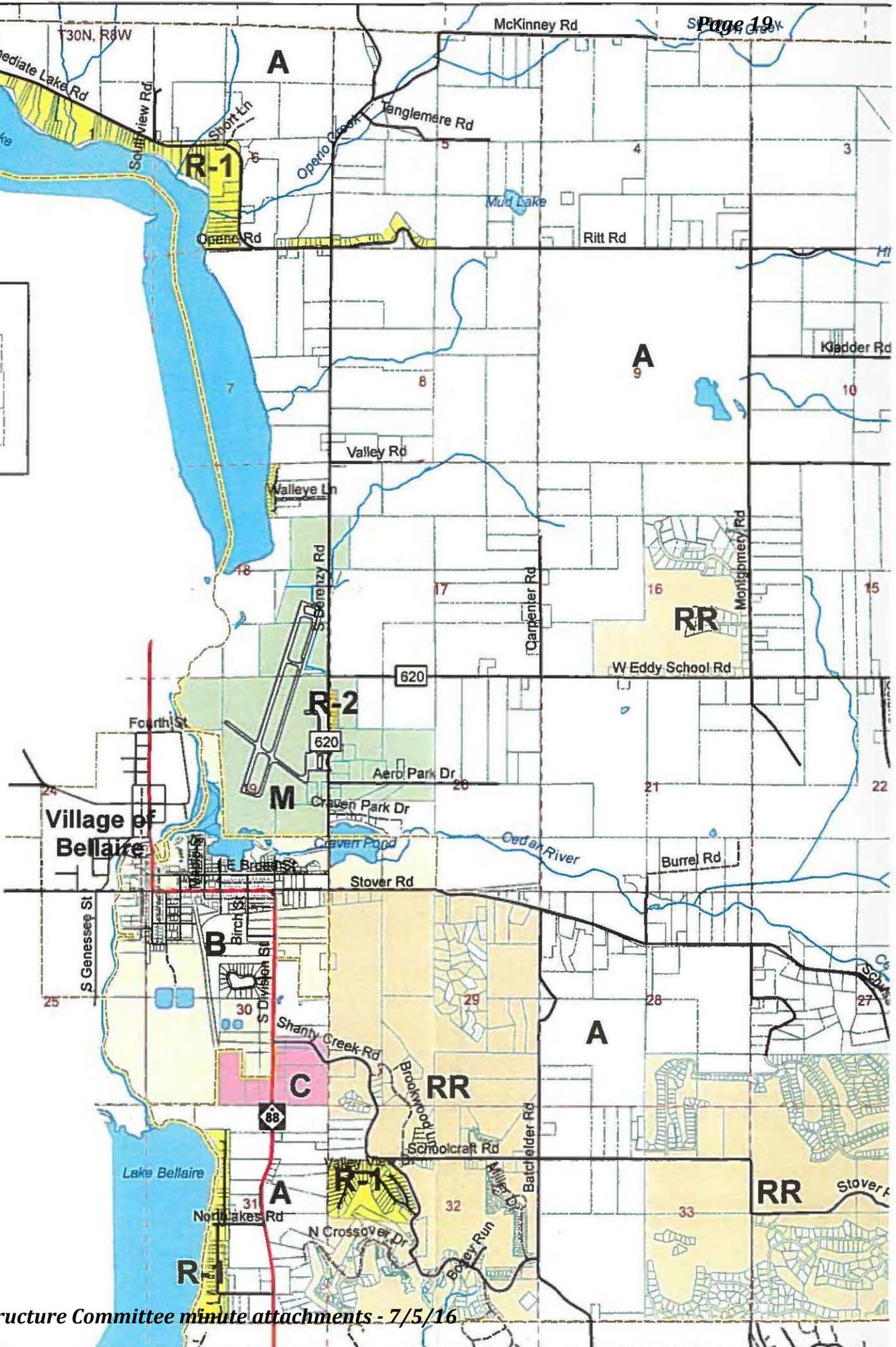
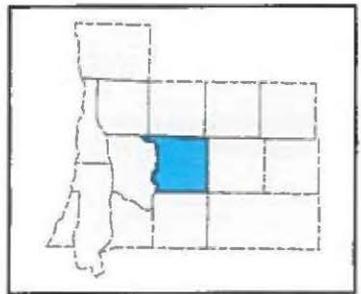
- Section Lines
- Township Boundaries
- Parcel Lines
- Streams
- Lakes & Ponds

### Transportation

- State Trunkline
- County Roads
- City Roads
- Not Act 51 Certified

### Zoning

- A** Agriculture
- B** Bellaire
- C** Commercial
- M** Manufacturing
- PD** Planned Development
- R-1** R-1 Residential
- R-2** R-2 Residential
- RR** Resort Residential



Map Produced by:  
 Northwest Michigan Council of Governments  
 Map Date: 17 March 2006  
 Path: M:\GIS\Projects\KearneyTWP\Zoning\_Tabloid.mxd