



**LEROY TOWNSHIP**  
**BOARD OF TRUSTEE MEETING**

**February 19, 2019**

*Called to order at 9:30 a.m. @ 8146 4 Mile Road. Prayer and Pledge followed.*

*Present: Supervisor Laveta Hardish, Treasurer Mark Christoff, Clerk Brenda Schuetz and Trustee Jon Bolton. Trustee Doug Chapman excused.*

*Motion to approve meeting agenda as written made by Treasurer Mark Christoff and supported by Trustee Jon Bolton. Motion carried.*

*Guests: Fred Gasser*

*Consent Agenda: Motion to approve the January 22 & February 12 Board Meeting Minutes, Current General Budget Report, the financial report as written and post approval of January 2019 bills in the amount of \$70,683.34 and to place Communication & Departmental Reports on file made by Treasurer Mark Christoff and seconded by Trustee Jon Bolton. Motion carried.*

*Open Business: 2019-20 Proposed Budget*

*New Business:*

*A motion to approve the Planning Commission Site Plan Review for 193' AT&T Mobility Tower & Conditional Use Permit on parcel # 14-300-027-00 owned by Leon & Donna VanMiddlesworth made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to approve the Planning Commission Site Plan Review for Station 66 at 4588 D Drive South owned by Curtis & Janette Tramel for a building addition for coolers and storage made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept a letter of engagement for 2019 audit, not to exceed \$6900, by Siegfried Crandall made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to accept a renewal lease agreement for our postage meter machine with MailFinance made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to post-approve payment of half the cost of a 5-year plan for Parks & Rec through Fleis & Vandenbrink made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to post-approve payment for street lights for the December invoice of \$1,026.81 and the January invoice for \$1,063.39 made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to post-approve payment for attorney fees amounting in \$1,394.00 to Mumford, Schubel, Macfarlane & Barnett made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*Recessed at 10:00 a.m. and called to order the Dangerous Building Hearing*

*794 Graham Lake Terrace, Lonnie Ball: Owner said house has not been occupied since 1999 and had various blight issues. Township building inspector found building in violation of repairs to the soffit & fascia, siding and window casings in May 2018 and nothing has changed. A hearing, per the State Housing Law, was held on January 17 with an unbiased officiator, Kim Tuck. His findings were that owner was to get a building permit allowing updates to allow a certificate of occupancy to be issued within 180 calendar days from date of permit. No permits were issued. It was determined, with the building inspectors' knowledge that the cost of repair on the outside only would be less than the half the Equalized Value.*

*Board's decision is to ask for a walk through with the building inspector within 2 weeks. A decision will then be made as to whether the building is repairable or to demolish. If repairable, an additional 2 weeks will be allowed to pull and pay for permits to repair all inspectors' findings and work should be completed in 120 days. If permits aren't pulled and/or no progress for updates are made in the 120 days, building will be ordered to be demolished by Township after 21 days; cost to be passed on to homeowner. Motioned by Treasurer Mark Christoff and supported by Supervisor Laveta Hardish. Motion carried.*

*Adjourned at 10:25 and called to order:*

*4050 Capital Avenue SW, Sandra Guy-Fox property: Communication with owners have been going on for some time with the building department with concerns of safety of the building. Spring 2018 a demolition permit was pulled. One outbuilding was demolished and burned but nothing done to house. Third time going out to meet with owners they did not show and communication has stopped. Again, per the State Housing Law a hearing was held on January 17 with an unbiased officiator, Kim Tuck. His options are 1. Schedule an inspection with township official within 14 calendar days from option notification to compile a list of violations to correct and allow 190 day from date of inspection for repairs. 2. Obtain a new demolition permit within 14 calendar days from date of this notice and demolition completed and trash/debris removed within 180 calendar days from date of this notice. Mold has been seen inside building. Property value \$103,000 according to the assessor's records and to repair property will cost more than half of that amount resulting in demolition being the best option.*

*Board's decision is Option 1 Allow owners to pull a demolition permit within 2 weeks of date of notice and property must be completely cleaned up and no debris on premises within 120 days. Option 2 If owners wish to restore building, owner pays for a mold report and must be done within 2 weeks of the date of notice by a licensed and certified mold company. If safe to enter, an inspection will be set to assess all repairs to be done, then permits will be allowed to be issued and work will be completed in 120 days. If they don't comply with one of these options building will be ordered to be demolished by the Township after 21 days with all costs going back to property owner. Motioned by Trustee Jon Bolton and supported by Treasurer Mark Christoff. Motion carried.*

*Closed Public Hearing at 10:58 and reconvened Regular Board Meeting*

*A motion to post approve payment in the amount of \$4,412.00 to renew our workers comp with Liberty Mutual Insurance made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to set March 19, 2019 at 10am for the Budget Public Hearing made Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to set May 4, 2019 for the Spring dumpster day and October 5, 2019 for the Fall dumpster day from 9 a.m. to noon made by Clerk Brenda Schuetz and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept Resolution 2019-02-01 for the Supervisor salary made by Clerk Brenda Schuetz and seconded by Trustee Jon Bolton. Motion carried.*

*A motion to accept Resolution 2019-02-02 for the Treasurer salary made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept Resolution 2019-02-03 for the Clerk salary made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept Resolution 2019-02-04 for the Trustee Per Diem wage made by Treasurer Mark Christoff and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to accept Resolution 2019-02-05 for Building Inspectors recognized as Township Officials made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*A motion to accept Resolution 2019-02-06 for meeting dates/office hours/holidays for 2019-20 made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept cemetery Sexton & cemetery caretaker agreements made by Trustee Jon Bolton and seconded by Treasurer Mark Christoff. Motion carried.*

*A motion to accept Resolution 2019-02-07 for the 2019-20 salary & wages made by Trustee Jon Bolton and seconded by Clerk Brenda Schuetz. Motion carried.*

*Next Board meeting is set for March 19, 2019 at 9:30 a.m. Adjourned at 11:24 a.m.*

*Respectfully, Brenda Schuetz, Clerk*