

Frankenlust Township Times

January 2011

☐ Phone: (989) 686-5300 ☐ Fax: (989)686-5370 ☐ Web Site: www.frankenlust.com

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From The Supervisor * Ronald Campbell

Office Hours: Tuesday 12-4pm & Thursday 8:30am-4pm
rwc_supervisor@frankenlust.com

I hope everyone had a safe and happy holiday. As the new year begins, there are a number of items the Board will be working on in the next few months.

Local roads will be on the agenda in February. With revenue sharing from the state decreasing again this year, money for roads is tight. However, we will continue to do as much as we can possibly do. Just a note about ditching: Funds for ditching comes out of the local roads budget. We have received cost estimates from the Bay County Road Commission. Currently the approximate cost to chip and seal 1-mile of road is around \$100,000 and to pave 1-mile approximately \$300,000. One project that will be done this year is the culvert will be replaced that crosses Amelith Road just west of Fraser.

There is some good news for sewer customers: the Township Board has reduced the rate by \$.70 per 1,000 gallons. If you use less than the 15,000 gallon minimum, you should see a reduction of about \$10.00 per quarter starting with the first quarter billing.

The Township Board will be reviewing a new Weed Ordinance in the next few months. The Planning Commission also reviewed the Ordinance and recommended some changes. I would like to thank these members for their expertise on this matter.

Having recently spoken with the Michigan Department Of Transportation, the M-84 project will continue in the spring. They will be working on some smaller items on the portion that was completed last year while completing the section to Euclid.

From The Treasurer * Mary M. Revord

Office Hours: Tuesday & Friday 8:30am-4pm
treasurer@frankenlust.com

Welcome 2011. Another year has flown by. Why is it the older I get the faster it seems the year goes by. My mother used to tell me that when I was young and never thought anything of it. But now I say the same things. Another common saying for her was the Golden Years

are not so golden. I am beginning to know what that one means also.

Talking about history, the Township will be 130 years old this year (June 3, 1881). If you have any stories or pictures to share, bring them in .

You can continue to pay your summer and winter taxes here at the Hall until February 28th. Remember summer taxes have interest added monthly. From February 15th – 28th both summer and winter taxes have a 3% penalty added on. My hours for the month of February will be as follows:

February 1, 4, 8, 11 ~ 9am – 4pm

February 14 ~ 9am – 5pm

(last day before adding penalty)

February 15, 18, 22, 25 ~ 9am – 4pm

March 1 ~ Real Property taxes due to Bay Co. Treas.

Tax payments need to be in my office by mail or in person by 5 pm February 14th.

If you have any questions at any time, please be sure to contact me by phone, a visit at the Hall or e-mail: treasurer@frankenlust.com.

Enjoy the rest of the winter season. Remember spring is right around the corner (another old saying).

From The Clerk * Alvin J. Appold

Office Hours: Monday 8:30am-4pm
Tuesday & Thursday 12-4pm
aja_clerk@frankenlust.com

A synopsis of the Township Board's August, September, October, November & December Meetings follows:

August 10th: The Solid Waste Disposal Ordinance 8A was approved. ~ A contract with AccuMed Billing to do the billing for Emergency Runs or Services has been approved.

Special Meeting August 19th: A 5-year contract was awarded to Waste Management.

September 7th Hearing: Established the District for the Trash Assessment.

September 14th: Adopted the Resolution for the Trash Assessment Roll. ~ Accepted a bid from Jim Balwinski to paint the Historical Township Hall and the Township Hall.

October 5th Hearing: Approved the Resolution for the Special Assessment Roll Trash Collection 2011-2015.

October 12th: Residents from Shadows on the Green will have to go to the Zoning Board of Appeals for interpretation of the Zoning Ordinance concerning sidewalks.

November 9th: Adopted a Resolution to support the Great Lakes Bay Regional Rail Trail in the Township. ~ Approved purchase of 30 trees to be planted in the Nature Park to provide a wind and noise block. ~ Board of Review appointments were Frank Linzner, Howard Helmreich, and Armond Beiser for 2 year terms. ~ Adopted a Sign Zoning Permit.

December 14th: Adopted a moratorium not to exceed one year on the establishment of any business or distribution center for the sale and/or dispensation of marijuana for medical use until an ordinance defining approved zoning for such activity is established and is also consistent with the state law. ~ In a December Special Hearing Meeting, the Zoning Board agreed that Shadows on the Green Association did not need to put in sidewalks.



From The Fire Chief * Karl Verity

fire_dept@frankenlust.com

From the Frankenlust Fire Department, I would like to start off and wish you and your family a great New Year!

We responded to 297 calls in 2010. This is a record for the department! The calls were as follows: 18 fires which range from grass fires to 2 structure fires; 192 medical/rescue calls which include car accidents; 11 hazardous condition calls which include power lines or poles that are down or on fire; 23 service calls which deal with water problems or leaks; 45 good intent calls in which we are cancelled in route or there is a smell of smoke; 7 false alarms; and 1 call that was undetermined and didn't fall into any category.

I am very proud of the department and its personnel and I would like to thank them for all the efforts they put forward to serve the Township.

I am also glad to report that Gavin Tucker has joined our department. He lives here in the Township and works at Dow. Gavin and John Wieck are currently in Firefighter School and will be done in May.

Dennis Wieck has been promoted to Medical Lieutenant.

Your department now has 6 Paramedic/EMT level personnel and 8 MFR level personnel out of the 19 current members. This is a testament to the dedication that your department has to training and to providing the best service possible.

On February 26th we will be hosting our annual Fundraiser Banquet at the LFA Hall starting at 6pm.

Tickets are \$18.00 per person and includes a buffet dinner, beverages, and music. We will have raffles and door prizes. A great time is always had by all who attend. This is our only fundraiser of the year and helps to pay for some of the non-budget equipment we have to purchase throughout the year.

We are always looking for new Firefighters! If you always wanted to help the community and be a part of a progressive organization, please call the Township at 686-5300, or myself at 734-564-0283. We pay for all training and equipment required. Only limitations are that you need to be 18 and live in the Township.

From The Township Assessor * Paul Arnold

pwa_assessor@frankenlust.com

Moving and haven't sold your home?

It's not uncommon for people to move to a new home without having sold their previous home. One result of this circumstance would be the loss of the "Principal Residence Exemption" for the home they left. This would increase their property tax bill by 18 mills because normally you can only claim that exemption for one home at a time. Two years ago the State of Michigan passed legislation that would allow a "Conditional" exemption for up to three years.

There are certain conditions that must be met in order to be eligible. Initially, your new home must be in the State of Michigan. Next, your previous home must be up for sale and not be rented. If you, or someone you know, may be in this situation, contact the Township Assessor either at the Township Office, 686-5300 or his home office, 662-6232, and request the form for "Conditional Rescinding".

Taxable & Assessed Values

The amount of taxes we pay is determined by multiplying the millage rate by the Taxable Value. While we have some say in the millage rate because we as a body of voters choose to approve or disapprove increases or renewals, the Taxable Value is primarily changed by the Consumers Price Index. The CPI is computed by using the Federal Government's monthly rendering of the Bureau of Labor and Statistics. Last year was the first time in fifteen years where the CPI actually decreased slightly. This year, however, effects of inflation are starting to show and the CPI was determined to be 1.7 %. That means that a property with a Taxable Value of \$40,000 would increase by 1.7% to 40,680. The increase of \$680 in Taxable Value would increase your actual taxes by approximately \$21.

We are now in a position that the Assessed Value can also affect the Taxable Value. If the Assessed Value falls below the Taxable Value, the Taxable Value also falls to that level. We will be seeing an increase in assessed values for farm ground but a decrease in values for residential properties. A decrease of between 6% and 8% can be a reality.

Buying a Home?

If you are purchasing a home at this time you may find that the purchase price is less than double the Assessed Value. That may indicate your new home is over assessed.

Here are some things you can do to help support a lower assessment for your new home.

- take pictures of the interior and exterior of the home at the time of purchase to verify the condition at time of purchase

- verify that the home was on the "open" market, available for purchase by anyone

	ITEM	YES	NO	HOW
Place together in brown paper grocery bag	NEWSPAPERS AND PHONE BOOKS	<ul style="list-style-type: none"> Newspapers Newspaper inserts Phone books Glossy magazines 	<ul style="list-style-type: none"> No plastic wrappers, metal or board inserts No product samples No plastic-metal 	<ul style="list-style-type: none"> Stack neatly in brown paper bag to avoid fly away Keep materials clean
	MAGAZINES/ JUNK MAIL	<ul style="list-style-type: none"> Glossy catalogs Glossy flyers Glossy brochures Envelopes 	<ul style="list-style-type: none"> No plastic windows 	<ul style="list-style-type: none"> Remove and discard non recyclable materials
	MIXED OFFICE PAPER	<ul style="list-style-type: none"> Letters, photo copies & scratch paper Computer paper 		<ul style="list-style-type: none"> You can mix all paper together in one bag
	BOX BOARD	<ul style="list-style-type: none"> Cereal boxes Dry food boxes Shoe boxes/tissue boxes Paper towel rolls 	<ul style="list-style-type: none"> No laundry soap or frozen food boxes No wax coatings-milk and juice cartons-other No plastic windows, metal strips, foil 	<ul style="list-style-type: none"> Remove and discard liners, cellophane windows strips FLATTEN all boxes Place all boxboard neatly into brown paper bag or bundle tightly with string
	CORRUGATED	<ul style="list-style-type: none"> Brown paper bags Corrugated is two layer board with wavy middle layer 	<ul style="list-style-type: none"> No wax coated boxes No food contamination No wood/foam supports 	<ul style="list-style-type: none"> FLATTEN all boxes Tape & staples ok Bundle and tie corrugated cardboard in 2' x 3' sections Clean
Place loose in recycle bin	ALUMINUM AND TIN	<ul style="list-style-type: none"> Aluminum and tin food cans-rinsed Foil pie plates and food trays-rinsed Tin lids and can ends-rinsed Lined cans OK Empty Aerosol Cans 	<ul style="list-style-type: none"> No large items or scrap metal No coated foil wrappers No dirty metal No unrinsed food containers 	<ul style="list-style-type: none"> Clean Remove paper labels Remove ends Flatten as much as possible
	PLASTICS	<ul style="list-style-type: none"> Plastic Containers labeled 1 or 2 Milk jugs-rinsed Detergent bottles-rinsed 	<ul style="list-style-type: none"> No automotive oil containers No medical items No foam insulation or packing peanuts No unrinsed plastics NO LIDS OR CAPS-DISCARD No bottles w/ deposit on them 	<ul style="list-style-type: none"> Clean Remove lids and caps and discard Crush if possible Labels OK
	GLASS	<ul style="list-style-type: none"> Clear, green, brown only-rinsed Unbroken jars and bottles-rinsed Rinsed container glass only 	<ul style="list-style-type: none"> No plate glass, light bulbs, mirrors, or beverage glasses No ceramics or cook ware No frosted, blue or black bottles REMOVE CAPS & LIDS 	<ul style="list-style-type: none"> Clean Labels OK Remove lids and caps-discard plastic Metal lids OK when separated

- find from the realtor the number of days the house was on the market

- contact your assessor and find out if and when adjustments can be made

Depending on the time of year a purchase was made, some adjustments will not be made until the next tax year.

From The Township Zoning Administrator
Andrew Janetzki
aj_zoning@frankenlust.com

Swimming Pool and Sign Permits

While Winter may have only started less than a month ago, Spring is on the distant horizon and so may be your plans of Spring and Summer projects. Before starting on your projects, make sure to review our ordinances to determine if your project is regulated by our ordinances (our ordinances can be found at frankenlust.com) or require Zoning and Building Permits.

Here are two examples of which you should be aware: Swimming Pools: Section 16.01(j) of the ordinances state that all in-ground and above-ground and swimming pools with a diameter exceeding twelve (12) feet or an area exceeding one hundred (100) square feet are required to obtain a building permit. All swimming pools must be completely enclosed by a 4-6 foot high fence and be equipped with a self-closing, self-latching gate or door, with limited exceptions. A Zoning Permit is also required prior to getting a Building Permit for any swimming pool. Signs/Flag Poles: Section 15.15 of the ordinances deal with the erection of signs in the Township. Zoning and Building permits are generally required for the erection, construction, and modification of any sign or flag. For certain temporary signs (election campaign signs, real estate signs, and construction signs) and residential flags, no zoning or building permit are required. Of course, these signs and flags must be constructed and maintained within the permitted locations and permitted dimensions as described by the ordinances regardless of whether any permits are required.

Thank you for continuing to keep Frankenlust Township a safe and beautiful place to live!

From The Planning Commission
David Marr, Chairman

Over the past few months we have been discussing the township sign ordinance, and a proposed noxious weed ordinance, which has been recommended to the township board. Our outlook for the upcoming months is to concentrate on the township sign ordinance, and to investigate potential medical marijuana zoning ordinance and rental property ordinance for student housing. If you would like to voice your ideas or concerns to any of these issues, please show up to our meetings at 7:00 pm on the third Wednesday of the month. We would love to have more input from the residents.

From The Nature Park Committee

The park is quiet for now (except for the traffic on 75) and can still be enjoyed. Our work will begin again this spring (always something to do). We are also in need for volunteers to help with work. Please contact the township hall and leave your name and number, we will get in contact with you. Come out and enjoy a walk around the park during the winter, you might even see some wildlife.

Stay Healthy

Cover your coughs and sneezes and wash your hands often. Sing "The Alphabet Song" as you scrub to ensure you thoroughly lather away the germs.

RECOGNIZING STROKE **SYMPTOMS**

Remember these key letters (spells 'FAST') to help identify signs and symptoms of stroke:

Face - Check the person's smile. Does one side of the face droop?

Arms - Ask the person to raise both arms. Does one arm drift downward?

Speech - Ask the person to repeat a simple sentence. Are the words slurred?

Time - If you see any symptoms, call 9-1-1 immediately. Brain cells are dying.

In addition to the above quick acronym, the American Stroke Association asks you to watch for:

- ✓ Sudden numbness or weakness of the face, arm, leg - especially if on one side
- ✓ Sudden confusion or trouble speaking or understanding
- ✓ Sudden trouble seeing on one or both eyes

✓ Sudden trouble walking, dizziness, or loss of balance or coordination

✓ Sudden severe headache with no cause

Take action in an emergency!

➤ Don't ignore signs of stroke, even if they go away. Don't delay - Call 9-1-1 for help.

➤ Check the time. When did the first signs or symptoms start? You will be asked at the hospital or in the ambulance.

➤ If you are with someone who may be having a stroke, call 9-1-1 immediately. Expect them to protest. Denial is common.

Frankenlust Township Calendar

January ~ May 2011

Jan 5.....Planning Commission Special Meeting – 7pm
Jan 11.....Township Board Meeting – 7pm
Jan 17.....**CLOSED - Martin Luther King Jr Day**
Jan 19.....Planning Commission Meeting – 7pm
Feb 8.....Township Board Meeting – 7pm
Feb 14.....Last Day to Pay Winter Taxes Without Penalty
Added
Feb 16.....Planning Commission Meeting – 7pm
Feb 21.....**CLOSED - Presidents' Day**
Feb 26.....Fire Department Banquet
Feb 28.....Last Day to Pay Taxes at Township Office
Before Going Delinquent to County
March 8.....Township Board Meeting – 7pm
March 14 Board of Review Hearing – 9am-12pm; 1-4pm
March 16.....Planning Commission Meeting – 7pm
March 17.....Board of Review Hearing – 2-5pm; 6-9pm
April 8.....**Yard Waste Pick-Up Begins**
April 12.....Township Board Meeting – 7pm
April 20.....Planning Commission Meeting – 7pm
April 21 & 22.....**CLOSED-Good Friday**
May 10.....Township Board Meeting – 7pm
May 18.....Planning Commission Meeting – 7pm
May 30 & 31.....**CLOSED-Memorial Day**
June 4.....Trash Pick Up (Delayed 1 Day)

Township Office Information

Office Hours: Monday.....8:30am – 4:00pm
Tuesday.....8:30am – 4:00pm
Wednesday.....CLOSED
Thursday.....8:30am-4:00pm
Friday.....8:30am-4:00pm

Office Phone.....(989)686-5300
Office Fax.....(989)686-5370
Township Website.....www.frankenlust.com

Township E-Mail Addresses:

Supervisor.....rcw_supervisor@frankenlust.com
Treasurer.....treasurer@frankenlust.com
Clerk.....aja_clerk@frankenlust.com
Fire Department.....fire_dept@frankenlust.com
Assessor.....pwa_assessor@frankenlust.com
Zoning Administrator....aj_zoning@frankenlust.com
Secretary.....dag_contact@frankenlust.com
Assistant Secretary..lsa_contact@frankenlust.com