



East Bay Charter Township Newsletter

1965 N Three Mile Rd, Traverse City, MI 49696 (231) 947-8647 / FAX: (231) 922-2094 www.eastbaytwp.org

Township Hours Monday—Thursday 7:00 a.m. to 5:30 p.m. Closed on Friday



SHORT-TERM

An Update on the Short-Term Rental Ordinance Implementation

In June, East Bay Charter Township adopted a short-term rental (STR) ordinance. This September, Host Compliance, the nation's leading provider of short-term rental compliance monitoring and enforcement solutions to local governments, was hired to aid in the implementation and enforcement when the new ordinance is fully in effect and enforced. During this time of implementation, township staff has been working closely with representatives of Host Compliance to create the website and coordinate the application and enforcement processes.

The STR website is expected to be fully functional and available for submitting license applications beginning in mid to late December 2018. Compliance monitoring and enforcement will begin on March 1, 2019. Property owners of a short-term rental in East Bay Charter Township are expected to obtain a license and comply with all of the requirements of the ordinance beginning March 1, 2019, including the limitation to one (1) rental per seven (7) day period.

Please note, the short-term rental regulations do not apply to approved cabin courts, hotels/motels, bed & breakfast establishments, and resort condominiums. Once the system is fully functional, residents who may have complaints about a particular short-term rental occupant will be able to access a 24/7/365 phone number to lodge their concerns.

For more information, please feel free to contact the Office of Planning & Zoning at (231) 947-8681.

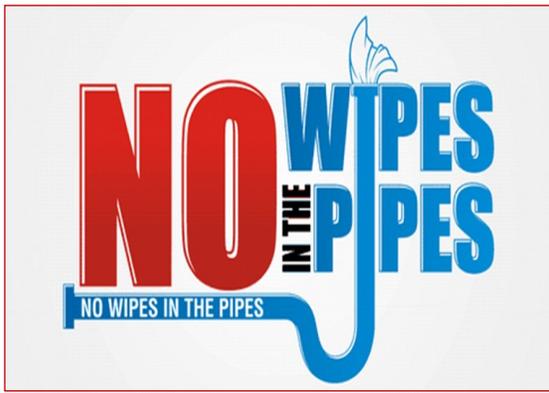
Does Winter Have you Planning a Vacation?

East Bay Charter Township is a designated passport acceptance agency. U.S. citizens planning international travel may apply for their passports Monday through Thursday, 7:00 am to 5:00 pm, and by appointment on Friday or Saturday at the Township Office, 1965 N. Three Mile Rd. For application forms, information on documentation required, fees and other passport and international travel information, visit travel.state.gov. Currently routine passport application processing is 4-6 weeks and expedited (extra \$60 per application) passport application processing is 2-3 weeks.

Private Disputes: When Does the Township Get Involved?

Private disputes can arise quickly and turn once-friendly neighbors into plaintiffs and defendants. Property owners often turn to the township due to frustration and the discomfort of confronting a neighbor. A township only has authority to be involved in matters that a specific statute or section of the state constitution provides the township to be involved. Many townships, including East Bay Charter Township, have also adopted a zoning ordinance which regulates the use of land. The authority to do so is provided by the Michigan Zoning Enabling Act. Townships also have Police Power Ordinances, most commonly known as "ordinances" which regulate such things as activities and public utilities. Many private disputes raised by township residents, however, are outside the scope of these statutes and ordinances. Generally, they are private disputes that must be handled by the private parties involved.

It is important to identify private property issues and issues that involve a violation of township ordinance. There are times where private property disputes and ordinance violations will exist in the same instance. As a general rule, it is best to resolve private property issues where they begin...in the neighborhood.



Those “flushable” wipes aren’t so flushable after all.

Products advertised as “flushable” do not disintegrate or break down in the sewer system causing plugs in sewer pipes and pumps, resulting in sewage backups, costly cleanups and environmental consequences that can result in rate increases for both you and your neighbors. Do not flush objects down the toilet such as baby wipes, household cleaning wipes, makeup removing wipes, facial tissues, cotton balls, Q-tips, tampons, pads, dental floss, non-flushable paper towels and other trash. East Bay Charter Township is asking residents to trash all wipes. If it’s not toilet paper, trash it!

A Budget Plan for Water Services...

East Bay Township has a Budget Payment Plan allowing residents on municipal water to set up a payment plan for consistent monthly bills. Residents who choose to irrigate their lawns know that water bills for the summer months can escalate far higher than those at other times of the year. This service allows residents to have a consistent billing amount for the ease of budgeting. To be eligible, you must be a homeowner with residential municipal water service for at least twelve months at the location of service. Call the Department of Public Works for details and eligibility at (231) 995-6039.

Ready to make a purchase? *Before you buy...ask questions.*

Whether you’re buying your first home, your retirement home, or a vacant parcel, ask questions to fully prepare for the ownership after the purchase. Often property owners find out information after the purchase that they could easily be aware of prior to the purchase. A visit to the Planning & Zoning Department can help you determine:

- What is the zoning district for the property I am considering purchasing?
- What is the zoning district for adjacent properties?
- What uses are allowed in these zoning districts?
- Can an accessory structure be built on the property I am considering?
- Is the property in a flood plain or a wetland area?

A visit to the Assessing Department can help you understand how Michigan’s Proposal A, passed in 1994, may affect the taxes on the property after the sale. You can find out:

- Will the property I am considering purchasing be “uncapped” after a transfer of ownership?
- How can I accurately estimate the taxes after the purchase?
- What is the sales price of other properties in the neighborhood?

Changes for Small Business Taxpayers

There have been some recent changes to the Small Business Taxpayer personal property exemption. Small Business taxpayers are those businesses who have less than \$80,000 true cash value of personal property assets in a taxing jurisdiction.

On May 3, 2018 Governor Snyder signed into law Public Act 132 of 2018. This act made changes to MCL 211.9o, specifically changing the filing requirements from an annual filing to a one-time filing. Taxpayers will file Form 5076 to claim the exemption. Once granted, the assessor will then continue to exempt the personal property until the taxpayer files a recession (Form 5618) indicating they no longer qualify for the exemption. Both Form 5076 and 5618 can found at https://www.michigan.gov/taxes/0,4676,7-238-43535_72736-358292--,00.html

Taxpayers who fail to file the recession are subject to significant penalties and interest. If you close your business or move out of the township make sure you notify the assessor’s office and file the recession form with them. Please contact our office at 231-922-4759 if you have any questions.



Close Before You Doze

When a room full of people are asked, “How many of you sleep with your bedroom doors closed?” it is common for less than half of the hands in the room to raise. We’ve grown up being instructed to leave the bedroom doors open for one reason or another. Parents want to leave their doors open so they can hear their children, children leave them open because they feel it’s too dark and scary with them closed, still others may leave them open for air circulation or so a pet can come and go from the room.

Doors are in place for us to enter and exit through, but what if we could also view that door as a life-saving device? To understand how that is possible, we must first understand a few things:

1. Forty years ago, a person had approximately 17 minutes to escape a home from the time the smoke alarm was activated.
2. Today, due to synthetic materials, open floor plans and light-weight construction, that time as shrunk to three minutes.
3. Smoke is HOT. At the ceiling level, smoke can reach temperatures of 800° to 1200°.

Make no mistake that we still teach the public to take measures to increase their chance for escape, such as:

1. Have working smoke alarms on each level of the home and in each sleeping area.
2. Create and PRACTICE a home escape plan.
3. Find two ways out of each room.
4. Get low (under the smoke) and go.
5. Get out and stay out.
6. Meet at a pre-designated safe meeting place.

However, if you cannot exit the door from the room that you are in because of fire, smoke and/or heat, having that door closed will have created a safer environment, providing more time for help to arrive. By having a closed door during a fire, several things happen:

- Smoke to that room is reduced (= better oxygen and lower levels of carbon monoxide)
- Temperature in that room will stay lower
- Fire damage to the room can be decreased
- Increased escape times
- Increased survivability
- Decrease oxygen to the fire

If you need your smoke alarms checked or batteries changed please call Grand Traverse Metro Fire Dept. at 231-947-3000 ext. 1234.

East Bay Township’s Community Police Officers (CPO’s) are Deputies Preston Taylor and Matt McKinley. PT and Matt, as they prefer to be called by residents, often hold “Coffee with a Cop” at Oleson’s grocery store. Visit eastbaytwp.org for those dates or just stop by when you see the signs advertising they are in Oleson’s waiting to hear from you. Additionally, PT and Matt can provide presentations for your neighborhood association or East Bay Township group. The deputies are well versed and can provide valuable information regarding neighborhood safety, phone & online scams, keeping your children safe in the new world of social media, and many more topics. Contact the CPO’s at (231) 947-3631.



Notary Services

Notarization – it is one of those things you never really think about until you’re told that you need to get something notarized. East Bay Charter Township offers free notary services during business hours.

Torn or Worn American Flag?

East Bay Charter Township Hall is a collection site for American Flags which need to be disposed of properly. Drop any torn or worn flag, during business hours, to be assured of proper disposal.

Clerk’s News

It has been a very busy year for us here in the clerk’s office. We had a great turnout for the August 2018 Primary Election followed by The November General Election. Every election has us preparing months in advance and doing all the tasks required to finish and finalize the record keeping weeks after Election Day. We are so very grateful to our election workers for the time and energy they devote to this process. These folks spend time training and preparing and running the precincts so our residents can exercise their right to vote. We have implemented using two electronic poll books in each of our largest precincts and also have new tabulators and voter assist terminals. We are very pleased with all of these improvements and how they make the voting experience go more smoothly. We don’t know when our next election will be held but we are always on the lookout for folks interested in working as election inspectors. If you are interested in serving your community in this way, please contact us.

Best Wishes for a safe and healthy winter

Susanne Courtade CMMC/MMC Township Clerk
Helen MacArthur CMMC/CMC Township Deputy Clerk

Does your neighborhood have an association?

Please consider providing contact information for subdivision associations. Often, new or potential neighborhood property owners will contact the township office to learn if a neighborhood association exists. If you are on file, the contact information can be supplied to them. Additionally, while deed restrictions are a private party agreement and not enforced by the township, if the Planning and Zoning Department is aware of an architectural committee in effect for a subdivision, they will refer property owners to the contact for compliance to the terms. Please contact Val Hedges at (231) 947-8647 or vhedges@eastbaytwp.org to provide the association information.

East Bay Branch Library Hours

Tuesday 10:00 a.m. to 8:00 p.m., Wednesday 10:00 a.m. to 6:00 p.m., Thursday 10:00 a.m. to 8:00 p.m., Friday 10:00 a.m. to 6:00 p.m., Saturday 10:00 a.m. to 3:00 p.m., CLOSED Sundays and Mondays.

Holiday Hours - East Bay Charter Township will be closed December 24, December 25, December 31 & January 1 for the holidays. Our secure drop box is accessible 24/7.

Staff Directory

Township Office Phone Number (231) 947-8647

Supervisor	Beth Friend	bfriend@eastbaytwp.org
Office Administrator	Val Hedges	vhedges@eastbaytwp.org
Clerk/Deputy Clerk	Susanne Courtade/Helen MacArthur	scourtade@eastbaytwp.org / hmacarthur@eastbaytwp.org
Treasurer/Deputy Treasurer	Tracey Bartlett/Deb Hamilton	tbartlett@eastbaytwp.org / dhamilton@eastbaytwp.org
Planner	Rick Brown	rbrown@eastbaytwp.org
Zoning Administrator	Leslie Couturier	lcouturier@eastbaytwp.org
Assessors	Susan Karakos/Russ Casselman	skarakos@grandtraverse.org / rcasselm@grandtraverse.org
Building/Grounds	Bob Burns	rburns@eastbaytwp.org



NON-EMERGENCY CONTACT INFORMATION:

Ambulance: East Bay Township EMS-9A @ 947-0299
Fire: Grand Traverse Metro Emergency Services Authority (GT Metro) @ 947-3000
Police: East Bay Township Community Police Officers @ 947-3631 or
Grand Traverse County Sheriff’s Office @ 995-5000