

# EAST BAY CHARTER TOWNSHIP

## AN UPDATE FROM THE PARKS COMMISSION

We are pleased that the new play structure at Grace Macdonald Park is receiving a lot of use. This is our most heavily used park. To encourage further use we are in the process of adding pickle-ball courts. Pickle-ball is a sport that is similar to tennis but slower paced, and played on a smaller court.

The pickle-ball project was initiated by a local group that has donated a significant amount of time, labor, and money to facilitate the implementation of this improvement to the park. We have received generous public contributions for this project and would like to thank all of you very much for your support. It is refreshing to have positive public involvement in the development of additional recreational opportunities in our community.

We encourage attendance at our meeting the 1st Monday of the month at 6:30pm.

The Parks Commission

## JUST A QUICK REMINDER

Summer taxes are due **September 14, 2009.**

For your convenience we continue to offer on-line payment of your taxes and special assessments with a credit card or check.

We also accept payments at the township office Monday – Friday 8:00 – 4:00 pm and as always, the secured drop box is available by the front door. For more tax information see [the website www.eastbaytwp.org](http://www.eastbaytwp.org)

1965 N. THREE MILE RD  
TRAVERSE CITY, MI 49686  
PH: (231)947-8647  
FAX: (231)922-2094  
WWW.EASTBAYTWP.ORG

## PAVILION RENTAL

The pavilions at Grace Macdonald and Killingsworth Park are available for rental through the township office. The fee of rental for Grace Macdonald Park is \$50 and for Killingsworth Park the fee is \$20. If you would like to rent a pavilion, please call the township office at (231) 947-8647.



## ROAD UPDATE FROM THE "FIX OUR ROADS" COMMITTEE

In response to concerns from both East Bay and Acme residents, we have formed a grass roots effort to improve our community and neighborhood roads. We are currently launching the "Fix Our Roads" campaign - an effort to fund critical local road improvements through coordinated township millages in both Acme and East Bay. Our main goal is to make a positive impact in our neighborhoods and communities by improving the roads we drive, bike and walk on. By enacting a township-wide millage we feel we can make the most impact on the quality of our roads. If successful, when road work needs to be done, the townships will have the funds available to match the County Road Commission funds.

Now, while you have your tax bill in hand, take a look on the right-hand side of the bill for the box labeled "TAXABLE VALUE." For a one mill assessment you would move the decimal point three places to the left to calculate the cost to you. (i.e. Taxable Value of 125,000 equals an annual payment of \$125.00) This would be about \$10 per month. Please join us in making a substantial difference in your community!

Correspondence concerning our roads can be sent to [fixourroads@charter.net](mailto:fixourroads@charter.net). If you are unable to reach us by email, please contact your local township office and they will forward your phone number to one of our steering committee members. Also, we would love to have your neighborhood represented on our steering committee. If you are willing to work in a positive and productive manner for the passage of coordinated township millages for local road improvements, please contact us at [fixourroads@charter.net](mailto:fixourroads@charter.net) – we would love to hear from you!

Fix Our Roads, Steering Committee

## CLOSED FOR THE HOLIDAYS

- July 3rd-Independence Day
- September 7th-Labor Day
- November 11th-Veteran's Day
- November 26th & 27th-Thanksgiving



### NEWS FROM THE CLERK'S OFFICE

The warmer weather is a welcome change! Hopefully everyone will have many chances to enjoy our beautiful parks, lakes and trails throughout East Bay Township!

Be sure to notify the office if you will be out of the area for the November 3, 2009 School Election. We would be happy to send you an absentee ballot application to allow your vote to count!

The office has been working with the Park Commission on acquiring a beautiful parcel of property adjacent to Killingsworth Park. This property will add approximately 70 acres to the park. We are nearing the decision time and are hopeful that the Department of Natural Resources Trust Fund will extend grant funding to the township to make this possible! A big thank you to Tom and Cathy Strait for this opportunity!

Susanne Courtade & Jane Hock

### WE WANT TO KNOW WHAT YOU THINK:

Several other properties have recently been offered to the township:

- The Black Schoolhouse adjacent to the township hall. Our hope has been to find a Grant funding source; unfortunately, this parcel doesn't qualify for sources like the Department of Natural Resources Grant. The Capital Improvement Plan committee (CIP) has come up with a very desirable plan using the schoolhouse as a Heritage Center/ Children's wing to the East Bay Library which would allow the historical preservation and use of this building within the community. The schoolhouse would be moved to the west of the library, closer to the township hall, with a destination playground area and pavilion accessible for those with disabilities to be built as well as a trail head connector for our village center, Tart Trail extension and the Safe Routes to Schools. By moving the schoolhouse away from the busy intersection, it would also allow for greater safety of the families visiting the center, and equally as important, it would open up the site view to drivers at this intersection.
- Several owners of adjoining parcels of Bay frontage totaling over 700 feet of beach along East Bay have approached the township. These properties have buildings on them that the township would have to remove if purchased.
- Large parcel located off High View connected to Killingsworth Park and the Strait property discussed above.

To purchase these properties outright is not an option the CIP committee or the township approves of but does feel that these offers are of great interest and impact to our community. So, this committee and the township would like to hear from you, our residents to see if this is important to you. Please take several moments to respond here or on our website located at: [www.eastbaytwp.org](http://www.eastbaytwp.org)

Thank you in advance for your input!

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If the township pursues an option to purchase these properties are you interested in preserving them for the community?

	Interested	Not interested			Depends on cost
	Please rate these properties by importance one (1) not important to five (5) very important				
Black Schoolhouse Heritage/ Library Center	1	2	3	4	5
Bay front properties	1	2	3	4	5
Additional Killingsworth property	1	2	3	4	5

Would you like to assist the township with acquiring these properties?

If so; please place your name and contact information below.

Yes, let me know what I can do                      I have some ideas to help                      No, I can't help at this time

### OFFICE OF PLANNING & ZONING

**Land Use Permits** from the township are required for all types of construction activity, such as new homes, additions, garages, all decks, and sheds, including plastic and canvas sheds & carports, which are over 100 square feet. It is a good idea to check with the Zoning Office prior to construction to see what permits are needed. Land Use Permits, that are complete and filed, are usually issued within five working days, during regular business hours. Appointments for application review are available.

**A Fee of \$300** is being imposed on projects, wherein, the owner or agent failed to contact the Zoning Inspector for a proper footing inspection. A zoning inspection is required for **all** permits both for non-footing construction and when an open trench for a footing is established (before concrete is poured). This inspection is for verification that the footing/placement is properly setback on the parcel to minimum zoning setback requirements. A call to the Zoning Inspector is required at least 24 hours prior to pouring footings or establishment of non-footing projects.

**An Additional Fee of \$500** will be imposed on owners or agents, wherein, a Land Use Permit has not been obtained. There is a growing trend towards projects being started without obtaining the necessary permits before the project is undertaken. The township incurs unnecessary additional expense to obtain compliance from these individuals.

**Plastic, Canvas, and Metal Structures** are required to obtain permits if over 100 square feet in size. These structures must also meet the required setbacks and inspections are required. If the structure is poorly maintained you may be asked to either repair or remove it, regardless of its size.

**Real Estate Sign Violations:** The Township receives many complaints regarding the proliferation of real estate signs. Most complaints are concerning the placement of the signs that are too close to the road, signs located off premises, or an increase in the size that is permitted. The East Bay Township Zoning Ordinance allows real estate signs as follows: **215.3.a;** *one non-illuminated two-sided sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one lot.* These signs are also required to be set back so that they are outside of the road right of way. This usually means 33 feet from the centerline of the public road.



### SUPERVISOR'S OFFICE

Greetings! Summer has finally arrived after a very long winter. I would like to bring you up to date on some of the things we have been working on.

For over a year we have been involved with The Grand Vision for land use & transportation for multi county area. We are also investigating the possible purchase of the land from the State of Michigan where the township compactor is located. More recently we have been working on the County wide ORV ordinance that would allow ORVs the ability to use county roads to access the ORV trail system.

I have also been part of the committee that has interviewed and selected a consultant to look at solid waste within the county. We are seeking a better and more economical way to deal with this waste.

I would like to take a minute to publicly thank Mike Nickels. Mike has been on the Planning Commission for 19 years, and has decided not to renew his term. His knowledge and history of the township will be truly missed. If you see Mike, be sure to thank him for his years of service to the residents of East Bay.

Glen Lile  
Supervisor

## RecycleSmart

GRAND TRAVERSE COUNTY

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**HOUSEHOLD HAZARDOUS WASTE & PESTICIDE COLLECTION**  
**JULY 30, 2009 (THURSDAY)** Hours: 1:00-7:00 PM  
 Accepted material includes oil based paints, automobile fluids, cleaning products, pesticides, batteries, mercury, and more...  
**An appointment is required and can be made starting June 30, 2009.**  
 Create an appointment online at [www.RecycleSmart.info](http://www.RecycleSmart.info)  
 or call the RecycleSmart Hotline at 941.5555

**BRUSH DROP-OFF SITE IS OPEN!**  
 Hours of Operation: Tuesday-Noon to 7 PM, Thurs. & Sat. 9-3 PM

**RECYCLESMART E-NEWSLETTER**  
 The easiest, most current and cost effective communication tool to deliver up to date Grand Traverse County recycling opportunities is to subscribe to this monthly publication. **IT'S FREE**, confidential, and packed full with current monthly information you can use.  
 Subscribe at: [www.RecycleSmart.info](http://www.RecycleSmart.info)

**News You Can Use!**

### TRAVERSE AREA DISTRICT LIBRARY

**EAST BAY BRANCH**

1989 Three Mile Road North

**Phone:** 231-922-2085

**HOURS:** Tues. & Thurs.: 10 a.m. to 8 p.m.

Wed. & Fri.: 10 a.m. to 6 p.m.

Saturday: 10 a.m. to 3 p.m.

**CLOSED SUNDAYS**

## **WHAT IS THE PLANNING COMMISSION & HOW DOES IT WORK?**

The planning commission is in a unique position in local government. It is an independent commission made up of private citizens with neither legislative nor administrative authority. (East Bay Charter Township does have a member of the Township Board who is on the Planning Commission to serve as liaison for the Township Board). The members of the planning commission are appointed by and are an advisor to the township board. It also advises other governmental agencies, public agencies, private developers, and other individuals on matters related to the community's development.

The planning commission's position in the structure of local government greatly enhances its ability to carry out this advisory function. It is placed in the middle of the flow of information throughout the community. This central coordination function can be extremely valuable to the community and to its elected and appointed officials. Plans and proposals from individuals and groups who help develop the community pass through the planning commission.

### **What Is the Planning Commission?**

The planning commission is a legally mandated group of people who draft a comprehensive plan, a zoning ordinance, and a subdivision ordinance. They also make recommendations to elected officials on proposed changes. The planning legislation found in the Michigan Code encourages each city, township, and county in the state to create a planning commission. Once established, this body becomes the unit of local government with the responsibility for comprehensive planning and zoning. The legislature carefully defined the responsibilities and duties of the plan commission. They are to create planning that is comprehensive, done on a continuing basis, and free from partisan pressures.

### **What Does the Planning Commission Do?**

As the advisory arm of local government on planning issues, the planning commission has many important responsibilities. Some of the most common include the following:

1. Prepare and recommend to the legislative body a comprehensive plan for the physical development of the jurisdiction it serves and other tools useful for implementing the comprehensive plan.
2. Review all petitions for amendments to the zoning ordinance and map, and recommend their approval or disapproval to the legislative body.
3. Review and approve or disapprove subdivision plats, site condominiums, special land uses and site plan reviews.
4. Do special studies as requested by the local legislative body.
5. Hold public hearings, as necessary, to receive comments from the public concerning changes to the zoning ordinance, comprehensive plan, and other land use control regulations.

Review and revise the comprehensive plan, zoning ordinance, subdivision regulations, and capital improvement programs to keep them up to date and adjusted to changing conditions.

### **What Happens at a Hearing?**

The commission conducts many hearings for the purpose of considering subdivision applications, rezoning proposals, special land uses, and site plan reviews. The hearings should be businesslike and fair to all parties concerned. Often there are three interests represented. There is the petitioner who proposes some kind of development, people representing the neighborhood interests who may want to support or oppose the development, and the commission itself, representing broad community interests.

### **What Are the Responsibilities of Planning Commission Members?**

Planning commission members need to be prepared for the business to be discussed at the meetings. They should take time to review each proposal in light of the comprehensive plan and applicable land use control several days in advance. If a major development is involved, they may seek information from the Township's planner, engineer or to others for a technical review and remarks.

Effective planning commission members serve the public interest and are fair and unbiased. They conduct public business in public meetings, disclose any personal interests, and avoid abusing the power of public office. They should also attend meetings regularly, communicate openly, review staff reports, listen, give citizens a meaningful opportunity to participate, and seek solutions.

Conclusion; Planning commissions prepare communities for growth and change. Their review helps citizens have input and helps the Township Boards make informed decisions. The impact of good planning may take some years to be recognized. An orderly growth pattern takes time as well as input from people who care about their community.

If you have any questions, please contact Leslie Couturier in the Planning and Zoning Department at (231) 947-8647.