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The Board of Trustees  
meets the 2nd Thursday  
of every month at 7:00  
PM at the Bay Township  
Hall in Horton Bay

# BAY TOWNSHIP NEWSLETTER

Winter 2017

## CLERK JIM VANEK BAY TOWNSHIP WILL MISS YOU

It's hard to believe I've served the residents of Bay Township as Clerk for over 13 years! In July of 2004, the Board of Trustees appointed me to fill a then vacancy of the Clerk's position and ever since then, you have elected me to serve in this position.

Unfortunately, at the end of this year I will be resigning as your Clerk because I will be moving out of the township. At the time of this printing, a new clerk has not been appointed. But, whoever your new Clerk will be, I will work closely with them and make it a seamless transition.

Thank you for allowing me to serve you for all these years! I've come to know many of you personally and have enjoyed interacting with you and helping you on whatever your issue was.



James Vanek, Twp Clerk

## GOVERNOR RICK SNYDER VISITS LOCAL MAEAP VERIFIED FARM OWNED BY DAVE AND LYNN SKORNIA



Governor Rick Snyder and Dave Skornia

Our very own Planning Commission Chairman, Dave Skornia and wife Lynn of Lakeside Farm in Bay Township were honored when Governor Rick Snyder accepted an invitation for a tour of their farm.

Lakeside Farm was recently recognized for being the very first in Northern Michigan and the 2nd in the State for attaining all four classifications of the Michigan Agriculture Environmental Assurance Program (MAEAP). Governor Snyder was able to observe firsthand the benefits of his very first act of legislation, the MAEAP Program, signed as Governor.

He was also quite interested in hearing about the farm's history, land preservation efforts, Boyne City, the areas local food movement, and the farm's innovative partnership with the Spirit of Walloon, a producer of fresh vegetables, which are also distributed to schools in the area.

## COMMUNITY SURVEY AND OTHER PLANNING COMMISSION ACTIVITIES

The Planning Commission is preparing a community survey to be distributed early in 2018. Your participation and feedback is essential! The results will provide a means for our residents to communicate their views on what they value and help give direction to the planning and governance of Bay Township. Please take time to share how you feel about our community, as well as any concerns you may have. The survey can be completed on line at [surveymonkey.com/r/baytownship](http://surveymonkey.com/r/baytownship) or may be completed in paper format and returned to the township by mail.

As zoning ordinances are intended to be relevant working documents that reflect the needs and wishes of the community, the planning commission has been working hard to provide fair guidance for land use while keeping up to date with current land use trends. We have recently completed language allowing accessory buildings on vacant parcels and currently working on an accessory dwelling provision to allow what are often referred to as "Granny flats". Both of these provisions are available on a case by case basis with the applicant completing the Special Use permit requirements.

## HOW CAN MY TAXABLE VALUE GO UP WHEN MY ASSESSED VALUE STAYS THE SAME OR EVEN GOES DOWN?

That is one of my most frequently asked questions. Assessments are a function of property value and property taxes are calculated on your taxable value. In 1994 Proposal A required property taxes be calculated based on the Taxable Value not the Assessed Value. By law, Taxable Values are annually increased or decreased each year by the CPI (Consumer Price Index) or 5% whichever is lower; unless there are physical changes to the property or a transfer of ownership occurred. The 2017 CPI is 1.009%.

During the 1990s and early 2000s, property values increased and greatly exceeded the annual CPI. This has created a gap between the Assessed and Taxable Values. Property taxes will continue to rise until the taxable value is equal to the Assessed Value. Therefore, it is possible for your assessment to go down, yet a Taxable Value will increase until the assessment and taxable value are equal. Proposal A does not permit the taxable value to ever be higher than the assessed value.

If you would like to ask Anna Wasylewski any questions, you can email her at [assessor@baytownship.org](mailto:assessor@baytownship.org) or call at 231-549-3019.

## THANK YOU TO JANE AND BILL WEHREBERG FOR ANOTHER SUCCESSFUL BAY TOWNSHIP TRASH PICK-UP

Our second annual township-wide trash pick-up was again well-received by the residents, and the Board of Trustees is already planning for next year. Jane and Bill Wehrenberg, as they did last year, coordinated and supervised the event. You might have seen them placing signs in late May and removing them after the event.

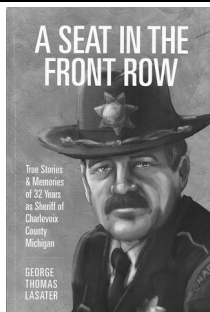
Kevin Russell, owner of Preferred Waste II, reported that his crews hauled away 173 cubic yards of trash. You might have a better picture of this by relating it to garbage trucks – our trash filled 7 garbage trucks. The process started on Thursday, June 8<sup>th</sup> and was completed on Saturday. Kevin indicated that the annual event went very well from his perspective. The company staff makes an effort to recycle metal by sending out a truck early to remove it from trash piles. Kevin asked if residents could make two piles, one of trash and one of metal, it would really facilitate his work. One other noteworthy fact is that the company kept their rates exactly the same as 2016.

Even though this was our second year, there were a few hic-ups. One is that the township has a few public roads that are fairly well-hidden, one being Wildwood Drive, close to Walloon Lake. This was missed by the haulers, but fortunately Jane and Bill were able to haul away the trash themselves. Two, some trash might have been placed along roads outside the township. Three, some residents forgot that their road was private; again, that trash was picked up by Jane and Bill. The Wehrenbergs stated that "It was nice that residents contacted them about problems so the issues could be dealt with immediately."

As we look to the future, there are a few points that bear repeating:

- All items must be placed along a non-seasonal public road in the township.
- Appliances, tires, construction/demolition waste, batteries, hazardous materials and yard waste will not be picked up.
- Other appropriate trash will be removed but residents should consider recycling items like electronics.
- Please do not worry if your trash is not picked-up the first day. The township is large and it takes several days to complete the work.
- There is no pick-up on private roads and seasonal roads.

## Community Happenings



Bay Township resident Retired Sheriff George T. Lasater has published his next book *A Seat In the Front Row - True Stories & Memories of 32 Years as Sheriff of Charlevoix County Michigan*. Give him a call at 231-582-7001 to obtain a copy.

## LAVENDER HILL FARM ANNOUNCES CONCERT SERIES

Lavender Hill Farm is delighted to announce they will be carrying on the proud tradition started over two decades ago by Maxine and Bill Aten. After 23 years of presenting concerts in the barn, Aten Place announced this past season they would be closing their doors. The Aten Place Concert Series brought not only intimate live musical performances to our area but created wonderful evenings complete with picnic dinners, shared desserts and unique seating.

Lavender Hill's 97 year old barn's charm and the beauty of lavender make Lavender Hill Farm the ideal setting for everyone to continue to enjoy great music, good times and sunsets together! They look forward to hosting the premier season of The Concert Series at Lavender Hill Farm next summer!



*Pictured L. to R. are Will Mansfield, Bill Mansfield, Erin Mansfield, Bill and Maxine Aten, Rita Robbins and Flynn Mansfield*

For the last several years, I have had the privilege to serve on the Charlevoix County Planning Commission. A recent trip to Beaver Island brought home how important long term planning is to provide for the needs and the visions of communities.

The Mission Statement for the County Planning Commission reads, "It is the mission of the Charlevoix County Planning Commission to promote positive growth, recognizing multiple needs in terms of land development, conservation, recreation, transportation, and protecting the environment, resulting in better communities for future generations". These are not just words on paper for the Planning Commission members. The County Board of Commissioners stresses the importance of diversity when appointing representatives to serve including specific segments of the entire County including economic, governmental, educational, and social development. They also insure the members represent major interests such as agricultural, natural resources, recreation, education, public health, government, transportation, industry, and commerce. In addition, a representative of a school board or a school administrative employee of a school district is included.

I have to admit, I feel I have learned considerably more than I have contributed during my terms as we review zoning ordinances, master plans, recreation plans, MDEQ and MDNR applications of all communities in and around Charlevoix County. We are advisory only as we point out how plans for change and updates compare to adjacent townships, cities, villages, surrounding Counties and Charlevoix County Master Plan.

We are in our final stages of updating our Master Plan. This has been an exciting new adventure, as we try to balance the existing and future needs of our County. I encourage you to look us up on the Charlevoix County Website, [charlevoixcounty.org](http://charlevoixcounty.org). You will not be disappointed.

Again, it is a privilege for me to serve on this board. It has enabled me to assist in making Bay Township a better place.

**DRY HYDRANTS AND DIRECT WATER SOURCES\* SERVICING BAY TOWNSHIP**

	Location	Water Source	Contracted Fire Dept.
1	Horseshoe Meadows Association (intersection of Horseshoe Trail & Buckaroo Trail)**	Tank	Resort/Bear Creek
2	Church Road at Horton Creek located in Hayes Township	Horton Creek	Resort/Bear Creek
3	Camp Daggett **	Walloon Lake	Resort/Bear Creek
4	Corner of Church Road and Camp Daggett Road	Tank	Resort/Bear Creek
5	Corner of Camp Sherwood Road and Zenith Heights Road	Tank	Resort/Bear Creek
6	Dyer Cemetery	Tank	Resort/Bear Creek
7	Camp Michigania **	Tank	Resort/Bear Creek
8	Horton Creek (at bridge on Boyne City/Charlevoix Rd.)	Horton Creek	Boyne City
9	Lake Street end at Lake Charlevoix*	Lake Charlevoix	Boyne City
10	N. Fontenoy Road and E. Fontenoy Road (Villa de Charlevoix)	Tank	Boyne City
11	Sumner Road end at Walloon Lake*	Walloon Lake	Boyne City
12	Sumner Road end at Lake Charlevoix*	Lake Charlevoix	Boyne City
13	Wildwood Dr. at Walloon Lake	Walloon Lake	Boyne City
14	Erickson Road (1/4 mile north of Old Horton Bay Road on the Right)	Tank	Boyne City
*Direct Water Source/Seasonal Use/No dry hydrant			
**Owned and maintained by a private entity			

An important aspect of the township fire service is the water sources. It would seem that with both Walloon Lake and Lake Charlevoix, water would not be an issue, but connecting a fire hose to a lake is actually not that simple. Problems include the force of the suction plugging the line with sand and debris and the lake being frozen. There are three locations in Bay Township that are used seasonally to directly draw water from to fight fires. (\*See Table) A special hose on the tanker fire truck is used to draw from these water sources. All other sources utilize dry hydrants. Dry hydrants are pipes permanently installed within a static water source, such as a pond, stream, river, or holding tank. Tanks are large, underground storage containers that are checked regularly to insure they are in working order and that the fire department has the correct equipment to connect to them. Our tanks have a capacity in the range of 10,000 gallons. This represents the ability to fill anywhere from four to six tanker trucks without the tank going dry.



The Boyne City Fire Department has just received their new 2300 gallon tanker truck which will further enhance our protection. The table above lists the locations and water sources utilized for fighting fires in Bay Township. The northern half of the township is serviced by the Resort/Bear Creek Fire Department and the southern half by the Boyne City Fire Department. One of the strengths of our fire departments is their strong support of "Mutual Aid". What this means is that when a department responds to a fire, other departments in the area immediately prepare to provide additional assistance if needed. Thus, there may be several tanker trucks from other departments shuttling water from our many water sources to the site of a fire in Bay Township.

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## THANK YOU JAMES VANEK AND DICK GRISWOLD!

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On behalf of Bay Township, the Planning Commission would like to extend our sincere gratitude and appreciation to our township clerk James Vanek. After faithfully serving the Township for 13 years, Jim will be leaving us for the "Big City of Petoskey" at the end of the year. As a township we have been very fortunate to have Jim as our clerk. His attention to detail, work ethic, daytime job as civil engineer for Charlevoix County Road Commission and overall knowledge of the township have been invaluable. With Jim as our clerk we were always assured to have detailed and precise meeting minutes, timely postings of meetings, smooth running elections, and fair and respectful treatment of everyone. Although Jim will be a hard act to follow we wish him well and again Thank You for your dedication and hard work.



Dick Griswold, Bay Township Sexton for 14 years passed on the tools of his trade this year to Steve Ritter. Bay Township will forever be grateful for the years of commitment both Dick and his wife Pat honored us with. Thank you.

Dick Griswold Township Sexton  
for 14 Years

*Continued from page 3* **DRY HYDRANTS** . . . The Township does not have the population and resources to construct and maintain a township wide fire hydrant system. The system we do have in place has been proven to be effective and is cost efficient. Please contact Bill Wehrenberg, Township Trustee, if you have any questions or suggestions. He can be contacted at 231 439 9880 or [janewehrenberg@hotmail.com](mailto:janewehrenberg@hotmail.com).

## HONORING OUR VETERANS

Join us on National Wreaths Across America Day at Dyer Cemetery on Saturday, December 16th

Each December on National Wreaths Across America Day, the mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as over 1,200 additional locations in all 50 U.S. states, at sea, and abroad, laying over 1,204,000 wreaths.

In 2014, the Bay Township Cemetery Committee teamed up with the Horton Bay United Methodist Church to form the BTAC group. We are very proud to be an official location for Wreaths Across America! Now in our 4th year, there are currently 47 known veterans buried in our 3 cemeteries in Bay Township. Our goal is to place a wreath on the grave of every veteran in our cemeteries: Oaklawn Cemetery on Horton Bay Road N., Dyer Cemetery on Camp Daggett Road, & North Bay Cemetery on Church Road. Sponsorship forms and more information are available to download on the Bay Township website: [www.baytownshipmi.org](http://www.baytownshipmi.org), at the kiosk in front of the township hall, or by calling Georganna Monk (Local Location Leader) at 231-883-9867.

The national theme for 2017 is *I'm an American. Yes, I am.* In memory of Bay Township Veteran Gordon N. Lambie, our local group is dedicating this year's local ceremony to him. Annually, his support of our efforts to cover the gravesites in our township has been generously unwavering; even just prior to his death in August, he made certain wreaths were sponsored for this year.

Please plan to attend the Ceremony which begins at Dyer Cemetery on Saturday, December 16, 2017 at 11:45 (Sharp). You do not have to be a wreath sponsor to attend and be a part of this ceremony. At Noon (EST) a moment of silence will be held across the entire nation. Following a short ceremony, the wreaths will be placed on the graves of the veterans throughout the 3 cemeteries. The Boyne City American Legion Ernest Peterson Post 228, as well as local area veterans, will be assisting with this ceremony. It will be a very special time to be able to honor these men and women by placing a wreath that will mark their grave until the following spring.

## BAY TOWNSHIP HOSTS MICHIGAN TOWNSHIP ASSOCIATION

On October 30<sup>th</sup>, guest speaker, Park Gilmore, spoke to a packed hall on the benefits of using GRP (Ground Penetrating Radar) for cemetery investigations. Mr. Gilmore is President of Great Lakes Subsurface LLC of Spring Lake, Michigan, GPR is a geophysical method that uses electromagnetic waves in the radio frequency (400 MHz) to non-destructively locate objects in the ground. The results of the GPR survey can be marked in the field and/or presented in a site map indicating the location of each detected burial. Despite threatening skies, nearly all those in attendance followed Mr. Gilmore to Dyer Cemetery on Camp Daggett Road. Within 15 minutes of mapping, 7 unmarked burials were located in just one small area in the original (now closed) section of the cemetery. Regrettably, torrential rains brought the session to a close.

The benefit of locating unmarked grave sites is both financial and historical. Bay Township also has the one acre Oaklawn Cemetery on Horton Bay Road North which contains only 9 marked grave sites. The Bay Township Cemetery Committee is investigating the possibility of multiple uses of the cemetery once unmarked graves are identified and then reopening this cemetery.

A special thank you to all contributors to the Bay Township Winter 2017 Newsletter including, Anna Wasylewski, Dennis Amesbury, Boyne City Fire Chief; Al Welsheimer, RBCFD Chief; Jim Vanek, Clerk; Georganna Monk, Trustee; Bill Wehrenberg, Trustee; Ron Van Zee, Zoning Administrator; Dave Skornia, Planning Commission Chairman; Wendy Simmons, Planning Commission and ZBA Member.

**Georganna Monk and Wendy Simmons, Co-Editors**