

MILTON TOWNSHIP-ANTRIM COUNTY

7023 Cherry Avenue, P.O. Box 309
Kewadin, Michigan 49648
www.miltontownship.org
231-264-6612

NEWSLETTER SUMMER 2018

Lon Bargy, Supervisor	231-645-0841	Suplbargy@hotmail.com
Sandy Ball, Clerk	231-264-6612	SballClerk@gmail.com
Liz Atkinson, Treasurer	231-264-6693	Miltontownshiptreasurer@gmail.com
Tom Cole, Trustee	231-264-5565	Tbcole@charter.net
Brett Pharo, Trustee	231-264-6612	Brettpharo@gmail.com
Chris Weinzapfel, Zoning Administrator	231-264-6697	Miltonzoning@gmail.com
Amy Jenema, Assessor	231-632-3529	Assessoramy@gmail.com
Jeremy Ball, Fire Chief	231-499-1720	Miltontwfpd@gmail.com

MONTHLY BOARD MEETINGS

Township Board; 2nd Monday of each month,
Planning Commission; 2nd Tuesday of each month
Zoning Board of Appeals; 2nd Thursday as scheduled.

LON BARGY, SUPERVISOR

Milton Township has been very active this past year. Our cleanup days are popular as ever with constant volume year after year. For Road improvements 2017, we paved Stallman and Joe Marks Trail. For 2018 we will be paving Hoopfer Road and Rex Terrace Road along with improvements to Easley Road with ditching and six inches of gravel buildup. Improvements to the waterfront park property began in May 2018 to provide north side parking and re-directing the access drive to the recycling area. The Grand Traverse Regional Land Conservancy has approached the Township about a Farmland Preservation program. A citizens committee has been formed to promote the program along with plans to put on the Fall 2018 ballot.

We are pleased to collaborate with our municipal neighbors; thank you to Elk Rapids Township, Torch Lake Township, Village of Elk Rapids & Whitewater Township for supporting our parks!

I always appreciate your input, so if you have any questions or comments, I am ready to listen. Best way to reach me is by phone @ 231-645-0841.

LIZ ATKINSON, TREASURER

- Payment can be made in person during our regular tax collection office hours; Monday through Friday, 9:00 am to noon, by mail, online through our website; Miltontownship.org or placed in our secure side door drop box.
- One check can be written for multiple parcels. We scan all payments, therefore, please do not staple, paper clip, fold or tape the contents of your tax payment to the payment coupon.
- Our 24/7 unlimited access online tax data can be accessed through our website by selecting TAX DATA on the home page and following the instructions to view tax status, amounts due/paid or to pay taxes online. Fees to pay online are; 3% for credit card, \$3.00 up to \$10,000 or \$10.00 over \$10,000 for electronic check.
- The timeline for mailing summer and winter taxes is approximately July 1 and December 1, respectively.
- The final day taxes are accepted, (with penalty) is the last day in February. Postmark dates are not accepted. All unpaid taxes are sent to Antrim County Treasurer for collection on March 1st each year.

SANDRA BALL, CLERK

- Upcoming elections for 2018; State Primary and State General Elections.
- Election dates; August primary - Tuesday, August 7, 2018
General Election - Tuesday, November 6, 2018
- Poll hours; 7:00 a.m. - 8:00 p.m.
- The last day to register to vote for the August primary election is Monday, July 9, 2018.
- The last day to register to vote for the November general election is Tuesday, October 9, 2018.

The State of Michigan provides helpful information on their website; www.michigan.gov/sos (select "Information for Voters")

CHRIS WEINZAPFEL, ZONING ADMINISTRATOR

Milton Township does allow weekly rentals of one's home with conditions:

1. One week minimum length per rental.
2. An annual permit **MUST** be filed with the Township that includes the name and phone number of a local contact person who is available 24 hours, 7 days per week during the rental period and be within 45 minutes travel time.
3. Contact person's number will be provided to all neighbors within a 300 ft. radius of subject's property boundaries.

A copy of the complete Weekly Rental Ordinance and Permit Application can be found on our website.

Zoning Information:

- The Township does not regulate fences but asks you to be respectful of neighbors, make sure it is kept on your own property and do not encroach into the 25 foot protection strip on lakes.
- A permit is required for all structures and they must meet the setbacks for your zone.
- The Permit and Zoning Ordinance can be found on our website.
- There is NO overnight parking, camping or mooring of watercraft on/off any Township Road End Access or property.
- For water protection, the Township has a 25 foot Protection Strip along all waterfront lots regulating what is allowed to be done and requires that a Permit be pulled for any ground work, alterations, patios, decks etc, within 25 feet of the lake or river.
- The Township does not allow any accessory structure or use on a parcel without the primary.
- The Township has a Septic Inspection and Property Transfer ordinance that requires inspection of the septic and water by the Health Department of Northwest Michigan prior to Time of Transfer.

Helpful Phone Numbers

Northwest Michigan Health Department 231-533-8670

Antrim County Soil Erosion/Heidi Shaffer 231-533-8363

Antrim County Building Department 231-533-8373

MAPLEHURST NATURAL AREA

Over the last year, Milton Township has continued to work with the Grand Traverse Regional Land Conservancy (GTRLC) to complete the funding program and finalize the development plan for the Maplehurst Natural Area (formerly known as Camp Maplehurst).

The over \$1 million fund raising initiative taken on by the GTRLC is complete, which qualifies the Township for distribution of the previously approved \$1.9 million Michigan Natural Resources Trust Fund grant for the purchase of Camp Maplehurst. This will enable completion of the property sale and ownership transition to the township by late fall of 2018. The GTRLC obtained and holds an option to purchase the property from the current owners on the Township's behalf. This secures the price of the property and allows development work to proceed.

The site development plan involves demolition of the existing buildings, land reclamation back to a natural state, trail construction and site access with parking. A contract has been issued to a local company to begin this activity. A land stewardship endowment will be established and maintained, initially with funds raised by the GTRLC, to cover ongoing operational and maintenance expenses. The public opening is anticipated early in 2019. The Township will keep you updated on the progress of the project. This will preserve for current Township residents and future generations a beautiful natural resource for four season recreation.

AMY JENEMA, ASSESSOR

Frequently Asked Questions Part III;

What will happen if I put an addition on my property? Are the actual construction costs used to determine the new assessment?

“New construction” means property not in existence on the immediately preceding tax day and not replacement construction. New construction includes the physical addition of a structure. For purposes of determining the taxable value, the value of new construction is the true cash value (See Section 27 (1) below for definition) of the new construction multiplied by 0.50.

For property tax purposes the new addition is measured and priced by using the Cost Manual which is approved by the State Tax Commission with the County Multiplier and Economic Condition Factor applied to generate a True Cash Value. This is the value that is multiplied by .50 and added to the previous year’s taxable value along with the Consumer Price Index (CPI) for a new taxable value.

True Cash Value - Section 27 (1) of the General Property Tax Act defines “true cash value” as “...the usual selling price at the place where the property to which the term is applied is at the time of assessment, being the price that could be obtained for the property at private sale, and not at auction sale except as otherwise provided in this section, or at forced sale.” The usual selling price does not include public auctions that are part of a liquidation of sellers assets in a bankruptcy proceeding nor does it include property sold at tax sale or the subsequent sale of property that is acquired by the state in the delinquent tax sale process.

County Multipliers - County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor’s Manual and to “bring” those costs to the County level.

Economic Condition Factor (ECF) - An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

Consumer Price Index (CPI) – Proposal A limits the increase in taxable value to the increase in the consumer price index (CPI) or 5% whichever is less until the ownership of the property transfers. The Calculation of the Inflation Rate Multiplier is set in statute. MCL 211.34d states:

(l) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.

(f) "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department of labor, bureau of labor statistics.

What is a millage rate and how is it calculated?

Millage rate is the rate at which property taxes are levied on property. A mill is 1/1000 of a dollar. Property taxes are computed by multiplying the taxable value of the property by the number of mills levied. Milton Township’s millage rate for 2017 was for the Non-Principle Residence (Non-PRE) Taxpayer was 40.1526 for the Taxpayer receiving the Principle Residence Exemption (PRE) their millage rate was 22.1526. The millage rate changes each year, they are set in June for the Summer Bill and October for the Winter Bill. These rates can be found on the summer and winter tax bill. Property taxes are a simple mathematical problem: Millage rate times the taxable value equals the taxes collected (revenue).

How will the new valuation affect my tax bill?

This example is of a home in Milton Township which had new construction done during 2017 and was placed on the 2018 tax roll. In 2017 the taxable value of a home in Milton Township was \$121,000 and in 2017 this home paid as a Non-PRE \$4,858.45 in taxes.

$\$121,000 \text{ (taxable value)} \times .0401526 \text{ (Non-PRE millage rate 2017)} = \$4,858.45$

An addition was added by 12/31/2017 with a true cash value of \$50,000, and the Consumer Price Index (CPI) for 2018 was 2.1 %. Therefore this same residence new taxable value for 2018 is \$148,541.

$\$121,000 \text{ (2017 taxable value)} + 2,541 \text{ (2.1\% CPI 2018)} + (\$50,000 \times .50) \text{ (new construction multiplied by 0.50)}$
 $= \$148,541 \text{ taxable value 2018}$

GREENBELT INSTALLATION AT MILTON TOWNSHIP BEACHFRONT PARK

The Milton Township Zoning Ordinance has restrictions applicable to properties abutting lakes, rivers or streams (117.320). One intent of this section is to protect water quality by maintaining/establishing a shoreline protection strip. As recommended by the Parks & Recreation Committee, the Milton Township Board approved a Tip of the Mitt Watershed Council's MDEQ grant that provided cost sharing for establishing a greenbelt. This greenbelt will demonstrate riparian stewardship by installing a Shoreline Protection Strip at the Milton Township Waterfront Park.

CLEAN-UP DAY - Saturday, August 25, 2018 from 7:00 am – noon.

Milton Township provides two clean-up days, typically the last Saturday in April & August. This service is provided exclusively for the taxpayers of Milton Township at the corner of Cairn Hwy. and Cherry Avenue. **NOTE: All smaller, loose items must be secured (tied or rolled up for easy drop off). Any loads that are left loose & unbundled will have to wait until end of day and unloaded by the owner.** We do not accept oil, flammable materials, batteries, any liquid paints or solvents, chemicals, pesticides or yard clippings, brush or branches.

Refrigerators will be accepted for a disposal fee of \$30.00 and passenger tires only for \$6.00 each. Verify these clean-up dates through the Milton Township website.

PARK & RECREATION COMMITTEE

Congratulations are in order! The Michigan Natural Resource Trust Fund Board (MNRTF) revised their recommendations for award for the 2017 grant cycle, therefore, the Milton Township Waterfront Park and Water Trail Head was added to the list of recommended projects!! What this means is;

- MNRTF Award of \$295,000. plus a Township Match of \$126,500. for a total project cost of \$421,500.
- Improvements include; access pathway, beach improvements, benches, drinking fountain, landscaping, adaptive reuse of the former resort lodge building to an overlook/observation deck, picnic tables, restroom facilities, signage and trash bins.
- A comprehensive review of the design and schedule will be completed in 2018 with construction to begin in 2019.

Other News; Construction began on the north side of Cairn Highway at the Milton Township Waterfront Park. This project is creating a new drive to access the recycling center, provide parking, walkways and crosswalk for patrons to safely access the beach and boating area. The Health Department of Northwest Michigan has awarded Milton Township with a \$10,000. grant to purchase a pedestrian activated crosswalk signal for improving the safety of pedestrians crossing Cairn Highway.

Milton Township has a long history of supporting a variety of outdoor recreation. With our current 44 acre park that provides soccer, tennis, baseball and basketball to our most current projects of the Waterfront Park and Camp Maplehurst, Milton Township has always encouraged quality of life improvements. We provide a dedicated group of volunteers that recommend policies, plans, acquire and develop recreation facilities, parks and open areas to meet future needs. The end result is residents can count on useful parks to be proud of.

NATURAL IS BEST

A NATURAL SHORELINE IS BEST. Did you know that many of the things that you love about lakefront living depends on natural vegetation? The loss of natural shorelines is one of the major threats to the overall health of Michigan Lakes. A healthy (natural) shoreline must have a variety of trees, shrubs and plants. These plants are doing work by supporting a large variety of fish and wildlife. They provide needed habitat for feeding, staying safe and raising their young. The longer roots of natural plants best absorb undesirable nutrients such as phosphorus and best retard erosion.

This natural vegetation also helps the lake in many other ways;

1. Helps keep the lake clean by slowing and filtering runoff as it move towards the lake.
2. Allows more water to be absorbed into the ground than runoff.
3. Provides needed shade for keeping the water cooler.
4. Protects lake edge from wave and ice erosion when there is a good mixture of native plants both on land and in the water.

FARMLAND AND OPEN SPACE PRESERVATION

One of the overarching goals of the Milton Township Master Plan is to, 'Retain the Township's existing character by promoting the preservation of farms, forests, and water resources and shorelines as well as minimizing impacts from uncontrolled growth.' The American Farmland Trust identified the West Michigan Fruitbelt, which runs through Milton Township, as one of the 10 most threatened agricultural resources in the entire nation. Our Township recognized this threat and in 2004 adopted the Farmland and Open Space Development Rights Ordinance. This Ordinance designed a program to protect farmland and open space by acquiring development rights voluntarily offered by landowners creating agricultural conservation easements.

A conservation easement or purchase of development right (PDR) is a voluntary legal agreement that permanently restrict further development of the property and nonagricultural uses, while allowing landowners to retain other rights of ownership. Establishing a tax millage would fund this program and enable Milton Township to implement a permanent option to protect farmland and open space.

Advantages to the landowner who sells their development rights:

- Receive cash payment for the development rights
- Retain the ownership of the land and can continue to farm the land
- Potential tax benefits
- Farmland is preserved for future generations

Advantages to the public for preserving farmland:

- Preserves the rural character of the Township and helps to maintain the local farming economy
- Open space is preserved permanently through a more affordable method than purchasing the property outright
- Helps prevent the cost of public services provided within a local community from rising
- Helps support other land preservation efforts and protects land from fragmentation, which can impact wildlife habitat and water quality

For more information about farmland protection, please contact Laura Rigan, Farmland Protection Specialist at the Grand Traverse Regional Land Conservancy at 231-929-7911 or lrigan@gtrlc.org

MILTON TOWNSHIP HISTORICAL BOOK

This beautiful hard bound, 8 ½" x 11" Collector's Edition containing 256 pages explores Milton Township's settlement, agricultural and commercial history to present day. It also features many detailed family histories! Over 200 photos and illustrations. Book price is \$35.00 pickup. Add \$6.00 to mail.

Contact Milton Township @ 231-264-6612 to reserve a copy.

WATER/BOATER SAFETY

Education is one of the most important aspects of safe boating. Getting familiar with the regulations, responsibilities and boater etiquette. The official boating handbook of the Michigan department of natural resources is available online through their website; <https://www.boat-ed.com/michigan/handbook/book.html>.

CHAIN OF LAKES WATER TRAIL

A water trail is a designated route along a river, lake, canal or by bay that is designated for small, non-motorized watercraft. The water trail travels through 14 interconnected lakes and rivers through Antrim County. In 2017, Milton Township entered into a partnership agreement with Paddle Antrim on the implementation and promotion of the Chain of Lakes Water Trail for the approved water trail access sites owned by Milton Township. Also in 2017, Milton Township unveiled a new universally accessible kayak launch at the waterfront park with future plans for a covered pavilion, swimming beach and restrooms. Once completed, these amenities will make the waterfront park a premier trailhead for the water trail. More information can be obtained through the Paddle Antrim website;

<http://www.paddleantrim.com/water-trail/>

JEREMY BALL, FIRE CHIEF

The Milton Township Fire Department is staffed with 15 men and women that are committed to serving the community. We operate out of two fire stations. Station 1 is located in Kewadin at 7015 Cairn Hwy. Station 1 houses five apparatus. Station 2 is located at 12105 Cherry Ave just west of the Torch River Bridge and houses 4 apparatus. The Department is quite active within our community and strives to educate the public on fire safety. We actively have multiple programs available to the public: 911 reflective address sign program. In 2017 we gave out 36 signs to township residents. Smoke Alarm program. In 2017 we provided 39 alarms to township residents. Knox Box program. We currently have 4 Knox Boxes being used for Commercial Business and 6 for Residential use. Our overall goal is to have each address have a reflective address sign and to provide each home with working smoke alarms.

We are excited to announce the soon arrival of our new rescue engine. This unit will be housed at station one and replaces an older pumper and rescue unit. This new rescue engine will carry more water, and will carry the equipment of two apparatus thus saving money on fuel, maintenance costs, repairs and having to replace another apparatus. We are expecting to have this unit in service this summer after extensive training by our staff members.

Our ISO rating is a "6" for any home or business within five road miles of a fire station. Almost all of Milton Township has a 6 rating. Please check your homeowners insurance to see what your savings is on your policy. The department is working hard to locate adequate water supply locations throughout the township. If you see our Water Point Sign posted throughout the Township that site is a dedicated water point location.

Outside burning; please check the DNR website @ www.michigan.gov/burnpermits or contact the DNR's phone number @ 866-922-2876 for authorization to burn. Once you are authorized to burn, feel free to contact the fire station or the Fire Chief to let us know you are burning.

We are always looking for training opportunities within the township. Anytime we can train in the township at various locations it helps us to practice our skills and techniques in the event there is a fire or emergency. This can help us navigate our apparatus in tight or long driveways. Please help us hone our skills through training by giving us a call and let us train near you.

The department needs more members. If you have an interest and want to give back to the community and have the time to commit, the department needs you!! Please join us and be part of a great organization. If you have inquiries, requests, or have ideas on how we can better serve you, please contact Chief Ball @ 231-264-6694 or 231-499-1720, or email @ miltontwpfd@gmail.com. Like us on Facebook

RECYCLING CENTER

The recycling center is for recycling, not trash. To discourage wrongful dumping, Milton Township placed surveillance cameras near the recycling bins. Do not leave large bulky items or items outside of the recycle location containers. If it doesn't fit in the recycling bins, **do not leave it**. It takes a lot of man power when unauthorized items are left and it's discouraging that a handful of residents are not using the center properly.

PRIDE OF OWNERSHIP

It is very important to Milton Township to provide a clean, safe and aesthetically pleasing environment for children to play and residents to participate in recreation and social activities. If we want a clean environment and lasting public assets then we need to educate our younger generation and everyone around us to simply have due respect for everything around us. A concerned community can deter destructive behavior and improve the level of respect shown to others and their property. Milton Township's public assets will lose their beauty and value and continue to deteriorate and depreciate to a poor state if people vandalize.