

CORWITH TOWNSHIP REGULAR MEETING MINUTES
8170 MILL STREET, VANDERBILT, MI
JUNE 7, 2023

The meeting opened at 7:00 p.m. with the Pledge of Allegiance. Board present were Pat Coultres, Lori Bush, Vern Kassuba, Tom Kellogg and Debbie Whitman.

Others present were Kris Powell, Jon Turnbull, Sandy Turnbull, Judi Jarecki, Jan Kellogg, Richard Armour, William Page-Echols, Wendy Page-Echols, Sandi Jones, Anne Pfluecke, John Pfluecke.

Treasurer's Report given by Bush showing balances for the month of May as follows: general fund \$496,928.17 and tax collection \$11,062.64. Motion by Whitman, with support by Bush, to approve the minutes, bills and acknowledge the Treasurer's report. Roll call vote: Coultres – yes, Bush – yes, Kassuba – yes, Whitman – yes, Kellogg – yes.

PUBLIC COMMENTS: Richard Armour would like to see roads improved – Kassuba stated that the Township does participate financially even though not obligated. Kassuba related his efforts on the roads. Richard suggested contacting higher politicians to see if some action can be taken on the roads.

REPORT FROM COUNTY COMMISSIONER: Commissioner Turnbull reported Road Commission meeting tomorrow on their budget and what roads they are going to be working on. Improvement project passed for Parks & Rec – playground, beach, and splash pad at County Park. Any concerns to be presented to Commission – email Jon.

ZONING/ASSESSING: Nothing reported on.

CEMETERY: Jon happy with new mower

TWP PROPERTY: Fountain installed at pavilion – other will be put in storage here.

WASTE TRANSFER: Tire prices from PAC as follows: 17" \$8.00, 18"-22" \$10.00, semi tire \$16.00, tractor tire \$33.00

FIRE/RESCUE: Coultres reported that our rig is helping at Elmira Raceway with fire protection on Saturday races. 50/50 drawing to be split between Vandy and Elmira who is providing EMS coverage. Resignation of Diana Bunker from Fire Board effective 6/6/2023. Motion by Coultres, with support by Whitman, to accept the resignation of Diana Bunker. Motion carried, 5-0.

SCHOOL: Whitman reported the Superintendent position is being offered to Dave Harwood, current Principal..

PLANNING COMMISSION/PARKS & REC:

Motion by Kellogg, with support by Whitman, to recommend the following:

- 1) Under ARTICLE 2 DEFINITIONS, ACCESSORY DWELLING UNIT states that it "...is a smaller dwelling on the same lot as, or attached to, a single-family dwelling." It is unclear why it *must* be smaller than the principal dwelling, particularly as there may be a possibility for splitting the parcel at some future time. See number 2, below.
- 2) If an accessory dwelling unit (ADU) has the possibility of becoming a principal structure through a new parcel split, then the ADU must conform to the minimum standards imposed on a principal structure, as in any parcel, before a proposed parcel split can be approved. For example, in ARTICLE 17, SCHEDULE OF DIMENSIONS, there exists requirements for minimum ground floor area, setbacks, lot area and width of

a principal structure. There must not be a non-conforming structure as a result of the property split.

3) In 17.1 TABLE 1, the "Min. Floor area of Guest House (Square feet)" should state "Min. Floor area of a detached ADU (square feet)".

4) If a discrepancy between various commercial uses of an ADU is to be made, then there should be further clarification of the distinction between "Bed and Breakfast", "Guest House", and "Tourist Home". For example, does each come with its own use restrictions or a specific duration per guest ("transient" could be per day or a year or more) or other criteria that would distinguish it from a typical rental unit?

5) If an ADU can become a principal structure through a new parcel split, the ADU must have its own water and septic system (not shared). If the water and septic system is initially shared, an easement agreement for a future separate system should be required for this eventuality. Motion carried, 5-0. Community Visioning Evening suggested with an outside facilitator with Village, Township and residents suggested by Jim Neely. Judi Jarecki relayed County Planning suggestion to have townships give opinion on where would be a suitable location to encourage housing development.

Motion carried, 5-0. Kellogg also reported on the Planning meeting of May 22, 2023.

ROADS: Kassuba spoke with Road Commission on the Corwith project presented last month.. Motion by Coultres, with support by Kassuba, to approve the Project Cost Share Agreement with Otsego County Road Commission, upon receipt of written document of paving 3 interesections (Badgley and 27, Badgley and Cherwinski and Airport and Huffman Lake Rd) and shoulder of Whitmarsh and 27, and graveling of McGregor at no additional cost to Corwith Township. Motion carried, 5-0.

Otsego County Economic Alliance: Motion by Kassuba, with support by Whitman, to approve the Otsego County Econominc Alliance support agreement. Roll Call vote: Kassuba – yes, Whitman- yes, Kellogg – yes, Bush – yes, Coultres – yes.

Foreclosed Property – Waiver for Second right of refusal: Motion by Kassuba;, with support by Coultres, to waive the second right of refusal. Motion carried, 5-0.

Meeting adjourned at 8:07 p.m.

Debbie Whitman
Corwith Township Clerk