



December 2011

Wilson Township News

Wilson Township, Charlevoix County

An important notice from the treasurer

Tax bills are mailed by December 1st for the winter bill and July 1st for the summer bill. If you do not receive your tax bill, it is your responsibility to call the township treasurer's office for a duplicate copy

The due date for the winter tax bill is Tuesday, February 14, 2012. The treasurer's office will be open on February 14, 2012 from 9:00 AM to 5:00 PM for anyone wishing to pay their taxes in person to avoid interest and/or penalty.

Mortgage Escrows: Tax information will be forwarded to your bank per their request. Please do not send a payment if you have a mortgage escrow that will pay your taxes. If a refund is necessary, the refund is made to the party making the duplicate payment, which could cause a delay in refunds or credits to your escrow account by your bank of up to six (6) months or more.

Regular Township Treasurer's office hours are Monday through Friday 3:00 PM to 7:00 PM with limited availability Saturday and Sunday. This is a home office and the treasurer respectfully requests no calls after 8:00 PM. Messages and e-mails are returned daily. The office is closed on major holidays. If you would like to pay your taxes in person, please call ahead to be sure the treasurer is available.

Receipts are mailed only on request. To request a receipt, make a note on your payment stub and a receipt will be mailed. Taxes paid by a mortgage escrow or a title company will auto-

matically generate a receipt to the owner.

Postmarks are NOT accepted by Wilson Township

as an on-time payment. If you decide to mail your payment, please be sure to allow for delivery time.

Address corrections/ changes should be made with the treasurer as soon as possible to avoid a delay in receiving your tax bill.

Board of Review (BOR) Corrections for the current billing year (July & December) will be made within a week of the Board of Review action. If you receive a corrected bill and have a mortgage escrow, be sure to immediately notify and forward the corrected bill to your mortgage company. Prior year BOR corrections are handled by the Charlevoix County Treasurer's office. You will have to contact them directly for their correction date timeline at 231/547-7202.

For questions regarding assessing or Board of Review, contact Todd Sorenson, Supervisor/ Assessor at: phone 231/ 582-7122, fax 231/ 222-2300, or e-mail tbsorenson@charter.net.

Kerri J. Reinhardt, Wilson Township Treasurer
Telephone: 231/ 582-9963
E-mail: kerrereinhardt@ymail.com

Mailing Address: P.O. Box 447
Physical Address: 00909 BC-EJ Road
Boyne City, MI 49712 Boyne City, MI 49712



Board of Trustees:

Todd Sorenson
Supervisor/Assessor:
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E-mail: tbsorenson@charter.net

Kerri Reinhardt, Treasurer
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Marilyn Beebe
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Jeff Argetsinger, Trustee/
Sexton Phone: 231/ 582-2770
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Louie Fall
Trustee/Park Maintenance:
Phone: 231/ 852-9418
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Township Meeting Schedule:

Planning Commission meets the 1st Wednesday of the month

Board of Trustees meets the 2nd Wednesday of the month

Zoning Board of Appeals meets the 3rd Wednesday of the month (if necessary)



Cemetery Update

Wilson Township is home to three cemeteries: Knop Cemetery on the corners of Wilson and Behling roads; Lewis Cemetery on Healey Road; and Todd Cemetery on Fuller Road

With about 100 grave sites in each cemetery, there are a few plots available for purchase in Knop Cemetery, around 50 available in

Lewis Cemetery, and 30 in Todd Cemetery. The cost is \$50.00 for one grave site.

NOTE: A Cemetery Ordinance is in effect for the township cemeteries. Please contact Jeff Argetsinger with questions. Jeff can be reached by calling 231/ 582-2770 or e-mail at: jeffargetsinger@yahoo.com.

Township Road Spend

In Wilson Township there are approximately 67 miles of roads: 31.7 miles of paved roads, 23.5 miles of gravel roads, and 11.8 miles of seasonal roads.

Wilson Township has a one mill road improvement fund, which will generate approximately \$62,000 in 2011. This year the township spent \$22,000 for brining roads; \$194,00 to rebuild a section of Anderson Road; and additional monies for road construction work on Marshall Road, which was shared with the City of Boyne City and Eveline Township. (Wilson Township's share was \$27,000.) In 2011, a total of \$243,000 was spent on roads. Road millage covered \$62,000 of this total.

Over the past 11 years, Wilson Township has spent over \$1.875 million on roads in Wilson Township. During this period, the road millage collected from township residents totaled \$666,490, or about a third of the of the total spent on roads. The remaining funds, or \$1.2 million, have come from the General Fund reserve and State Revenue Sharing.

Broadband Internet for all of Wilson Township??

At this time, it appears that Merit, a non-profit organization that has received \$33 million dollars in Federal Recovery Act funds to install fiber optic cable to provide broadband (high speed) access to the internet, will be running one of the cable trunk lines on Behling Road, from East Jordan to Pleasant Valley Road, then into Boyne City. The trunk line can be used by local internet providers to improve their internet capabilities, which in turn will allow them to offer broadband to more residents of Wilson Township.

In Wilson Township, there are large areas that can only access the internet by satellite dish, cell phone, or dial-up. The Wilson Township Board of Trustees would like to provide everyone an option for high speed internet, phone service, and television, but we need your help!

In January and February of 2012, an internet survey will be mailed to township residents. **IT IS IMPORTANT THAT YOU COMPLETE THE SURVEY AND RETURN IT!** This survey will be the basis for deciding if it is feasible to build towers and install fiber optic cables for all township residents who want high speed internet, phone service (other than AT&T and Charter), and television (other than satellite or cable).

State Revenue Sharing

In the "Road Spend" article, you read that the township receives funds from State Revenue Sharing. You probably have heard about local governments "losing" funds from revenue sharing. What is State Revenue Sharing?

Under the Michigan Constitution, townships and other municipal governments receive revenue from the 4% portion of the State Sales Tax. This portion of the revenue sharing is called Constitutional Revenue Sharing. Constitutional Revenue Sharing is based on population. The State Government cannot withhold these funds or reduce them. In 2010, Wilson Township received about \$130,000 in Constitutional Revenue Sharing. We are expecting approximately the same amount in 2011.

Revenue sharing discussed in the news media is Statutory Revenue Sharing, which is controlled by the Legislature. Statutory Revenue Sharing is also based on population. The big difference is the State Government controls these dollars and can reduce them at will. Wilson Township received no Statutory Revenue Sharing in 2011. In fact, the only local governments that received Statutory Revenue Sharing in 2011 were the cities of Boyne City, Charlevoix, and East Jordan—on average about \$56,000.

Revenue sharing funds can be used for whatever purpose the local government deems appropriate. In Wilson Township, the funds are used for road improvements!

Adjacent Principal Residence Exemption

If you have a Principal Residence Exemption (Homestead Exemption) for the parcel of property your home is on and you also have vacant property, on a separate deed, that is next to your home parcel, you may be eligible for an Adjacent Principal Residence Exemption. If you would like to check, please call Todd Sorenson at 231/ 582-7122 or at tbsorenson@charter.net. If you want an eligibility check performed, you will need to provide both parcel numbers.

Multiple Homes on one Parcel?

A Principal Residence Exemption (homestead exemption or PRE) allows a person claiming a PRE to be exempt from paying an additional 18 mills in school taxes. The exemption may only be claimed on one residence. If you are a married couple, you may still claim only one PRE.

If you have a PRE on a parcel that has two dwellings on it, you may not claim the second dwelling and property it sits on as part of your PRE. You may only claim the portion of the property used as a principal residence. If you have access to the internet, you can download Guidelines for the Michigan Principal Residence Exemption Program at the Wilson Township web site: <http://charlevoixcounty.org/wilson.asp> or at http://www.michigan.gov/documents/2856_11014_7.pdf.

Township Planning & Zoning Update—2011

A new ordinance to allow an accessory dwelling was drafted by the Wilson Township Planning Commission and will be submitted to the Township Board for consideration. An accessory dwelling is a second dwelling on the same parcel as the primary homestead. The ordinance would allow a second residence to be built on the property with the intent of providing additional housing to help meet the needs of expanding families or provide independent living for elders that is in close proximity to relatives. The ordinance would require the property owner to live on the property but they would have the choice to live in the primary or the accessory dwelling. An accessory dwelling would be limited to a maximum size of 1,000 square feet and can be attached or detached. A parcel must be at least 3 acres in size and must be located in the RDA or RR1 zoning districts to be eligible. Other than the normal set back requirements, no additional placement requirements have been established for an accessory dwelling. Included in the draft ordinance is the requirement for a deed restriction to be placed on the property. The deed restriction is recommended to ensure that subsequent owners of the property are aware of the accessory dwelling restrictions prior to the purchase of the property.

The township boards have also adopted the following changes/updates during 2011:

- Updated and clarified the regulations regarding the establishment and powers of the ZBA
- Adopted provisions to allow for rehearing of zoning board of appeals determinations.
- Implemented the ZBA interpretation of indoor shooting ranges as an allowed use in the CSC district

- Added outdoor recreation facilities as a special use in the CSC district
- Clarified the standards for special use determinations
- Implemented a rehearing process for planning commission determinations
- In accordance with the requirements of the Michigan Medical Marijuana Act, adopted an ordinance to regulate the land uses associated with primary care givers.

Planning Commission projects and reviews:

- In April, attended a joint meeting with the Boyne City Planning Commission and Boyne Valley Township Planning Commission to review the goals of the Partnership for Change M-75 corridor project. Discussion topics included trails/sidewalks, signage, zoning and 425 parcels.
- Completed a signage inventory of the M-75 corridor.
- Began working on the 2012 road improvement plan.
- Completed five installments of Planners moments training program
- Reviewed proposed storm water ordinance and Charlevoix County Local Ordinance GAPS analysis.
- Reviewed possible improvements for Fall Park
- Updated ordinance requirements for cemetery markers and memorials

Upcoming projects:

- Update the Wilson Township master plan
- Adopt a new 5-year recreation plan

If you have any questions about the accessory building ordinance or any of the other township ordinances, please feel free to contact Scott McPherson, Wilson township planning and zoning administrator at 231/ 582-0343.

Thinking of Transferring Your Property?

Are you thinking of placing another family member on your deed? Perhaps putting the kids on your deed in case something happens to you? You might want to consider the following—when property transfers ownership, it uncaps.

There are two types of ownership you need to consider: Joint Tenants or Tenants in Common. Joint Tenancy means that you own the property jointly. If one of you dies, the other joint tenant gets the property. Depending on the circumstances, it may not uncap. Joint Tenancy also means that when you add another person to the deed, as a Joint Tenant, the property does not uncap at that time.

Tenants in Common means that you both own a portion of the property. If one of you dies, the property transfers to your heirs, not to the other owner. This portion of the property will uncap. Tenants in Common also means that if you add another person to the deed as a Tenant in Common, a part of the property is going to uncap.

For example, a property has an assessed value of \$100,000 and a taxable value of \$50,000. By adding a Joint Tenant, the taxable value remains at \$50,000. If you add one child to your property as a Tenant in Common, the taxable value will increase to \$75,000 because you have transferred half ownership of the property.

When you pass away, the Joint Tenancy may not uncap (this issue is still being decided by the courts and the legislature). As Tenants in Common, a part of the property will uncap. As noted in the previous example, 50% of the property uncapped when the Tenant in Common was added to the deed, the remaining part will uncap when you have died

If you have access to the internet, the Transfer of Ownership Guidelines is available at the Wilson Township website: <http://charlevoixcounty.org/wilson.asp> or at [http://www.michigan.gov/documents/Transfer of Ownership I&A 128474 7.pdf](http://www.michigan.gov/documents/Transfer_of_Ownership_I&A_128474_7.pdf).

Township Hall Vandalized!

Over Halloween weekend, the Wilson Township hall was vandalized.

On the south side of the building near the south entrance door, in orange paint, the culprit(s) spelled out "**change the norm.**" Near the office door they spelled out "**Occupy Boye City.**" It appears that our "taggers" don't know how to spell Boyne.

If you have any information concerning the person(s) responsible for this vandalism, please contact 911.



SOS Expands Services for Michigan Residents

Save time by conducting Secretary of State business online.

A newly expanded online destination for Michigan Secretary of State (SOS) services is now available. For Michigan residents, some of the SOS department's most popular services, including change of address, renewal/replacement of driver's licenses and/or vehicle license plates, and requests for duplicate registrations and/or titles, are just a click away. Log onto <https://onlineservices.michigan.gov/ExpressSOS>.

Election update from the clerk . . .

- On October 4, 2011, Governor Snyder signed into law the 2012 Presidential Primary bill. The 2012 presidential primary is set for Tuesday, February 28th.
- January 30, 2012 is the last date to register to vote in the 2012 presidential primary
- Check-out the Michigan Voter Information Center (MVIC) website! The site provides information regarding your voter registration status, allows you to view your ballot and election calendar, finds your clerk and maps your polling location, provides information on how to request an absentee ballot and how to use your voting equipment. To access the site in the internet, log onto: <https://webapps.sos.state.mi.us/mivote/> or www.michigan.gov/sos then click on Elections in Michigan and select the Michigan Voter Information Center.
- New state and federal laws make it easier for military and overseas civilian voters to register and participate in elections. Under the new laws, military and overseas civilian voters can receive a ballot by e-mail or fax to speed the voting process. (The voted ballot must be returned by mail for security purposes.) Contact your local clerk to request a ballot, and be sure to indicate whether you would like your ballot sent by mail, e-mail, or fax. Additional information can be obtained through the MVIC web-

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