

# Wilson Township News

## Board of Trustees

Todd Sorenson  
Supervisor/Assessor  
(231) 582-7122  
tbsorenson@gmail.com

Kerri Reinhardt  
Treasurer  
(231) 582-9963  
kerrreinhardt@gmail.com

Marilyn Beebe  
Clerk  
(231) 582-1033  
marilynbeebe@charter.net

Jeff Argetsinger  
Trustee/Sexton  
(231) 582-2770  
jeffargetsinger@yahoo.com

Louie Fall  
Trustee/Park Maintenance  
(231) 582-9418  
louisfall@yahoo.com

## Wilson Township Road Costs

Township residents often ask when is their road going to get graded, brined, graveled or paved. It seems like it takes forever to get any road work done. A question often asked is who is responsible for what regarding road improvements.

The Charlevoix County Road Commission is charged with maintaining roads by filling pot holes, replacing culverts, grading, etc. They also engineer all improvements for graveling, replacing the edges of a paved road with new pavement then overlaying it with another layer of pavement, and adding pavement (wedge and overlay) to paved roads. Let's not forget plowing and sanding the roads winter after winter.

Wilson Township is responsible for paying for some of the work performed such as: brining, graveling, wedge and overlay, and repaving. However these road improvements come with a price tag that is much higher than what the Wilson Township road millage generates. On average, road im-

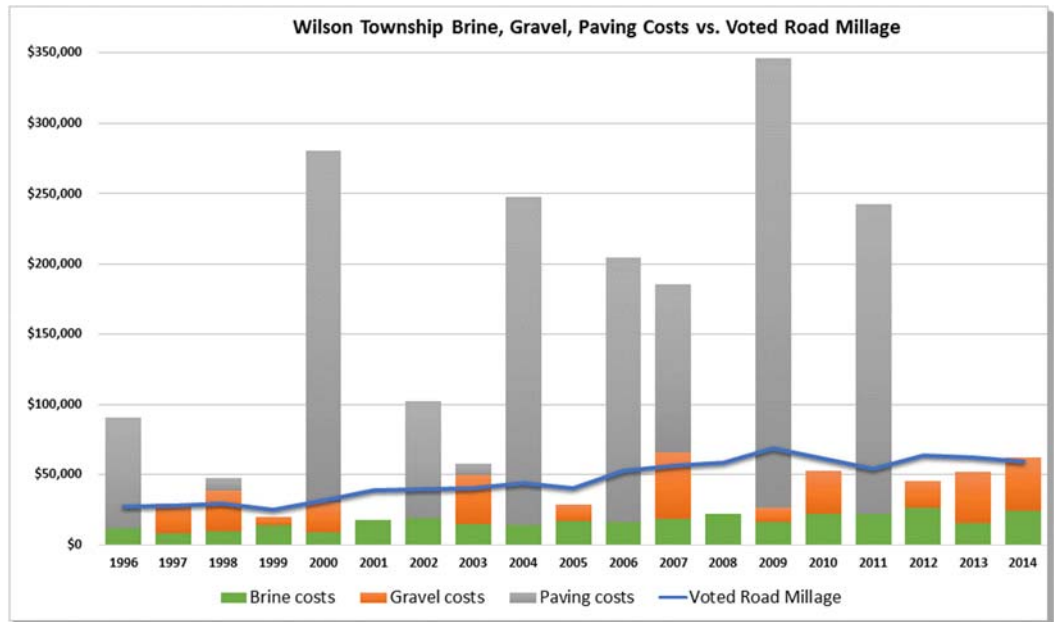


provement costs are as follows: Graveling/re-gravel (Afton Stone) \$60,000 per mile; asphalt wedge and overlay \$150,000 per mile; reconstruct and pave \$350,000 per mile.\* Please keep in mind that these are average costs that can vary depending on the conditions. Often times the cost is higher.

The graph above shows collected township road millage versus road improvement costs. (1996 to 2014). The graph below illustrates the combined improvements versus the voted road millage. Anything above the voted township road millage line was paid for using general fund monies. One of the largest expenditures of the township, year-in and year-out, is road improvement.

## Township Meeting Schedule:

- Planning Commission meets at 6:00 PM the 1st Wednesday of the month
- Board of Trustees meets at 6:00 PM the 2nd Wednesday of the month
- Zoning Board of Appeals meets at 7:00 PM the 3rd Wednesday of the month (if necessary)



\*Charlevoix County Road Commission, James Vanek

## A Message from the Wilson Township Treasurer's Office

**On Line Tax Bill Review and Payment Options** can be found by going to the website: [www.wilsontownship.org](http://www.wilsontownship.org). From the menu on the left side, select Township Treasurer, then select Property Tax Inquiry; you will be directed to the site [accessmygov.com](http://accessmygov.com) where you can create a free account. From this site, you can review and print your property tax bills and receipts free of charge from 2005 through the current tax year; and we have partnered with Point & Pay to offer on line payment options. Credit card payments will incur a fee of 3% of the total payment; an E-check will incur a \$3.00 flat fee. All fees are collected and retained by Point & Pay.

**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 that no calls are made after 8:00 PM. Messages and e-mails are returned daily. The office is closed on major holidays. If you would like to pay taxes in person, please call ahead to make sure the treasurer is available.

**Winter taxes are due Tuesday February 16, 2016.** On this day, the office will be open from 9:00 AM to 5:00 PM for anyone wishing to pay their taxes in person to avoid paying interest and/or penalty.

**Mortgage Escrows:** Tax information will be forwarded to your bank per their request.

**Receipts are mailed upon request only.** To request a receipt, simply make a note on your payment stub. Taxes paid by a mortgage escrow or a title company will automatically generate a receipt to the current owner.

**Postmarks are NOT accepted** by Wilson Township as an on time payment. Please be sure to allow time for delivery of your payment.

**Address corrections:** Please update as soon as possible to avoid a delay in receiving your property tax information.

**Board of Review (BOR) Corrections:** Corrections for the current billing year (July & Dec.) will be made within a week of the Board of Review meeting. Prior year BOR corrections are handled by the Charlevoix County

Treasurer. For prior year correction date timeline, contact the County Treasurer's office at (231) 547-7202.

**If you have questions regarding Assessing or Board of Review,** please contact Todd Sorenson, Wilson Township assessor, phone: (231) 582-7122, e-mail: [tbsorenson@gmail.com](mailto:tbsorenson@gmail.com).

Kerri J. Reinhardt, Treasurer  
Telephone: (231) 582-9963  
E-mail: [kerrreinhardt@ymail.com](mailto:kerrreinhardt@ymail.com)

**Office address**  
919 BC-EJ Road  
Boyer City, MI 49712

**Mailing address**  
P.O. Box 447  
Boyer City, MI 49712-0447



## The End of Uncapping When Transferring Property to Family Members

In the past, if a family member transferred property to father or mother, father or mother of a spouse, son or daughter, including adopted children, son or daughter of a spouse and stepchildren, stepmother or stepfather, the property would uncapped and higher property taxes would be due on the property. For example, the STATE EQUALIZED VALUE on a parcel is \$100,000 and the TAXABLE VALUE is \$50,000. Under the old regulations

when the transfer happened, the TAXABLE VALUE would uncapped and become \$100,000.

After December 31, 2014, transfers of these types are not considered a transfer of ownership, provided the property is classified residential real property and the residential real property is not used for any commercial purpose following the conveyance. Example: the STATE EQUAL-

IZED VALUE on a parcel is \$100,000, and the TAXABLE VALUE is \$50,000. Under the new regulations when the transfer happens, it is not considered a transfer of ownership and the TAXABLE VALUE would remain \$50,000.

If you are unsure about deeding property to a family member, please contact the Wilson Township assessor, Todd Sorenson at [tbsorenson@gmail.com](mailto:tbsorenson@gmail.com) or phone (231) 582-7122.

## Planning Commission 2015 Activity (Site Plan Reviews)

**Accessory Dwellings:** The Planning Commission reviewed and approved a Special Use Permit application for an accessory dwelling. A zoning ordinance provision allowing an accessory dwelling was recently adopted by the Township Board. This provision allows a parcel with an existing primary dwelling to apply for a special use permit to add an accessory dwelling located on the same parcel as the primary dwelling. The intent of the provision was to develop more affordable housing opportunities and to allow families to provide independent living accommodations for aging family members that are in close proximity to their homes. If this is something you are interested in learning more about, contact Scott McPherson at the Wilson Township Planning office at (231) 582-0343.

**IMI Expansion:** A site plan for expansion of Industrial Magnetics Inc. (IMI) was reviewed and approved by the Planning Commission in May. The proposed expansion included an 80' x 200' building expansion on the north side of the existing building, the replacement of some retaining walls and delivery docks, the creation of 18 additional parking spaces and repaving of some existing parking areas, and

the development of additional storm water retention areas. The \$1.6 million dollar project is designed to increase the capacity and capabilities of the facility and is anticipated to add 10 new employees when fully developed.

**Wolverine Power Advance Substation Relocation:** In August, the Planning Commission reviewed and approved the site plan for the construction of a new Wolverine Power substation located on Peck Road. The parcel was split off from the existing CH Smith property accessed from Marshall Road. The new substation will replace the existing Advance Breaker Station currently located in Eveline Township. The \$6 million dollar substation is being constructed in conjunction with the Elmira Power Plant that is currently under construction in Otsego County, which is anticipated to come on line in 2016. This is a priority project for Wolverine Power as it needs to be completed prior to the new plant coming on line. The property is located in the Rural Residential District and as the use is classified as an essential service, the proposed substation is a use by right. Site inspections of the property were completed and the planning commission reviewed aerial images of the proper-

ty and detailed plans of the proposed substation and discussed potential issues with the site in regards to tree and soil removal, storm water retention, landscaping, site lighting and driveway access.

**Boyne Valley Storage Storm Water Plan:** A revised storm water drainage plan for the Boyne Valley Condominiums was reviewed and approved. The most significant change to the plan was the relocation of the existing storm water basin from the east side of the driveway to the west. The existing berm around the pond was replaced with a drainage swale and the sanitary sewer cleanout was reconstructed to be at grade level. The plan still connects all of ponds and discharges the water in the same manner as the previous approved plan but improves the overall capacity and effectiveness of the system. The plan was also subject to the Storm Water Ordinance requirements and was submitted to and approved by the Charlevoix County Drain Commissioner.



## Disabled Veterans Exemption

Public Act 161 of 2013 gives military veterans who are 100% disabled an opportunity to apply for a 100% exemption from property taxes for their principal residence. This means that if your application is approved, you will not have to pay property taxes for 2015.

To apply, you must complete a State Tax Commission Affidavit for Disabled Veterans Exemption and provide the required documentation to the Wilson Township assessor by December 14, 2015 (affidavit must be filed annually). Submitted affidavits will be reviewed by the Wilson Township Board of Re-

view at a meeting on December 15, 2015 at 5:00 PM at the Wilson Township hall. The affidavit and requirements for filing can be found on the Wilson Township website [www.wilsontownship.org](http://www.wilsontownship.org) from the Assessor tab, or contact Todd Sorenson at (231) 582-7122.

## Fall Park Parking Lot Improvement Grants

- If you would like to make a donation of any kind to Wilson Township or Fall Park, please contact Trustee Louie Fall at (231) 582-9418.
- Cemetery questions? Contact Cemetery Sexton Jeff Argetsinger at (231) 582-2770
- Looking for a place to host an event? The Fall Park pavilion and/or gazebo can be reserved (for no charge) on a first-come first-serve basis. The calendar on the township's website is updated regularly if you want to see if a date is available. Contact clerk Marilyn Beebe to make a reservation at (231) 582-1033 or email [marilyn-beebe@charter.net](mailto:marilyn-beebe@charter.net).

### Fall Park Hot Spot:

- Select: Wilson Hot Spot
- Logon: guest
- Password: fallpark1



If you use Fall Park in Wilson Township for any reason during the spring, summer, or fall, you use the Fall Park parking lot. Most of the time the parking lot is dusty but at other times it can be a mud bog. One of the contributing factors of the poor conditions is rain and melt water running across Fall Park Road and ending up in the parking lot.

This past summer, Wilson Township applied for and received over \$24,000 in grant money to improve the Fall Park parking lot. The State of Michigan Polling Place Improvement Grant Program awarded the township \$14,000 toward improvements, while

the Charlevoix County Parks Grant Program awarded \$10,000. We will also be applying for a Charlevoix County Community Foundation Grant next spring. We are hoping to receive enough grant money to pay for most of the improvements.

Work on the parking lot improvements will start this fall. The Charlevoix County Road Commission has agreed to move the north entrance into the park further south so water running down a driveway on the west side of the road doesn't flow directly into the parking lot. The rest of the work, paving, lights, and grounds restoration will be completed next summer.

## MDEQ Completing Environmental Clean-up at Clare's Country Corners

This fall the Department of Environmental Quality (DEQ) began work on an environmental cleanup at Clare's Country Corners, which is located at the intersection of Deer Lake Road and Boyne City - East Jordan Rd.

The site has contaminated soils that were the result of leaking underground storage tanks, which were in place when the site had gasoline pumps. While the tanks were removed, a significant amount of con-

taminated soils remained. The clean up required the removal of the existing building and asphalt and excavation and disposal of the contaminated soils. The site will be restored with clean fill; a new paved driveway will be installed; and a 30' x 34' pole building will be constructed to replace the removed structure. The project should be completed by the spring of 2016.

## 2016 Election Update from the Clerk

The next scheduled election for Wilson Township registered voters is the Presidential Primary on Tuesday, March 8, 2016. The last day to register to vote in the Presidential Primary is February 8, 2016. Contact your clerk Marilyn Beebe at (231) 582-1033 with questions.

### 2016 Election Schedule:

- March 8 - Presidential Primary
- May 3 - County and Local Election (if proposals are submitted)
- August 2 - State Primary Election
- November 8 - State General Election

Voting by Absentee Ballot? Absentee voter ballots are available for all elections. They provide a convenient method for casting a ballot when you are unable to attend the polls on Election Day.

Away at college? **PLAN AHEAD!** Make sure you are registered to vote, **allow plenty of time** for mailing an absentee ballot application AND the return mailing of the ballot.

For absentee ballot requirements and/or the application form, visit [www.wilsontownship.org](http://www.wilsontownship.org) and click on

the "Quick Link" Elections/Voter Registration, the Clerk tab, or visit the Michigan Voter Information Center website and click on "Absentee Voting". The completed form can be mailed, faxed (866) 998-1922 or emailed to the clerk at [marilyn-beebe@charter.net](mailto:marilyn-beebe@charter.net).

Visit the **Michigan Voter Information Center** [www.michigan.gov/vote](http://www.michigan.gov/vote) to:

View your **Sample Ballot**  
Track your **Absentee Ballot**  
Verify your **Voter Registration**  
Find your **Polling Place**