

MINUTES OF THE REGULAR MEETING  
OF THE WHEATFIELD TOWNSHIP  
BOARD OF TRUSTEES  
INGHAM COUNTY, MICHIGAN

Tuesday February 9, 2021 7:00PM

(Meeting held via ZOOM; link posted on the bulletin board and provided by supervisor Myer)

Supervisor Myer called meeting to order at 7:01PM. Roll call—Henley, Miller, Kapp, Allen and Myer -present.

Wind Energy Systems, Questions and Answers. This session began at 7:02 PM. Supervisor Myer opened with a short explanation to attendees of how to participate, then asked for an update on the topic from planning commission chair Mike Kapp. Kapp provided a statement about the township's current position, that there are no provisions in our zoning ordinance to regulate large wind energy systems. Since large wind energy systems are legal uses in Michigan, the planning commission is evaluating a draft amendment to our zoning ordinance to regulate them, with advice from our professional planner and counsel from our attorney. Several attendees asked questions covering topics ranging from how this benefits the township, what are neighboring townships doing, can the number of wind turbines be limited, what are ways to stay involved and be informed of future meetings. Some stated opinions against wind turbines being permitted in the township citing lower property values, benefiting only the landowner, and favoring developers over residents. One resident inquired if any township officials have received money from Apex. The answer was no. Folks asked for information to be sent to all township residents. This session ended at 7:55 PM.

**PUBLIC COMMENT:** Opened at 7:55 PM.

Pat O'Brien requested a meeting with Supervisor Myer outside of this meeting. Myer said yes. Public comment closed at 7:56 PM.

**MINUTES:**

**Motion** by Miller to approve the minutes of the regular meeting of January 12, 2021 with one change, seconded by Henley.

*Roll call vote: Myer, Miller, Allen, Henley and Kapp-yes. Motion carried.*

\*Copies of the minutes are available at the township office.

**TREASURER'S REPORT:** Given by Miller. Summary:

✓ Independent Bank General Fund-fund balance equity:----- \$ 244,444.81

✓ Independent Bank Tax Roll Checking balance:----- \$ 211,966.94

Holly reported that the winter tax season is still going strong. Last day to pay and avoid interest and penalty is Tuesday February 16, 2021. The drains-at-large invoice is included with the report. The cemetery CD has been reinvested.

**Motion** by Henley to approve the treasurer's report of January 31, 2021, seconded by Myer.

*Roll call vote: Allen, Henley, Myer, Miller and Kapp-yes. Motion carried.*

\*Copies of the treasurer's report are available at the township office.

**\*\*\*\*\*REPORTS\*\*\*\*\***

**PLANNING COMMISSION:** Given by Kapp.

✓ Meeting of January 21, 2021—Summary:

✓ Election of officers

✓ Annual report-a copy was given to board members

✓ Discussion of amendments to the zoning ordinance—accessory building heights in A-1 district, shooting ranges, setbacks for buildings with animals, land divisions, large WES (Wind Energy Systems)-a copy of the WES

amendment was given to board members

- ✓ Developmental fees

**N.I.E.S.A.:** Given by Henley. Summary:

- ✓ Purchasing three patient monitors for \$80,000, to be paid over 3-years
- ✓ Discussion about purchasing a new ambulance at the next meeting

\*A copy of NIESA's minutes is available at the township office.

**CEMETERY:** No report this month. We will discuss cemetery reports with our new sexton, Polly Brainerd.

- ✓ Dennis Cemetery:
- ✓ Cabot Cemetery: There are no lots available.
- ✓ Spaulding Cemetery: There are no lots available.

**SUPERVISOR:** Given by Myer and submitted in writing. Summary:

- ✓ There were six zoning inquires, two zoning enforcement issues, one census inquiry and board of review preparation.
- ✓ Maple Island zoning enforcement is being carried out in consultation with the township attorney, update provided today.

\*A copy of the supervisor's report is available at the township office.

**CLERK:** Given by Kapp and submitted in writing.

- ✓ The year-to-date budget report is attached.
- ✓ Attended three meetings, one was the risk limiting audit, one was a clerk's association meeting and one was the school election coordinating committee meeting.
- ✓ Completed and filed all year-end reports.
- ✓ Township meetings must be virtual through March 29<sup>th</sup>, including the March Board of Review.
- ✓ The Ingham County Chapter of the MTA is meeting via ZOOM on February 24<sup>th</sup>. I'll send the link when I receive it. Bill Conklin, Ingham County Road Department is the guest speaker.

\*Copies of the clerk's report are available at the township office.

**SHERIFF:** No report.

\*Copies of the Sheriff's report are available at the township office.

## \*\*\*\*\*DISCUSSION ITEMS\*\*\*\*\*

1. *Appointments to the planning commission and zoning board of appeals.*

Violet Lentz agreed to be reappointed to the planning commission and Lauren Babbage agreed to be reappointed to the ZBA. Still looking for one more person to serve on the ZBA. The appointments are action items for tonight.

2. *Poverty Guidelines annual update, Resolution 1-2021.* Heidi provided some recent updates to the law that impact the income guidelines. The income guidelines of the *previous* year are now the correct ones to use. This is an action item for tonight.

3. *Assessing Reform.* Supervisor Myer will contact Randy Shafer or William Fowler for information on the fees in the resolution, in response to a question from Holly. This will be an action item in March pending the satisfactory response of the inquiry.

4. *Williamston Area Senior Center Agreement.* The agreement was drawn up by the attorney for the City of Williamston. It has been signed by the other units involved. In Section 3. COMPENSATION, Holly suggested adding that no interest would be paid to the Center. No one objected to this addition. Holly will write the change and give it to Denny. This is an action item for tonight.

5. *Resolution Condemning Violence as a Form of Political Speech.* Supervisor Myer prepared and read this resolution. The board agreed to move it to action for tonight.

## \*\*\*\*\*ACTION ITEMS\*\*\*\*\*

1. Appointment to the Planning Commission for a 3-year term)

**Motion** by Myer to reappoint Violet Lentz to the planning commission for a 3-year term, seconded by Allen.

*Roll call vote: Myer, Allen, Miller, Henley and Kapp-yes. Motion carried.*

2. Appointment to the Zoning Board of Appeals

**Motion** by Myer to appoint Lauren Babbage to the Zoning Board of Appeals for a three-year term, seconded by Allen.

*Roll call vote: Miller, Henley, Allen, Myer and Kapp-yes. Motion carried.*

**3. Resolution 1-2021, A Resolution to Adopt Poverty Exemption Income Guidelines and Asset Test**

**Motion** by Miller to adopt Resolution 1-2021, A Resolution to Adopt Poverty Exemption Income Guidelines and Asset Test, seconded by Allen.

WHEATFIELD TOWNSHIP BOARD OF TRUSTEES  
RESOLUTION 1-2021  
A RESOLUTION OF GUIDELINES FOR APPLICANTS REQUESTING  
CONSIDERATION FOR POVERTY EXEMPTION

At a regular meeting of the Township Board of Trustees of Wheatfield Township, Ingham County, Michigan, held via ZOOM, on the 9<sup>th</sup> day of February, 2021 at 7 PM, Eastern Standard time.

PRESENT: Myer, Allen, Henley, Miller and Kapp.

ABSENT: None

The following resolution was offered by Miller and supported by Allen.

BY LAW ALL BOARD OF REVIEW MEETINGS AND THE INFORMATION DISCUSSED ARE OPEN TO THE PUBLIC. DOCUMENTATION SUBMITTED TO THE BOARD OF REVIEW OR THE ASSESSOR IS SUBJECT TO THE RULES PRESCRIBED IN THE FREEDOM OF INFORMATION ACT AND REQUESTS FOR INFORMATION MAY BE RELEASED TO THE PUBLIC.

**POVERTY EXEMPTION GUIDELINES FOR 2017**  
(UNDER mcl 211.7u – NEW REQUIREMENTS)  
**USING 2020 INCOME STANDARDS FOR 2021**

**NEW POVERTY EXEMPTION REQUIREMENTS EFFECTIVE 1994**

PA 390 of 1994 states that the poverty exemption shall not be granted to property owned by a corporation.

Starting 1995, PA 390 of 1994 states that the ***governing body*** of the local assessing unit shall determine the policies and guidelines that the local assessing unit will use when deciding whether to grant poverty exemptions.

PA 390 requires that the poverty exemption guidelines include the asset levels of the entire household. The determination of the amount of asset levels is left to the local governing body. Local governing bodies are required by the Act to set income and asset levels for their poverty exemption guidelines.

In order to qualify for the poverty exemption, the claimant must meet ***all*** of the tests set by the local governing body.

PA 390 requires that local assessing units make available their policies and guidelines for the granting of poverty exemptions. The Board of Review shall follow the policies and guidelines of the local assessing unit when granting or denying a poverty exemption. The same standards shall apply to each claimant in the unit for the assessment year.

PA 390 requires that the poverty exemption guidelines set by the governing body of the local assessing unit include income and asset level. The act further requires that the income levels NOT be set lower than the federal poverty income standards.

**PARTIAL POVERTY EXEMPTIONS:**

Beginning in 1995, PA 390 of 1994 authorizes partial poverty exemptions. A partial poverty exemption is an exemption of only a part of the taxable value of the property rather than the entire taxable value.

**FILING FOR THE POVERTY EXEMPTION:**

In order to be eligible for the poverty exemption, the claimant must do all of the following on an annual basis:

- 1) Own and occupy a homestead property for which the exemption is requested.
- 2) File a Claim with the supervisor/assessor or board of review after January 1, but before the day prior to the last day of the Board of Review on a form provided by the local assessing unit.
- 3) Provide Federal and State income tax returns for all persons residing in the homestead including any property tax credit returns.
- 4) Produce a valid driver's license or other form of identification if requested.
- 5) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is being requested, if requested.
- 6) Meet the federal poverty income standards adopted by the governing body of the local assessing unit.
- 7) Meet the asset levels set by the governing body of the local assessing unit.

A claimant may Request a Poverty Exemption and Appeal the Property's Assessment to the Board of Review in the current year.

**FEDERAL POVERTY INCOME STANDARDS:**

The following are the federal poverty income standards that the United States Office of Management and Budget recommend that federal departments and agencies use. *Wheatfield Township* has adopted these Income Levels for the basis of granting "Poverty Exemptions." These amounts are adjusted annually. (See Bulletin No, 5 of 2012 for what the U. S. Census Bureau considers "income" to include.)

***To be eligible for a poverty exemption in the Township of Wheatfield FOR 2021 your gross income may NOT exceed these guidelines. If your gross income exceeds the levels listed below you do not qualify for a Poverty Exemption.***

1 person.....	\$12,760
2 persons.....	\$17,240
3 persons.....	\$21,720
4 persons.....	\$26,200
5 persons.....	\$30,680
6 persons.....	\$35,160
7 persons.....	\$39,640
8 persons.....	\$44,120
For Each Additional Person add.....	\$4,480

**MAXIMUM ASSET STANDARDS TO BE ELIGIBLE FOR A POVERTY EXEMPTION**

***PA 390 of 1994 states that the poverty exemption guidelines established by the governing body of the local assessing unit shall include an asset level test)***

The Township of Wheatfield has adopted the following MAXIMUM ASSET STANDARDS for a household to be eligible for a POVERTY EXEMPTION. The below asset levels DO NOT include the value of your homestead. (Per Tribunal ruling 08-13-97, Docket #236230), and the equity of the homestead should not be included within the asset test to be valid. Excess land that can be divided under the current zoning will be considered an asset. (See Bulletin No. 5 of 2012 for a list of assets to also be considered in the maximum asset test.)

1 person.....	\$20,000
2 persons.....	\$25,000
3 persons.....	\$30,000
4 persons.....	\$35,000
5 persons.....	\$40,000

6 persons..... \$45,000  
 7 persons..... \$50,000  
 8 persons..... \$55,000  
 9 persons or more..... \$60,000

**If your household assets exceed this amount you are NOT eligible for a POVERTY EXEMPTION.**

**A property owner may be granted a poverty exemption 3 times in their lifetime.**

BE IT RESOLVED that this resolution shall be effective upon its adoption by the Wheatfield Township Board of Trustees on February 9, 2021.

Yeas: 5  
 Nays: 0

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
 Denise Kapp, Wheatfield Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Trustees of the Township of Wheatfield, County of Ingham, Michigan at a regular meeting held on February 9, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

\_\_\_\_\_  
 Denise Kapp, Wheatfield Township Clerk

*Roll call vote: Henley, Allen, Miller, Kapp and Myer-yes. Motion carried.*

**4. Williamston Area Senior Center Agreement**

**Motion** by Henley to approve the Williamston Area Senior Center Agreement with one change, seconded by Allen.

*Roll call vote: Allen, Henley, Myer, Miller and Kapp-yes. Motion carried.*

**5. Accounts Payable (January 2021 payroll and expenses)**

\*Attachments: Payroll and list of expenses

**Motion** by Allen to approve payroll and expenses for January 2021, seconded by Henley.

*Roll call vote: Kapp, Henley, Myer, Miller and Allen-yes. Motion carried.*

**6. Resolution Condemning Violence as a Form of Political Speech**

**Motion** by Myer to approve the Resolution Condemning Violence as a Form of Political Speech, seconded by Kapp.

CONDEMNING VIOLENCE AS A FORM OF POLITICAL SPEECH

**WHEREAS**, the United States of America is a democratic constitutional republic comprised of 50 states who value liberty, freedom, self-rule, community, and the rule of law; and

**WHEREAS**, the first amendment of the constitution expressly protects the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the government for a redress of grievances., and

**WHEREAS**, townships are the local unit of government closest to the people. The first line of government with which individuals may interact concerning local issues., and

**WHEREAS**, the past year we have witnessed an increased use of violence by some unsatisfied with peacefully demonstrating as is their constitutional right. Engaging in destruction of property and mob violence, physical attacks on individual and institutions, endangering themselves and others demonstrating a contempt for everything for which civil societies were formed.

**NOW THEREFORE BE IT RESOLVED**, *that* the Board of Trustees of the Township of Wheatfield in the strongest terms possible condemns the use of violence as a form of political speech.

\_\_\_\_\_  
Wayne Myer, Supervisor

\_\_\_\_\_  
Denny Kapp, Clerk

\_\_\_\_\_  
Holly Miller, Treasurer

\_\_\_\_\_  
Don Henley, Trustee

\_\_\_\_\_  
John Allen, Trustee

*Roll call vote: Kapp, Henley, Myer, Miller and Allen-yes. Motion carried.*

**Motion** to adjourn by Allen, seconded by Henley. All were in favor—motion carried.  
Meeting ended at 8:43PM.

Respectfully submitted,

\_\_\_\_\_  
Denise Kapp, Clerk

\_\_\_\_\_  
Date

**Next board meeting:**  
**Tuesday March 9, 2021 at 7:00 pm.**