

LYON TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
August 8th, 2022

Meeting called to order at 10:00 AM by Chairman Pete Chippa.

Roll call –Present at the meeting: Ron Hnizda, Becky Boersma, Eric Carlson, Pete Chippa, Fred Bradley and Dan Richardson.

Approval of the agenda- Move by Fred and second by Becky to approve the agenda. Motion passed.

Minutes of the July 19th meeting were passed out and individually read. Move by Eric and second by Fred to approve the amended minutes. Approved

Recognition of visitors: Becky passed out a visitor sign in sheet and this list is attached to the minutes. Steve Scholtz (the Lyon Township lawyer) was in attendance as a guest at the table.

Open discussion for issues not on the agenda. None

Discussion of items on the agenda:

Steve King from the Health Department Central Michigan Division located in Alma, attended this meeting as an informational guest, and Mark Jarski, who is a direct report of Steve, was in the audience.

The following are key points of the discussion during our meeting:

1. The handouts given out during the July meeting, did not have any baseline for inspections.
2. Septics don't last forever. People don't generally set aside money for septic tank or drain field replacement.
3. When it comes to finding money to fix septic tanks, "time of transfer of property" works well, because hardly anyone saves up money to repair them before the property is sold.
4. The average time for turnover of houses in Lyon Township is 7 years. A question came up as to what is a reasonable time to look at checking septic tanks for problems. Steve said 10 years is a reasonable time frame to look to see if any problems exist.
5. Steve said the health dept could do the inspections, or the township can do it on their own.
6. It's hard to do inspections in the winter months because you need to have the property owner on premise, to do the inspection and frost and snow prevent any inspections to occur.
7. If you plan on doing inspections every 5-7 years, they have to be done when the frost is out of the ground. This makes it difficult to schedule if the owner is only at the premise infrequently, or the owner is renting the premise out permanently.
8. Secord added an escrow clause into their transfer permits so that if the septic system had a problem, it would be paid for sometime after the transfer took place from an escrow account. The mortgage company could hold the escrow money until the work would be completed. The title company could be the one to make sure the inspection is completed at or near the sale of the property. It could force 3 bids to get the work completed within 6 months.
9. 1.4 million septic systems in Michigan. 10% of those seem to be a problem.
10. Steve suggests that the township produce an ordinance to at least get the septic system pumped out before the property owner sells it and get it inspected before the sale of the property. Fixing it could take place 6 months after the sale.
11. Pumping the tank may be necessary, but doesn't fix the problem of overflow.
12. In Isabella County, they needed to pump septic tanks every 5 years.

Minutes continued

13. It would be nice to include Gerrish in a similar ordinance to make it a lot easier and to share the cost of inspectors.
14. Fines for noncompliance will have to be established. One hundred dollars a day in some ordinances that we looked at.
15. A public hearing has to be completed before you can put the ordinance into effect.
16. There will be some exceptions to the ordinance so plan for this in the ordinance. In Lyon Township 2,300 homes will be affected, however the sewer system will affect this number.
17. Health Department has classes to teach inspectors what to look for.
18. Who pays for all of this needs to be worked out. If it's the home owner, how much will it cost them.

No more question from us.

Open discussion on issues not on the agenda: Parking is an issue at the DNR boat launch on big holiday week-ends
The traffic flow is being obstructed. No easy solution to this problem.

Report of township board representative – nothing

Zoning board of appeals - nothing

Correspondence – nothing

Member comments – nothing

Next meeting scheduled on September 12th at 7 PM

Motion to adjourn by Eric and second by Pete. Motion passed. Meeting adjourned at 12:10 PM

Approved by Pete Chippa _____ (chairman)

Committee approval _____ Date _____