

SODUS TOWNSHIP
TOWNSHIP BOARD MEETING
Subject to Amendment

4056 King Drive
Sodus, MI 49126
269-926-6285

Tuesday, February 13, 2024 - Regular Meeting
Meeting called to order by Supervisor Chandler at 7:00 p.m.

Pledge of Allegiance

Board members present: Supervisor David Chandler, Clerk Cheryl Andres, Treasurer Terry McCain, Trustee Ken Peters, Trustee Loyal Bennett

Presentation: Lt. J.R. Johnson, from the Berrien County Sheriff's Department, read the December Incident Report for the Township to the Board.

Approval of Agenda:

Motion made by Chandler, supported by Peters to add one item to the agenda as presented. Motion carried. 5:0

Approval of the Minutes:

Motion made by Andres, supported by Chandler to approve the minutes of the January 9, 2024 Meeting with one correction and the minutes of January 24, 2024 Local Election Commission Meeting as presented. Motion carried. 5:0

Treasurer's Report: Accepted as read

Approval of the Bills:

General Fund 101: \$18,188.99 **Road Fund 204:** \$0.00 **Fire Fund 206:** \$2,110.92
Cemetery Fund 209: \$2,144.49 **Public Works 592:** \$0.00 **ARPA Fund 282:** \$0.00

Motion made by Chandler, supported by Bennett to pay the bills as presented, with Chandler abstaining from approving the bill for Victoria Chandler. Motion carried. 5:0

Public comment held: NONE

Public Hearing: Public hearing opened to review and receive comments from residents on amending the Solar Ordinance to add definitions related to ground-mounted solar energy systems and establish standards for private, commercial, or residential uses. Therefore, where the energy is used only for supplying supplemental electricity for on-site uses. These amendments will clarify that ground mounted solar energy system constitutes an accessory building structure and/ or use under section 18.02 of the Zoning ordinance and subject to the schedule of zoning district regulations in section 17.01 of the zoning ordinance. Discussion was held.

Resolution #8-2024 was made by Chandler, supported by Bennett to approve Ordinance #42 which is an ordinance to amend the Sodus Township zoning ordinance to add definitions related to ground-mounted solar energy systems and establish standards for private, commercial or residential uses thereof where the energy is used only for supplying supplemental electricity for one-site uses; and to clarify that a ground mounted solar energy system constitutes an accessory building structure, and/or use under section 18.02 of the zoning ordinance and subject to the schedule of zoning district regulations in section 17.01 of the zoning ordinance. Roll call: Chandler-yes, Andres-yes, McCain-yes, Ken-yes, Bennett- yes. Motion carried 5:0

A summary of the ordinance will be printed in The Journal Era on February 21, 2024 and will become effective on March 14, 2024.

Hearing closed.

Actions Approved:

Resolution #9-2024 was made by Chandler, supported by Andres to approve the Sodus Township Fee Schedule for the year 2024. Roll call: Andres-yes, Chandler- yes, Bennett-yes, McCain-yes,

Peters-yes. Motion carried. 5:0

Motion made by Chandler, supported by Bennett to approve moving forward with Southwest Michigan Planning Commission to develop a Masterplan including Parks for the Township of Sodus. Motion carried 5:0

Resolution #10-2024 was made by Andres, supported by Chandler to set an alternate date for the March, Board of Review, first taxpayer appeal meeting. The meeting date will be March 12, 2024, the Tuesday following the second Monday of March, has been selected as the first meeting date of the 2024 Board of Review in March. Roll call: Chandler-yes, Andres- yes, Peters- yes, Bennett- yes, McCain- yes. Motion carried. 5:0

Motion made by Chandler, supported by Bennett to approve Beaudoin Electric's bid for the installation of an electrical circuit board at the fire department for the new compressor that the fire department will receive through the FEAMGO grant for the filling of their new air-pack tanks. The cost will be \$3,380.00. Motion carried. 5:0

Resolution #11-2024 was made by Chandler, supported by Bennett to approve the Property Exemption Guidelines Policy for 2024. The Sodus Township Board of Review will follow the stated Policy and Federal guidelines in granting or denying an exemption. A full copy of the Policy can be reviewed at the township hall. Roll call: Chandler-yes, Andres-yes, McCain -yes, Peters-yes, Bennett-yes. Motion carried. 5:0

Resolution #12-2024 was made by Chandler, supported by Bennett for 2024 Property Tax Exemption Policy for the Township of Sodus. There are three parts to the stated policy: Initial Request: annual Review and Removing Exemptions. A full copy of the policy can be reviewed by residents at the Township Hall. Roll call: Peters-yes, McCain-yes, Chandler-yes, Bennett-yes, Andres- yes. Motion carried. 5:0

Reports and Communications: Chief Steinke updated the Board on the fire department. New air packs have been delivered. Air compressor probably in March. Two new firefighters to applied one from Iowa other from Oregon. No date set for pancake breakfast yet.

Board and Staff Comments: Supervisor Chandler updated the Board on 7-11 project. Permits applied for. Site plans incomplete. There will be a March 11, 2024 Workshop to review the site plans. Hearing will be in April.

Adjournment:

Motion made by Chandler, supported by Bennett and so declared by Supervisor Chandler to adjourn the meeting. Motion carried.



Cheryl Andres
Sodus Township Clerk

MONTHLY VENDORS - February 2024

| GENERAL FUND | | | | CEMETERY FUND | | | |
|------------------------------|---------------------|-----------|------|--------------------------------|--------------------|-----------|------|
| Vendor | Amount | Date paid | Done | Vendor | Amount | Date paid | Done |
| Adents Landscape | | | | American Legion | | | |
| Andrew Blankenship | \$ 229.50 | 2/14/2024 | x | Andrew Blankenship | \$ 430.00 | 2/14/2024 | x |
| Apex Software | | | | David Cochran | | | |
| B.C. Clerk's Association | | | | EMC Insurance | | | |
| B.C. Treasurer | | | | Honor Credit Union | | | |
| B.C. Treasurer's Association | | | | Indiana Michigan Power | \$ 14.49 | 2/14/2024 | x |
| Best Way Disposal | | | | Mark Ferry | \$ 1,700.00 | 2/14/2024 | x |
| Big C Lumber | | | | TOTAL | \$ 2,144.49 | | |
| Board of Review | | | | FIRE FUND | | | |
| Board Salaries | \$ 4,589.65 | 2/14/2024 | x | Active 911 | | | |
| BS&A Software | \$ 919.00 | 2/14/2024 | x | Advanced Auto | | | |
| Caleb O'Toole | | | | Andrew Blankenship | \$ 963.00 | 2/14/2024 | x |
| Cheryl Andres | | | | B.C. Fire Chief's Association | | | |
| Community Emerg. Services | | | | Batteries & Bulbs | | | |
| David Chandler | | | | Best -One Fleet Service | | | |
| David Cochran | | | | BH Dept. of Public Safety | | | |
| Eau Claire Fruit Exchange | | | | Brown's Locksmith | | | |
| EFTPS | \$ 1,606.41 | 2/14/2024 | x | Ceres Solution Co. | | | |
| Election Source | | | | Darley & Co., W.S. | | | |
| Election Workers | | | | Dinges Fire Company | | | |
| EMC Insurance | | | | EMC Insurance | | | |
| Honor Credit Union | \$ 810.51 | 2/14/2024 | x | Everett Steinke | | | |
| Indiana Michigan Power | \$ 506.29 | 2/14/2024 | x | Fire Department Salaries | | | |
| Jennifer Dewey | \$ 105.00 | 2/14/2024 | x | Great Lakes Truck | | | |
| Kenneth Jewell | \$ 1,350.40 | 2/14/2024 | x | HEI Wireless | | | |
| Land Management | | | | Honor Credit Union | \$ 215.58 | 2/14/2024 | x |
| Library | | | | Indiana Michigan Power | \$ 126.16 | 2/14/2024 | x |
| Maner Costerisan | | | | James LaVanway | \$ 69.84 | 2/14/2024 | x |
| Mark Andres | | | | Lowes | | | |
| Michigan Gas Utilities | \$ 214.75 | 2/20/2024 | x | Michigan Fire & Safety | | | |
| Michigan Twp. Association | | | | Michigan Gas Utilities | \$ 479.52 | 2/14/2024 | x |
| PC Services | | | | Praxair | | | |
| Planning & Zoning News | | | | Ravitron Inc | \$ 256.82 | 2/14/2024 | x |
| Planning Commission Salaries | \$ 304.16 | 2/14/2024 | x | Sodus Auto Tech | | | |
| Pride | | | | Spencer Mfg. | | | |
| Republic Services | \$ 14.32 | 2/14/2024 | x | Staples | | | |
| Ron Ketelhut | | | | Summit Company | | | |
| SBF | | | | Tele-Rad, Inc. | | | |
| Southwest Planning Comm. | \$ 1,502.00 | 2/14/2024 | x | Todd Steinke | | | |
| State of Michigan | | | | Travelers Insurance | | | |
| Straub, Seaman & Allen | \$ 2,849.00 | 2/14/2024 | x | United States Postal Service | | | |
| SW MI Assessing Service | \$ 2,000.00 | 2/14/2024 | x | VFIS | | | |
| Terry McCain | | | | Wayne Davis | | | |
| The Journal Era | | | | West Shore Fire Inc. | | | |
| Travelers Insurance | | | | Wex Bank (Citgo) | | | |
| United States Postal Service | | | | Wyrick Co. | | | |
| VFIS | | | | TOTAL | \$ 2,110.92 | | |
| Victoria Chandler | \$ 1,113.00 | 2/14/2024 | x | PUBLIC WORKS | | | |
| Virginia Handy | | | | Benton Charter Twp. Sanitation | | | |
| William Tucker | \$ 75.00 | 2/14/2024 | x | Benton Charter Twp. | | | |
| ZBA Salaries | | | | Miss Dig | | | |
| | | | | Wightman & Associates | | | |
| TOTAL | \$ 18,188.99 | | | TOTAL | \$ - | | |
| | | | | ROAD FUND | | | |
| | | | | Berrien County Road Dept. | | | |
| TOTAL | \$ - | | | TOTAL | \$ - | | |