TOWNSHIP BOARD REGULAR MEETING

7386 S. GALE RD. GRAND BLANC, MI
MONDAY, JULY 21, 2025 AT 5:30 PM

MINUTES

IN PERSON MEETING

To Participate: Join Zoom Meeting by Videoconference or Telephone:
LOGIN OR DIAL: 1 312 626 6799 US
MEETING ID: 747 569 7662
PASSCODE: 007386

CALL MEETING TO ORDER

The supervisor called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

The supervisor led the Pledge of Allegiance to the Flag.

ROLL CALL

PRESENT
Toni A. Yaklin
Pat Major
Tracy Butcher
Jim Busch

ABSENT
Ann Marie Moore - excused

STAFF PRESENT

Lexi Christner, Recording Secretary

Ed Klimek, Fire Chief

Paul Clements, Firefighter

APPROVAL OF AGENDA

Motion to approve the agenda as presented.

Motion made by Butcher, Seconded by Yaklin.
Voting Yea: Yaklin, Major, Butcher, Busch

Motion carries 4-0

CONSTENT AGENDA

1. **Approval of June 16, 2025 Township Board Meeting Minutes.**
2. **Disbursements**

DRAFT

3. **Building Report/Code Enforcement Report**
4. **Fire Department Report**
5. **Police Department Report**
6. **Assessor's Report**
7. **Budget Report**
8. **FANG Report**
9. **911 Director's Report**

Motion to approve the consent agenda as presented.

Motion made by Yaklin, Seconded by Major.
Voting Yea: Yaklin, Major, Butcher, Busch

Motion carries 4-0

REPORTS

10. **Planning Commission Report** - Had a meeting last week on July 16, approved housing development on Perry Rd. The Commission is continuing to work on the Zoning Ordinance Amendments.
11. **Zoning Board of Appeals Report** - Meeting Wednesday July 23 at 6pm for a variance on the 4 to 1 depth to width ratio for Land Division.

TREASURER'S REPORT

12. **Treasurer's Report** - Will be presented next month.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY - None.

UNFINISHED BUSINESS - None.

NEW BUSINESS

13. **Adopt the Zoning Ordinance Amendments to Article XXI. Signs recommended by the Planning Commission.**

A marked-up draft along with a clear copy of the ordinance was provided.

The board talked about residential and commercial requirements. For signs on commercial buildings, there was a question whether there should be an equation to the size of the sign. The board agreed that the language was fine. Who and how do the non-permitted items be enforced. Lattie responded, the code enforcer will handle complaints as filed, this is a part of nuisance and will be handled accordingly.

Motion to adopt the recommended amendments to Zoning Ordinance, Article XXI. Signs, by the Atlas Planning Commission.

Motion made by Butcher, Seconded by Yaklin.
Roll Call Voting: Yaklin yes, Major yes, Butcher yes, Busch yes

Motion carries 4-0

DRAFT

14. **Adopt Zoning Ordinance Article III. General provisions. Battery Energy Storage Systems recommended by the Planning Commission.**

Atlas Township has wind and solar ordinance but does not have a battery storage ordinance. battery storage is state regulated, but municipalities have the option to create an ordinance to help regulate systems. A large concern was safety and size of units. It's better to have an ordinance in place than to just rely on the state's regulations.

Motion to adopt Zoning Ordinance Article III. General provisions. Battery Energy Storage Systems, recommended by the Planning Commission.

Motion made by Yaklin, Seconded by Butcher.
Roll Call Voting: Yaklin yes, Major yes, Butcher yes, Busch yes

Motion carries 4-0

15. **Consider a need for Zoning Ordinance Article III. General provisions. Short-Term Rentals.**

The planning commission discussed options on short-term rentals for the township, could not come to an agreement so they recommended the township board to consider a general ordinance. Major led the short-term rentals was big discussion point at the MTA conference. The state doesn't allow short term rentals, but municipalities have created their own ordinance to regulate. Majority of commissioners decided it would not be a good idea to have short term rentals on waterfront property. Lattie stated he and the board could put together some concepts, remember a general ordinance is the Township as a whole, not certain areas. Butcher believes the township should not stop people from renting their own homes for extra income.

Motion to request David Lattie to get with Adam Young to work on a short-term rental general ordinance language.

Motion made by Major, Seconded by Yaklin.
Voting Yea: Yaklin, Major, Busch
Voting Nay: Butcher

Motion carries 3-1

16. **Approve bid for the Atlas Township Police Accessory Building Project.**

Butcher removed her discussion and vote due to conflict of interest on this item.
The current building at the Township is too small and needs major updates. Atlas has added a deputy on patrol, need a larger building to house police cars and extra storage. Had the building official and attorney look through the RFP. Atlas received 3 totals bids, 2 were very intense and 1 did not have a building schedule. There is a grade scale, and references attached. All 3 references listed were great and had great reviews.

Motion to award Vesta Companies Inc. to perform the Atlas Township Police Accessory Building Project not to exceed the cost of $211,000 and the supervisor to enter into an agreement for the project.

Motion made by Yaklin, Seconded by Major.
Roll Call Voting: Yaklin yes, Major yes, Busch yes
Voting Abstaining: Butcher

Motion carries 3-0

DRAFT

17. **Approval to pay invoice 1758 from Vintage Building and Restoration, Inc for 37,812.50. This is part of our CDBG grant of 50,000 for restoration of the woman's library foundation.**

    Motion to approve invoice #1758 from Vintage Building and Restoration Inc for the deposit of $37,812.50 on the Woman's Library Foundation as CDBG Grant plan.

    Motion made by Butcher, Seconded by Major.
    Roll Call Voting: Yaklin yes, Major yes, Butcher yes, Busch yes

    Motion carries 4-0

18. **Approval for the Fire Department to replace aging hydraulic extrication tools with new battery-operated tools not to exceed the cost of $46,000.**

    Motion to approve the Fire Department to replace aging hydraulic extrication tools with new battery-operated tools not to exceed the cost of $46,000.

    Motion made by Butcher, Seconded by Major.
    Roll Call Voting: Yaklin yes, Major yes, Butcher yes, Busch yes

    Motion carries 4-0

19. **Adopt the Job Descriptions for Board of Review Member, Building Administrator, Deputy Clerk, Deputy Treasurer, and Land Division Ex-officio Member.**

    Motion to adopt the Job Descriptions for Board of Review Member, Building Administrator, Deputy Clerk, Deputy Treasurer, and Land Division Ex-officio Member with amendment to the Deputy Clerk reports to the Clerk and the Deputy Treasurer reports to the Treasurer.

    Motion made by Yaklin, Seconded by Butcher.
    Voting Yea: Yaklin, Major, Butcher, Busch

    Motion carries 4-0

20. **Request the GCRC install 'NO PARKING' signs on Henderson Road 100ft either side of Kearsley Creek.**

    Motion to request the GCRC to install 'NO PARKING' signs on Henderson Road 100ft either side of Kearsley Creek.

    Motion made by Butcher, Seconded by Major.
    Voting Yea: Yaklin, Major, Butcher, Busch

    Motion carries 4-0

21. **Set date to hold a public hearing for expanding the Aqua Weed SAD to include additional properties added to tax roll on Lake Shinanguag.**

    New parcels have been created and need to be added to the Aqua Weed SA, this requires a public hearing to be held.

    Public Hearing will be held September 15, 2025, at 5:30pm at the Township regular meeting.

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22. Discussion of future Fire Department Location.

The supervisor and fire chief talked with the Village of Goodrich inquiring about Hegel Rd property the Village owns for a new fire station. Alos discussed property on the corner of M15 and Perry Rd. The Supervisor would like to hold a town hall meeting with the Village Council and fire department and to invite all the residents. This is an open discussion to ensure transparency and what would be most beneficial to the residents. Proposing a Thursday evening in September.

FUTURE BOARD PROJECTS

23. Township Vacant Lot

Butcher provided a printout of survey answers so far.

PUBLIC COMMENTS

Paulette Johnson, 10407 Hill Rd. - Questioned what constitutes a short-term vs. a long-term rental.

Eric Bessolo - 8266 Burpee Rd. - Does Atlas have an ordinance regarding drones? The neighbor has been harassing the family with a drone.

ATTORNEY COMMENTS

Have a tax tribunal appeal, not uncommon.

BOARD COMMENTS

Butcher - Good times in Goodrich on August 2. I would like to attend the Trustees retreat in Frankenmuth this fall.

Busch - 941 report, the issue has been resolved. I received a grant reimbursement for the security cameras around the hall. High Tech, the new IT company, will be out on Tuesday for kick off. VC3 ends this month.

ADJOURNMENT

Motion to adjourn regular meeting at 6:57pm.

Motion made by Yaklin, Seconded by Major.
Voting Yea: Yaklin, Major, Butcher, Busch

Motion carries 4-0

Regarding Public Comments Excerpts from Atlas Township Board of Trustee's Public Comment Conduct Policy:
1) Each person addressing the board is asked to voluntarily state their name and address for the record.
2) Two (2) minutes will be allowed for an individual addressing the board. Each individual present will be allowed an opportunity to address the board.
3) Please refrain from being redundant.
4) All comments are to be directed to the chair.

PHYSICALLY CHALLENGED PERSONS NEEDING ASSISTANCE OR AID AT ANY PUBLIC MEETING OR PUBLIC HEARING SHOULD CONTACT THE ATLAS TOWNSHIP CLERK AT 810-636-2548 DURING REGULAR OFFICE HOURS, NOT LESS THAN SEVENTY-TWO (72) HOURS PRIOR TO THE PUBLIC MEETING OR PUBLIC

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HEARING.

Recording Secretary: Lexi Christner

CLERK'S CERTIFICATION

I, Toni A. Yaklin, the duly elected, qualified and acting clerk of the Township of Atlas, Genesee County, Michigan do hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Atlas Township Board of Trustee's during the regular meeting held on July 21, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

_____

Toni A. Yaklin Date
Atlas Township Clerk

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