

Summer Newsletter 2017

Long Lake Township 1867-2017
Celebrating 150 years

Sesquicentennial—1867-2017

Long Lake Township is 150 years old. Mark your calendars for a celebration on August 20, 2017. More information will be available soon.



Plowing snow with teams of horses.

LINWOOD CEMETERY: Do you have one or more grave spaces that you are not going to use? We have several people on a waiting list with the hope of purchasing a burial space. Please contact Carol Hoffman at 231-946-2249 for more information.

Thank you to all who participated in our annual Veteran's Memorial Service on May 26, 2017. Our ceremony to honor our Veterans laid to rest in Linwood Cemetery is always an awesome and heartfelt ceremony, renewing our awareness of the true meaning of Memorial Day and the sacrifices that have been made for our freedom. A special thank you to Long Lake Church for the use of their Community Room, Moomer's Homemade Ice cream and Long Lake Grocery for their donations to our luncheon and appreciative thanks to the volunteers, Elected Officials and staff members who participated in the service as well as prepared and served the food for our Veteran's family, friends and participants.

LONG LAKE FIRE RESCUE is pleased to announce the newest additions to our staff. Ariel Haddix and Samantha Mills completed their Emergency Medical Technician training this spring and are now licensed Michigan EMTs. Firefighter Teddy Butrick and Firefighter Scott Welch recently completed their fire training and are now certified Michigan Level II Firefighters. We welcome all four individuals to our Fire and EMS family and look forward to their active contribution to our team. As of May 15th we have responded to a total of 122 calls for emergency service. With the warmer weather approaching, we encourage all residents and their visitors to practice safety on area waters. Marine 10 is in service for responses on Long Lake. Also, for us to quickly find you in an emergency, please ensure that house numbers are reflective and visible at the street. Our Fire and EMS staff are always ready to serve you. Have a great summer season!

Chief Andrew Down

Your Elected Officials

Karen Rosa, Supervisor
Carol Hoffman, Clerk
Trish Mehney, Treasurer
Dave Garvin, Trustee
Ron Lemcool, Trustee
Duane Schaub, Trustee
Linda Wheelock, Trustee



Monthly

Meeting Schedule

Zoning: 1st Tuesday
Board: 2nd Tuesday
Planning: 4th Tuesday
Land Div. 1st Thursday

A MESSAGE FROM YOUR TREASURER.....

Please take a few minutes to review our web site at www.longlaketownship.com, where you can:
(under the "Treasurer" drop down on the right)

- Find my e-mail and phone number if you have questions or concerns.
- View or pay your taxes on line (note: there is a 3% charge for on line credit card payments; this fee goes directly to the bank not the Township). You can also print tax receipts for prior payments (just click on view/pay taxes online and follow the directions). This information is free to property owners after setting up an account. Remember that receipts are no longer sent automatically when taxes are paid unless requested by the taxpayer.
- Access dates for paying taxes.

Summer tax bills will be mailed by July 1, 2017 and are due by September 14, 2017. ALL summer deferment forms need to be filled out every year by Sept. 14th and these deferred taxes are due by February 14, 2018. Winter tax bills will be mailed by December 1, 2017 and are due by February 14, 2018. I will accept payments with postmarks on these dates. I will be collecting delinquent tax payments in my office through February 28, 2018 between the hours of 8:00 a.m. and 5:30 p.m. I will only accept postmarks for this date through February 28, 2018. All property taxes (exceptions following) will be turned over to the Grand Traverse County Treasurer on March 1st and will have to be paid at the Governmental Center in Traverse City. *Exceptions:* Property taxes starting with the numbers 28-08-898 and 28-08-900 will continue to be collected here at the Township Offices. Please call me if you have any questions (231-946-2249).

Thank you, have a safe summer!! Trish Mehney, MiCPT, Long Lake Township Treasurer

Zoning News.....

Spring is here and the snow is gone and there is new growth happening. We are seeing new houses being built all over the Township. We are also seeing new fences, decks, sheds, patios and old structures being torn down to make room for new structures. Please remember that all of these activities trigger the need for a Land Use Permit from the Township. Please, while you are still in your planning stages, check with Kim Smith our Zoning Administrator to see if you need a permit for what you have planned. Our most expensive permit is only \$50 which is less than what it could cost for doing it without a permit.

We also have some new ordinances of which you should be aware. A change to our Zoning Ordinance concerns the storage of any unoccupied recreational vehicles. They are not allowed in the required front yard setback area of your lot; they must be licensed and insured; they must be operable and must be owned by the owner or occupant of the lot.

The Township also has had a new Nuisance Ordinance since September of 2016 that deals with storage of inoperable vehicles, garbage, junk, stored building materials, compost, and vacant buildings. Both the Nuisance Ordinance and the Zoning Ordinance are available on the Township web site.

We would also like to bring to your attention that you do not need to have a Land Use Permit for yard sale, political, and real estate signs but you do need to be aware of where you place them. It is against the County Road Commission rules to place any sign in the road right-of-way or on a sign post or utility pole. The road right-of-way in most instances is 33' from the center of the road. The green electrical junction boxes are in the road right of way in most instances. M-72 has different rules than the other roads in the Township. You must have the permission of the property owner to place a sign on someone else's property. If you do not obtain permission they do have the right to remove the sign.

Summer is also the time people want to spend time at the beach. If you wish to make a beach on your shoreline you may want to take a look at your waterside setback. The lakes in the Township have a 50' or more waterside setback that is measured from the ordinary high water mark (OHW). The OHW is measured from the major vegetation (trees, shrubs, grass, etc.) and if you remove vegetation to add beach sand, you are changing your OHW. This can make your house or other structures non-conforming and cause you problems in the future. You should also contact Grand Traverse County Soil Erosion and the Michigan DEQ before starting any projects on your shoreline.

Remember a call to the Township office in the planning stage of any project can help prevent problems or delays down the road.

Contract Numbers

Gr. Trav. Co. Sheriff 231-922-4550
Gr. Trav. Co. Marine Patrol 231-922-2112

A Message From Your Parks & Recreation Chair

A **“SPECIAL THANK YOU”** to all of you who have been diligently working to improve the quality of our parks!!! We have had many volunteers helping with clearing trails, cutting up fallen trees, building or repairing bridges, placing posts for signs, placing boundary signs, cleaning and refurbishing existing signs along with many other projects that are underway for the coming summer. We have also had our Eagle Scouts working on projects in some of our parks.

We are now required to have all volunteers fill out a waiver form, which can be found on our website , www.longlaketownship.com , or picked up here at our office. If you are currently volunteering or plan to volunteer in our parks, please fill this form out and drop it off at the Township offices as soon as possible. If you have any general questions or comments regarding our parks, please don't hesitate to contact me at the number below.

Trish Mehney (Township Treasurer and Parks & Recreation Committee Chair)
(231) 946-2249 ext.: 206

Summer programs will be offered at Twin Lakes Park, including some for children. For more information, call Grand Traverse County Parks & Recreation. 231-922-4818

Project Update

Crescent Shores Project: The Crescent Shores project is underway. The parking lot is being constructed at this time hoping that it will be useable by July 4th. The boat launch itself and the Crescent Shore Road construction will start near the end of August and continue thru September. The parking along Crescent Shores Road where parking has been allowed in the past will remain open at this time until the road is reconstructed. There will still be congestion this summer. Please remember this is a work in progress.

Haywood Park: Construction of Phase 1 at Haywood Park on the corner of North Long Lake Road and Manhattan East has started. Phase 1 consists of two bocce ball courts, a pavilion, additional walking paths and a drinking fountain. If you would like to view the plans, please stop by the office.

Long Lake Township Board of Trustees

Did You Know?

That your local Road Commission works with Townships to help improve subdivisions, gravel, and local low volume roads? While the majority of the road millage funds are used to improve connector-type roads that serve higher traffic volumes, the Road Commission Board sets aside general funds for partnership projects. This includes gravel road improvement, special assessment districts, and local road preservation projects. These are generally resident-initiated and driven to improve the roads in your own neighborhood. Call the Grand Traverse County Road Commission at 922-4848 and they can explain the process to get you started. Long Lake Township will assist the residents and the Road Commission with the creation of a special assessment district.

The Assessor's Desk

We began a re-inspection project in May 2016 of all the residential property in Long Lake Township. Dan Priest from Long Lake Township is continuing the re-inspection for 2017. This will involve a site visit to each property, taking updated exterior photos, and leaving a questionnaire for the property owner to fill out and return concerning the interior of their homes. With your cooperation we can have accurate data of your property and avoid errors in your property assessment. The project is scheduled to take five to six summers to complete. You may contact Angela Friske, Assessor, by telephone during regular business hours or at assessor@longlaketownship.com if you have any questions.

[Are you behind on your property taxes, mortgage payment or condominium fees?](#)

If so, you don't have to struggle alone. You may qualify for an interest-free loan through the state-run Step Forward Michigan program to help you catch up on those bills.

A health emergency, a layoff, a divorce - all of these can cause a homeowner to fall behind on property tax or mortgage payments. Step Forward Michigan is dedicated to helping Michigan homeowners get back on their feet and retain ownership of their homes.

For additional information on the Step Forward Michigan program or to see if you qualify, please contact the Grand Traverse County Treasurer's Office at www.grandtraverse.org or (231) 922-4735. You also can visit the Step Forward Michigan website at StepForwardMichigan.org or call (866) 946-7432.

Fireworks Ordinance #132

Reminder: No person shall ignite, discharge or use consumer fireworks within Long Lake Township at anytime except on the day preceding, the day of, or the day after a national holiday.

No person shall ignite or discharge fireworks between the hours of 1:00 am and 8:00 am on the day preceding, the day of, or the day after a national holiday.

Long Lake Township

8870 North Long Lake Road

Traverse City, Mi. 49685

Phone: 231-946-2249

Fax: 231-946-4573

E-mail: welcome@longlaketownship.com

Michigan Township Association

Representing 1,240 local units of government that govern over 96% of Michigan's land area, in which over 58% of Michigan's property values are located.

Townships provide essential services to over 51% of Michigan's citizens, and deliver the best value for local services.

Long Lakers Senior Program. Contact Shelley Evans, Senior Director at 631-4479 for more information.

Short Term Rentals

The short-term vacation rental issue is heating up. The growing "share economy" and proliferation of the use of web-based marketplaces such as Airbnb and VRBO have made it easier for home owners to enter the short-term rental market. Like many townships in our region, Long Lake Township has experienced an uptick in vacation rentals. Excessive numbers of occupants, and the trash, noise, and parking that come along with them; along with failure of septic systems, late night parties, frequent bonfires and ignition of fireworks often come along with these rentals and have been the source of increasing complaints by neighbors.

Michigan Senate Bill 329 and House Bill 4503 were introduced on April 25, 2017 and are still under consideration by the legislature. The bills would pre-empt local zoning restrictions over rental of any dwelling, including for short-term rental use. If this legislation passes, any rental of a dwelling for any period of time would be considered a residential use - not a commercial use - not subject to any procedures or rules beyond those that apply to any other residence in the same zoning district.

Presumably, if the new legislation is enacted, local governments can continue to adopt non-zoning ordinances requiring those that rent their property to obtain a license and adhere to licensing restrictions.

Look for upcoming announcements of a public meeting on this issue. We'd like to hear from property owners in the Township - both those who rent their properties and those that do not - about your thoughts and experiences to help us determine if any new regulations should be considered for Long Lake Township. In the meanwhile, if you rent your property, please be mindful of your neighbors and take steps to address these nuisances.

A Message From Your Township Planner...

Trees are integral to every part of our lives in northern Michigan. They contribute to land values, our tourism industry, the natural ecosystem, and especially to the beauty surrounding us that we all enjoy. In recent years, new tree diseases seem to be a continual threat to our woodlands and our backyards. How can we best steward our properties in the wake of these threats?

Look for signs of disease: unseasonal leaf drops or dieback in parts of the canopy, the appearance of scales on tree bark or spots on leaves, damage by woodpeckers, cankers on the trunk of the tree. These may be signs that a tree has one of many ailments plaguing our region such as Oak Wilt, Emerald Ash Bore, Beech Bark Disease, or one of a variety of Maple or Pine maladies.

Preventive Care: trunk damage from lawn mowers or grass trimmers as well as pruning in the spring or summer may contribute to the spread of diseases like Oak Wilt. Too much of a good thing, such as over mulching, especially around the trunk of the tree, or irrigation that continually soaks the tree trunk, can also promote fungus or rot.

Treatment and management: If you think you have a diseased tree, consult a certified arborist. There are many treatments that may help save a tree. If a diseased tree cannot be saved, simply removing it may not be enough to save nearby trees as some diseases can be spread through root graft transmission; trenching to isolate the roots may be advisable.

Resources: Check out information from The Tree Doctor www.treedoctor.msu.edu or go to the Michigan DNR website, www.michigan.gov/dnr and navigate to the "All About Trees" page under the "Forestry" tab. The Township has a list of certified arborists in the area, contact us to get a copy.