

Laketon Township

A premier residential and recreational community.

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2009 Winter Newsletter

Laketon Township Ordinances... Did you know....

Laketon Township has a number of ordinances that regulate, permit or prohibit a variety of activities and conditions.

There are general ordinances that regulate things such as lawn maintenance, the keeping/storing of items such as cars, RV's, misc. "junk" etc, noise regulations, and animal regulations. There are also zoning ordinances that regulate how properties can be used and permitted activities are determined by how the property is zoned.

Following are excerpts of the ordinances the township receives the most complaints about.

So, Did you know...

- The Grass and Leaf Ordinance requires grass to be kept mowed and dead brush, bushes and leaves to be removed from maintained yards. There are some exclusions.
- The Anti-Blight Ordinance regulates the keeping of unlicensed vehicles & RV's, the accumulation of "junk" items,

yard waste, building materials, etc or other conditions regarded as blighting factors.

- The Animal Ordinance requires a minimum property size in order to keep horses (or other livestock/fowl). In addition the ordinance does not permit dogs to be chained, tied or tethered to stationary objects, except temporarily and only when attended.
- The Zoning Ordinance requires a zoning compliance permit for several items including, but not limited to: fences, ponds and buildings 100 square feet. Minimum setbacks must be maintained.
- The Zoning Ordinance prohibits recreational vehicles, trailers, boats, campers etc, from being parked/stored in any front yard.
- The Zoning Ordinance restricts the sale of motor vehicles in residential areas to vehicles owned by occupants of the dwelling and to the sale of no more than 2 per calendar year and they can be displayed for sale for no more than 30 days.

- The Zoning Ordinance contains regulations for the filling, clearing and excavating of land.
- The Zoning Ordinance prohibits residential rentals that are less than 30 days—with the exception that there are some seasonal cottages that can continue to rent for less than 30 days if they were existing legal uses at the time the ordinance was enacted.

The Laketon Township Zoning Ordinance is available on our website on the Planning & Zoning page. Many other ordinances are also available on the website on the General Ordinance page we are continuing to add more ordinances to the website as we get them in electronic form.

If you have any questions regarding any ordinances, please feel free to call Laketon Township at 231-744-2454 or e-mail the Zoning Administrator Dick Grenell (dgrenell@laketon.org) or the Ordinance Enforcement Officer Brenda Moore (bmoore@laketon.org).

Tidbits:

- * **2010 Dog Licenses** are now available for purchase at Laketon Township Hall. We will have them here until March 1, 2010
- * **Yard Waste Site—Closed** for the season - if weather permits, residents can borrow a key and use the site Monday—Friday between 8:30 and 4:00.
- * **U. S. Passport applications** can be accepted here—**BY APPOINTMENT ONLY**—please call 231-744-2454 and ask for **Christina Achterhoff**.

Farewell to outgoing and Welcome to incoming Laketon Township Employees

Farewell...

In September of this year our Ordinance Enforcement Officer Bob Kartes decided to resign from his position at Laketon Township and enjoy retirement full-time. Mr. Kartes retired from his full time career with the Muskegon County Sheriff's Department a few years ago and has worked for Laketon Township part-time since 2006. Mr. Kartes was a valuable member of the Laketon Township team and will be greatly missed. We wish him

health, happiness and enjoyment in his retirement years. Good Luck Bob, we will miss you.

Welcome...

Selected to succeed Mr. Kartes in the Ordinance Enforcement Officer position is Brenda Moore. Ms. Moore comes to Laketon Township with previous experience in enforcement. Ms. Moore is familiar with Laketon Township as in the course of employment with LSL Planning she helped with the Laketon Township

Master Plan.

We are happy to add Brenda Moore to our team of employees and look forward to many years of working together for the benefit of Laketon Township and it's residents.

Welcome also to Ben Somerville. Mr. Somerville comes to Laketon Township with heavy equipment experience and will be working in the Yard Waste Site.

"Happiness is felt by making other people happy." ~Anonymous

New Pedestrian Path—Dedication/Ribbon Cutting Ceremony

At 10:00 am on a cool, crisp Saturday morning in October (10/17/2007) Laketon Township Officials gathered at the new bike/pedestrian path bridge on Dykstra Road for an official opening of the path. The path runs along Dykstra Road between Andree Road and Horton Road. Then the path turns south on Horton Road to the Laketon Township Cemetery. The path then turns east and crosses Horton Road and continues along Fenner Road to the intersection at Bear Lake Road. Notice of the

ceremony was posted at the Township Hall and on the Township website calendar of events.



While not well attended, the event went on as planned and the ceremonial red ribbon was cut to symbolize the official opening of the path.

Since the path was completed it has been enjoyed by both children and adults alike. In fact, even before the asphalt was installed, children were riding bikes down the compacted dirt path. Laketon Township looks forward to expanding the path in the future when funding becomes available. Officials will



Present for the Ribbon Cutting: from left to right, Clerk Christina Achterhoff, Trustee Cindy Zaagman, Supervisor Kim Arter, Treasurer Nancy Zeller and Building Inspector Rod Siegel.

be looking into any feasible funding opportunities such as state and federal grant programs or other fundraising options.

Property Tax Dollars—Who gets them?

Laketon Township gets questions quite often as to where property tax money goes. Below is a breakdown of the millage that is collected. Laketon Township does not keep all of the tax funds collected, the funds are dispersed to the appropriate government, school or other agency. The property tax dollars that do stay in Laketon Township are the Laketon Township Operating funds and also the Public Safety funds, which are used to pay for police and fire services within the Township. Listed also is the percentage of the total tax bill the item accounts for, based on a home with 100% exemption from the Reeths Puffer Operating Tax and a Taxable Value of \$50,000. Most properties have this exemption—unless they are a rental home, a vacation/second home, vacant/undeveloped land or a commercial/business property.

| Item | Mills | | Percentage | Amount billed w/TV of \$50,000 |
|--|--|-----------|--------------|--------------------------------|
| State of Michigan (State Education Tax) — | 6 mills | or | 19.56% | \$ 300.00 |
| Muskegon County Operating — | 5.6984 mills | or | 18.58% | \$ 284.92 |
| Laketon Twp Operating — | 0.9406 mills | or | 3.07% | \$ 47.03 |
| Reeths Puffer Debt (voted items) — | 8.37 mills | or | 27.28% | \$ 418.50 |
| Reeths Puffer Operating — only non-pre's | 18 mills (only paid if the home is not exempt) | | | \$ 0.00 (exempt) |
| Muskegon Community College (voted item) — | 2.2037 mills | or | 7.18% | \$ 110.18 |
| Museum (voted item) — | 0.3221 mills | or | 1.05% | \$ 16.10 |
| Veterans (voted item) — | 0.0752 mills | or | 0.25% | \$ 3.76 |
| Quality of Life (voted item) — | 0.3000 mills | or | 0.97% | \$ 15.00 |
| 911 Emergency (voted item) - | 0.3000 mills | or | 0.97% | \$ 15.00 |
| Muskegon Area Intermediate School District (voted items) — | 3.7580 mills | or | 12.25% | \$ 187.90 |
| Public Safety (voted item) — | 1.9570 mills | or | 6.38% | \$ 97.85 |
| Muskegon Library (voted item) — | 0.7490 mills | or | 2.44% | <u>\$ 37.45</u> |

\$1533.69 Total billed in 2009

Of the 13 items listed, 9 are items that were voted on and passed by the voting public. These voted items account for more than half (58.77%) of your property tax dollars. Laketon Township Operating and Public Safety funds that stay in Laketon Township account for 9.45% of your property tax bill. If you have any questions, please feel free to call and we will do our best to assist you 744-2454.

Need Home Improvements? There Is Help Available

Need a new roof, windows, insulation or other home improvements? The Michigan State Housing Development Authority has low interest loans to help. Interest rates depend on household income: up to 19,999—4%, \$20,000—\$39,999—6%, \$40,000—\$65,000—8%. Household in-

comes over \$65,000 do not qualify. There are no equity requirements for loans of up to \$25,000. Term is up to 20 years. There are no annual fees, application fees, points, or penalty for early payoff. The origination fee is financed in the loan amount. There is also a program for landlords.

Huntington Bank in Holland is the area program administrator. For more info call 1-888-697-4689 or go online to www.michigan.gov/mshda & select "Home Improvement" from the menu on the left. Applications are available online, from the bank or at Laketon Township Hall.

Upcoming Holiday Closings:
The Township Hall will be CLOSED on:

Christmas Eve—Thur. 12-24-2009

Christmas Day—Fri. 12-25-2009

New Year's Eve—Thur. 12-31-2009

New Year's Day—Fri. 01-01-2010

President's Day— Mon. 2-15-2010