

## Brookfield Township

### Minutes of the Special Meeting - April 20th, 2026

The special board meeting was called to order by Spotts at 7:00 pm. Also present were: Larson, Orr, Williams and Miller.

Residents and others present were: Frank Holmes, Justin Southern, Melissa Summer, Dawn Sherman, Doran Hisler, Ken Coats, Dan LaLone (resident and County Journal), Francis D'Huyvetter (Hamlin Twp Fire Chief), Patrick Henderson and Terry Smyth (Narrow Lake Country Store), Virginia Tyler, Jeannie Anthony, Kim Moubray, Kurt McHenry, Ford Hamman.

Spotts wanted to discuss the Hamlin fire coverage first as this has been discussed at the past three board meetings. After lengthy discussion, Miller made a motion, supported by Orr, to pay \$10,000 for FY 26/27 and \$15,000 for each of the next five years to continue fire coverage for residents in the south east sections of Brookfield Township. 2 - Yes, 3 - No, Motion Failed.

Moved by Larson, supported by Williams to withdraw/terminate service from Hamlin Township Fire Department. Spotts called for a roll call vote with **Yes** being stay and **No** being leave.

**No:** Larson, Williams and Spotts. **Yes:** Orr and Miller. Motion Carried.

The board opened the discussion of the Special Assessment District (S.A.D.) for Emergency Services. The board first discussed the budget for fire and ambulance services the S.A.D. needed to cover. Treasurer Larson explained for FY 26/27 she budgeted \$110,640.13 for Rural Fire which includes \$7,000 to reimburse Walton Township who withdrew, for their equipment investment. \$21,000 was budgeted for Eaton Area Ambulance Services and \$20,000 was budgeted for Hamlin Township Fire rounded to a total of \$153,000. She stated without Hamlin, our total Emergency Services budget was \$131,640.13 rounded to \$135,000. Further discussed was whether to levy by mill or flat fee. Orr explained if levied by mill farmers who had their land in PA 116 Farm Land Preservation Program with the State of Michigan, and who fell within the income limit allowed by PA 116, would be reimbursed by the state in the tax credit they receive. If levied by a flat fee, they are not credited. Miller and Orr presented some scenarios if we applied a flat fee with all improved properties at higher rate and all vacant properties and a lower rate. Miller also presented the breakdown of properties in the township and the taxable values by property code. Our total taxable value is \$66,454,079. The idea of the flat fee was that vacant properties would be less likely to use or need emergency services compared to properties with residents, homes or buildings. Orr and Larson also pointed out that a flat fee would be more work for the treasurer to get the fees on the tax bills, unless it was an equal flat fee for all properties at which point it may as well be levied by a mill. Larson stated levying 1 mill would generate \$66,382 and 2 mill would generate \$132,765. She feels 1 mill would be sufficient for the first year.

Moved by Williams, supported by Miller to create a Special Assessment District for a five (5) year term, to apply 1 mill for FY 26/27. 5 - Yes, 0 - No. Motion Carried.

Moved by Orr, supported by Larson to have the first public meeting on June 1st providing the attorney is available. 5 - Yes, 0 - No, Motion Carried.

Spotts opened the discussion on the Change of Condition of the Narrow Lake Bar/Restaurant, of the original Conditional Use Permit from (3/2024) They have submitted a new site plan without the additional .18 acre and will now use a filtration tank system for their parking lot water run-off and rain water. The township has not received the new plan yet but were told to put it on our agenda for this meeting. The Change of Condition is to approve the increase to their new building of an additional 10', from 40'x72' to 40'x82' to accommodate the fire suppression tanks. Terry Smyth clarified these large tanks are filled with water and inside the building. Several residents were present whose homes were in close proximity, within 300' of the property and raised several concerns as follows. Kurt McHenry, Jeannie Anthony, and Kim Moubray and Virginia Tyler voiced concerns of: the hours of operation on week nights, noise, storm water retention is already an issue, and causing erosion on adjacent properties, so concerns about where water is being contained were asked. Also, the height of perimeter fence being installed, the height of the fence of 6' when the building is two story is not sufficient, we are suggesting 10', the fence or construction fence should be in place before the construction begins, the berm that is no longer required (variance granted) that would have raised the height of the fence and provided water retention, No stopping, standing or parking signage on Narrow Lake Rd and Luella Lane at NLCS cost. When the current parking lot is full or crowded, customers pulling trailers (boats) frequently park along Luella Lane and/or Narrow Lake Road's adjacent properties to use the store). There were questions asked by the board about the parking lot water run-off and the storm water and where would that be going now in the absence of the .18 acres. Patrick Henderson said it is not all worked out yet but most likely into water filtration tanks below the parking lot. In addition, Jeannie Anthony said she had contacted a property attorney about the easement lane behind the current store which has been in existence for over 55 years and is now blocked off by barrels because the county required more permanent barriers be put up along Luella Lane (west side) so they used the barrels along the south side to block the easement. Terry Smyth stated the lane is on his property. Miller reminded everyone that these concerns would be sent to the Planning and Zoning Commission with our decision, but Brandy said to email her directly with all legitimate concerns so it can be put in the record and read at the meeting.

Larson moved, supported by Williams, to approve the additional 10' on the building for fire suppression tanks with township board recommendations. 5 Yes, 0 No, Motion Carried.

Discussion of the 48" culvert that has rotted out on Wolf Hwy and must be replaced. Spotts conversation with Road Commission manager and Engineer that the condition is critical and believes that ~~if the Road Commission millage passed in November the township may be reimbursed but it needs~~ to be replaced as soon as possible. Moved by Miller, supported by Larson to replace the culvert with our portion of the cost being \$9,500. 5 Yes, 0 No, Motion Carried. (corrected 6/1/26 - ttm)

Public comment - None.

Moved by Orr, supported by Larson to adjourn the meeting at 9:45 pm - 5 Yes, 0 No, Motion Carried.

Respectfully submitted,

Tara Miller, Clerk