

GREENLEAF TOWNSHIP BOARD OF REVIEW – March 2023

March 7, 2023

Present: Kennedy Brown (Acting Chair), Bernadette Cain (Secretary), Connie Lipka (Assessor)

Absent: Charles VanErp (Chair), Barb Godlewski (Alternate)

Called to order at: 6:01 PM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI

- 1. Pledge of Allegiance** was recited.
- 2. Approval of Agenda** - Motion was made by Cain, and seconded by Brown to approve the agenda as submitted. Motion passed.
- 3. Election of Officers** –
 - A.** Motion was made by Brown, and seconded by Cain to appoint Charles VanErp as Chair, with Kennedy Brown as Acting Chair in his absence, and Bernadette Cain as Secretary. Motion passed.
- 4. Rules** – Motion was made by Cain, and seconded by Brown, to continue the rules adopted at the March 2022 Boards of Review. Motion passed. The rules as continued are as follows:
 - A.** Petitions may be presented by appointment, by letter, or in-person for the 2023 March Board of Review.
 - B.** The Board of Review will comply with state guidelines related to Covid 19.
 - C.** The use of recording devices (including any audio and video recording equipment) is prohibited within 12 feet of the table at which the Board is convened. The meetings will be held in the large Township Board room if at all possible. If a smaller room must be utilized, accommodations will be made for recording devices as possible.
 - D.** Electricity, or any other power source, will not be furnished at the hall by the township for any devices brought to the meeting.
 - E.** A Petitioner’s presentation will be limited to a maximum of 15 minutes. Any further time required must be scheduled by appointment approved in advance by the Board of Review.
 - F.** The Board of Review will not hear a Petitioner on a property/parcel for which they are not the owner unless the Petitioner can present a signed and witnesses authorization from the owner, or proof of legal authority to act for the owner (such as a legal Power of Attorney).
- 5. Minutes – December 13, 2022** - Motion was made by Cain, and seconded by Brown, to accept and approve the 12/13/22 minutes as presented. Motion passed.
- 6. Assessor Report and Assessment Roll** – Ms. Lipka discussed changes to the 2023 assessment year and noted that the CPI rate was 5.0%. Ms. Lipka presented a hard copy of the Assessment Roll to the Board of Review. Motion was made by Cain, and seconded by Brown, to accept the Assessor’s report and the Assessment Roll. Motion passed.
- 7. Public Comments** – Ms. Brown opened up the meeting for public comment. There were no comments and the meeting was closed to public comment.
- 8.** Motion was made by Brown, and seconded by Cain, to recess the meeting until 9 AM on 3/13/2033 at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI. Motion passed.

Recessed at: 7:07 PM (Total elapsed March BOR meeting time 1 Hour & 6 Minutes)

March 13, 2023

Present: Kennedy Brown (Acting Chair), Bernadette Cain (Secretary), Connie Lipka (Assessor) who left at 2:15 PM

Absent: Charles VanErp (Chair), Barb Godlewski (Alternate)

Called to order at: 9:00 AM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI

Pledge of Allegiance was recited.

Public Comments – No public was present during the meeting.

The Board of Review considered one petition and voted as follows:

- 1. Petitioner Judy Horton (M-23-01)** – Ms. Lipka presented a Disabled Veterans Application and supporting documentation for Board decision regarding Mrs. Horton’s request for a Veteran’s Exemption for Parcel 130-020-100-040-00 as the surviving spouse of a Veteran who died as a result of a service related disability. The committee reviewed the material and agreed that it met criteria. A motion was made by Brown and seconded by Cain to approve the Veterans Exemption and change the 2023 AV from \$45,700 to \$0 and TV from \$34,545 to \$0. Motion passed.

No further petitioners appeared in person or in writing for the remainder of the meeting time.

Motion by Cain, seconded by Brown, to recess until 3:00 PM on 3/15/2023 at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI. Motion passed.

Recessed at: 3:05 PM. (Total elapsed March BOR meeting time 7 Hours & 11 Minutes)

GREENLEAF TOWNSHIP BOARD OF REVIEW – March 2023

March 15, 2023

Present: Kennedy Brown (Acting Chair), Bernadette Cain (Secretary), Barb Godlewski (Alternate), Connie Lipka (Assessor) arrived at 3:40 PM

Absent: Charles VanErp (Chair)

Called to order at: 3:00 PM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI

Pledge of Allegiance was recited.

Public Comments – There were no public comments.

The Board of Review considered 6 petitions and voted as follows:

- 1. Petitioner Max Morrish (M-23-02)** – Mr. Morrish appeared before the Board at 3:02 PM for Parcel 130-020-100-040-02 to request a reduction in the 2023 AV of \$32,400 and TV of \$22,764 since he feels that the True Cash Value of this parcel would not exceed \$20,000 since the residence is only partially habitable. He presented no evidence to support the TCV. His mother-in-law does reside in the structure but uses only the main floor. He had some questions regarding the necessary right of way with this property should he build on the adjacent property where he currently resides. He was referred to the zoning Administrator for this matter. The Board reviewed this petition later in the day and a motion was made by Cain, and seconded by Brown, to deny any change in AV or TV since no proof was presented, the structure is already significantly depreciated in the assessment, and the Assessor had a record of an appraisal for \$40,200 that he had presented in 2016 for this parcel noting that overall values have only been increasing since that year. Motion passed.
- 2. Petitioner Grant Hulbert (M-23-03)** – Mr. & Mrs. Hulbert appeared before the Board at 3:30 PM to request a Disabled Veterans Exemption for Parcel 130-170-300-080-00 as a Veteran with 100% service-related disability. They had supporting documentation and when Ms. Lipka arrived, she assisted them in completing the appropriate application form. The committee reviewed the material and agreed that it met criteria. A motion was made later in the day by Brown, and seconded by Godlewski, to approve the Veterans Exemption and change the proposed 2023 AV from \$111,900 to \$0 and TV from \$106,957 to \$0. Motion passed.
- 3. Petitioner Amos Miller (M-23-04)** – Mr. Miller appeared before the Board at 4:57 PM for Parcel 130-019-000-020-02. This 2-acre property was transferred and uncapped in 2022 with a 2023 AV of \$95,800 and TV of \$95,800. He is petitioning to change the AV and TV because he feels the TCV is \$60,000 although he paid \$75,000 in 2022. He is also petitioning for a change in classification to Agricultural and a Qualified Agricultural Exemption. The property is classified Residential but the residence is used by his daughter in her role as farm labor and does not qualify for a PRE. He would like to expand his agricultural operation onto these 2 acres to have it recapped and qualify for an Agricultural Exemption, or combine the parcel with his adjacent acreage. To combine the parcels, it appears he will need Special Approval of the Greenleaf Planning Commission for 2 residences on 1 parcel. Mr. Miller will be referred to the Greenleaf Planning Commission for a Special Approval Request. The Board discussed this petition later in the day including a review of applicable sections of the Greenleaf Zoning Ordinance. A motion was made Cain, and seconded by Godlewski, to deny all changes since the Board cannot approve combining the parcels in conflict with the Greenleaf Zoning Ordinance, the taxable value is governed by Proposal A, and there is no current agricultural use to support a change in classification or Qualified Agricultural Exemption. Motion passed.
- 4. Petitioner Angela Summers (M-23-05)** – Ms. Summers appeared before the Board at 6:04 PM for Parcel 130-025-300-020-02 a 31-acre parcel purchased from her father which had been uncapped since the Property Transfer Affidavit was not timely, and whose assessment had not included the value of a recently constructed barn mistakenly added to adjacent parcel. She was requesting an adjustment of AV and TV on this basis. The Assessor recalculated the values and recommended a change in 2023 AV from \$50,300 to \$80,100 and TV from \$50,300 to \$48,961. A motion was made later in the day by Brown, and seconded by Godlewski, to approve the recapping and adjusted values as recommended by the Assessor. Motion passed.
- 5. Petitioner Angela Summers (M-23-06)** – Ms. Summers continued with the Board for Parcel 130-025-300-020-03 a 4-acre parcel with her primary residence to which a newly constructed barn was mistakenly added to the assessment. She was requesting an adjustment of AV and TV on this basis. The Assessor recalculated the values and recommended a change in 2023 AV from \$176,800 to \$153,900 and TV from \$83,296 to \$60,396. A motion was made later in the day by Brown, and seconded by Godlewski, to approve the adjusted values as recommended by the Assessor. Motion passed.
- 6. Board of Review Action** – As noted above, the Board of Review considered, and acted upon the Petitions as submitted. The Board completed and signed L-4037 forms for each action. A summary of these decisions and actions are listed in the "Greenleaf Township Board of Review Log – March 2023" (below).

Adjournment: Motion by Cain, seconded by Godlewski, to adjourn the meeting. Motion passed.

Meeting adjourned at 9:05 PM. (Total elapsed March BOR meeting time 13 Hours & 16 Minutes)

Dates of Next Meetings: Tuesday, July 18, 2023 at 6:00 PM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI
Tuesday, December 12, 2023 at 9:00 AM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI
Tuesday, March 5, 2024 at 9:00 AM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI
Monday, March 11, 2024 from 9:00 AM till 3:00 PM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI
Wednesday, March 13, 2024 from 3:00 PM till 9:00 PM at the Greenleaf Township Hall, 6435 Bay City-Forestville Rd, Cass City, MI

GREENLEAF TOWNSHIP BOARD OF REVIEW – March 2023

Greenleaf Township Board of Review Log – March 2023									
Hearing Date	Petition No.	Petitioner	Parcel No.	Appearance Personal(P) Written(W)	Appeal Type	Board of Review Action Date	Motion	Second by	Board of Review Action
3/13/23	M-23-01	Horton	130-020-100-040-00	W	2023 Veterans Exemption	3/13/23	Motion by Brown to grant the exemption for the qualifying widow and to change the 2023 AV from \$45,700 to \$0 & TV from \$34,545 to \$0	Cain	Motion Passed/Veterans Exemption applied/ 2023 AV & TV changed to \$0
3/15/23	M-23-02	Moorish	130-008-100-020-01	P	2023 AV & TV	3/15/23	Motion by Cain to deny change in 2023 AV since Assessment uses depreciated value for structure and no evidence was presented for proposed TCV, and TV governed by Proposal A	Brown	Motion Passed/No change in AV or TV
3/15/23	M-23-03	Hulbert	130-017-300-080-00	P	2023 Veterans Exemption	3/15/23	Motion by Cain to grant the Veterans Exemption and to change the 2023 AV from \$111,900 to \$0 & TV from \$106,957 to \$0	Brown	Motion Passed/ Veterans Exemption applied/ 2023 AV & TV changed to \$0
3/15/23	M-23-04	Miller	130-019-100-020-02	P	2022 AV, TV, Classification & Qualified Ag	3/15/23	Motion by Cain to deny change in 2023 AV by combining with adjacent parcel due to conflict with Zoning Ordinance, change in 2023 TV governed by law, and reclassification to Ag & Qualified Ag Exemption since no agricultural use is currently occurring	Godlewski	Motion Passed/No change in AV, TV, Classification or Ag Exemption
3/15/23	M-23-05	Summers	130-025-300-020-02	P	2023 AV & TV	3/15/23	Motion by Brown to recap the TV due to family transfer, and change AV to reflect the newly constructed barn mistakenly added to adjacent parcel, to change the 2023 AV from \$50,300 to \$80,100 and TV from \$50,300 to \$48,961 reflecting the recapping & revised assessment	Godlewski	Motion Passed/2023 AV changed to \$80,100 & TV changed to \$48,961
3/15/23	M-23-06	Summers	130-025-300-020-03	P	2023 AV & TV	3/15/23	Motion by Brown to change AV to reflect the removal of newly constructed barn mistakenly added to this parcel, to change the 2023 AV from \$176,800 to \$153,900 and TV from \$83,296 to \$60,396 reflecting the revised assessment	Godlewski	Motion Passed/2023 AV changed to \$153,900 & TV changed to \$60,396

Respectfully submitted: Bernadette Cain