

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686  
[www.peninsulatownship.com](http://www.peninsulatownship.com)

## Township Board Special Meeting March 7, 2022, 9:00 a.m. Township Conference Room MINUTES

1. **Call to Order** by Manigold at 9:03 a.m.

2. **Pledge**

3. **Roll Call**

Present: Manigold, Chown, Achorn, Bickle, Sanger

Absent: Wahl and Wunsch

Also present by phone: township attorney Meihn

4. **Brief Citizen Comments (for agenda items only):** none

5. **Approve Agenda**

**Bickle moved to approve the agenda with a second by Sanger.**

**Motion approved by consensus**

6. **Conflict of Interest:** none

7. **Consent Agenda:** none

8. **Business:**

1. Delayed uncapping for parcel ID No. 28-11-109-029-00

**Manigold:** briefly summed up the prior township board special meeting on this matter. Invited township counsel to convey the results of his research.

**Meihn:** asked for a few minutes because he was in court on another matter.

Brief pause.

**Meihn:** has researched the pending tax issue and whether or not there is in fact a pending tax issue.

Determined that there was no taxable event and nothing for the family or the township to worry about.

**Achorn:** can you provide that in writing?

**Meihn:** Yes, will do that today.

**Achorn:** what research did you base your opinion on?

**Meihn:** Michigan case law, our township statutes, our zoning ordinance, and three other local townships that have experienced this situation.

**Bickle:** 17 examples of Michigan case law if I'm not mistaken.

**Meihn:** yes, exactly 17.

Discussed his research.

**Achorn:** can you give it to us in English?

**Meihn:** the vagueness of the law allows the township to decide whether or not this was a taxable event.

**Bickle:** so the township should make a motion to decide whether or not to tax the parcel?

**Meihn:** No. Because the township does not need to treat this as a taxable event, the township doesn't need to do anything, including make a motion.

**Bickle:** supports accepting the attorney's verbal decision.

**Sanger:** wants to emphasize that the township has been in communication with the county. We need to make sure that everyone knows we have made a legal determination.

**Bickle:** This is why we need a written opinion. The point is, if there's no taxable situation, there's nothing to tax.

**Manigold:** so do we need a motion?

**Meihn:** no.

**Bickle:** does everyone concur with this position that there's nothing to tax?

**Board members all concur.**

**Virginia Coulter:** will you send us a letter?

**Bickle:** yes. This is the right thing to do and a nice conclusion for a longstanding farm family.

**Meihn:** will send the written opinion to Becky to disperse.

**9. Citizen Comments:** none

**10. Board Comments:** none

**11. Adjournment:**

**Bickle moved to adjourn with a second by Sanger.**

**Motion approved by consensus**

**Meeting adjourned at 9:17 a.m.**