

NORTHFIELD TOWNSHIP
Board of Review
Minutes
July 16, 2019

Board of Review Members:
Chris Salata, Chair
Scott Chisholm, Secretary
Gary Wilson

Also present:
Township Supervisor Marlene Chockley
Township Assessor Tom Monchak
Assessing & Building Assistant Ben Griffin
Recording Secretary Lisa Lemble
One Petitioner

Board of Review members Salata, Chisholm, and Wilson were present for all proceedings.

Salata called the meeting to order at 1:17 P.M.

- ▶ **Motion:** Wilson moved, Chisholm supported, that Salata serve as Chair and Chisholm serve as Secretary.
Motion carried 3—0.

Call to the Public

Salata called for comments from the public. There were none.

Petitions

Petition #1

Name: Todd Bake
Parcels: B-02-05-383-003 and B-02-05-383-004
Address: 9058 Butternut
Appeal Reason: Poverty Exemption
Support Documentation Provided: Completed application, federal and state filings, and expense accounting.

Notes: Bake said his only income is Social Security of \$1,065/month. He added his State of Michigan Medicaid will end in September when he turns 65, and it is possible he will have to purchase a supplemental policy at that time.

Board of Review Action: The Board determined Bake meets the Township's criteria for income and home value.

- ▶ **Motion:** Chisholm moved, Wilson supported, that the Board grants the 2019 poverty exemption for Parcels B-02-05-383-003 and B-02-05-383-004 and waives requirement for the applicant to receive the State of Michigan 1040CR \$1500 property tax credit due to applicant's income being approx. 90.55% of the Township poverty guideline.
Motion carried 3—0.

Petition #2

Name: David Brown
Parcel: B-02-08-120-030
Address: 9006 Pine Cove Drive
Appeal Reason: Veterans Exemption
Support Documentation Provided: Statement of benefits and documentation showing service-related disability evaluation at 100%.

Notes: Petitioner is totally and permanently disabled.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Salata supported, that a Disabled Veterans Exemption be granted for Parcel B-02-08-120-030 as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

Petition #3

Name: Ryan and Kelli Christman
Parcel: B-02-16-210-818 and B-02-16-210-018
Address: 7829 Turnberry Drive
Appeal Reason: Veterans Exemption
Support Documentation Provided: Statement of Benefits, and letter stating applicant is entitled to veteran's benefits at a rate of 100%

Notes: Petitioner is totally and permanently disabled.
Board of Review Action: Approved.

- ▶ **Motion:** Wilson moved, Chisholm supported, that a Disabled Veterans Exemption be granted for Parcels B-02-16-210-818 and B-02-16-210-018 as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

Petition #4

Name: Donald Middaugh
Parcel: B-02-22-200-008
Address: 7136 Spencer Road
Appeal Reason: Veterans Exemption
Support Documentation Provided: Affidavit, supporting statement that benefits are at the 100% rate.

Notes: Petitioner is totally and permanently disabled.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that a Disabled Veterans Exemption be granted for Parcel B-02-22-200-008 as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

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Petition #5

Name: Earl and Rochelle Ballard
Parcel: B-02-23-400-012
Address: 6565 Earhart Road
Appeal Reason: Veterans Exemption
Support Documentation Provided: Affidavit, supporting statement that benefits are at the 100% rate.
Notes: Petitioner is totally and permanently disabled.
Board of Review Action: Approved.

- ▶ **Motion:** Salata moved, Wilson supported, that a Disabled Veterans Exemption be granted for Parcel B-02-23-400-012 as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

Petition #6

Name: Matthew and Julie Blumensteil
Parcel: B-02-04-360-010
Address: 9342 Summerland Drive
Appeal Reason: Late Filing of Principal Residence Exemption
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed in January, 2018. Revision is for 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that the Principal Residence Exemption for 2018 be granted for Parcel B-02-04-360-010. **Motion carried 3—0.**

Petition #7

Name: Matthew Rinna
Parcel: B-02-05-252-011
Address: 9638 Main Street
Appeal Reason: Construction/remodeling in progress
Support Documentation Provided:
Notes: Based on inspections in 2019 the house is 50% complete.
Board of Review Action: Approved.

- ▶ **Motion:** Wilson moved, Chisholm supported, that the assessment be reduced from \$108,400 to \$77,000 and the taxable value from \$102,353 to \$73,038 for 2019 for Parcel B-02-05-252-011. **Motion carried 3—0.**

Petition #8

Name: Carl and Kathryn Knapp
Parcel: B-02-05-379-032
Address: 9031 Garfield Drive
Appeal Reason: Late Filing of Principal Residence Exemption Affidavit
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Effective date of Affidavit is October 29, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that the Principal Residence Exemption be granted for Parcel B-02-05-379-032 for Winter 2018. **Motion carried 3—0.**

Petition #9

Name: William and Diane Hand
Parcel: B-02-17-130-007
Address: Rose Avenue (vacant)
Appeal Reason: Late Filing of Principal Residence Exemption Affidavit
Support Documentation Provided: Principal Residence Exemption Affidavit.
Notes: Affidavit submitted March 4, 2019, with an effective date of April 23, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Salata supported, that the Principal Residence Exemption be granted for Parcel B-02-17-130-007 for 2018. **Motion carried 3—0.**

Petition #10

Name: William and Diane Hand
Parcel: B-02-17-130-006
Address: Lakeshore Drive (vacant)
Appeal Reason: Late Filing of Principal Residence Exemption
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Affidavit submitted March 4, 2019, with an effective date of April 23, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Wilson moved, Salata supported, that the Principal Residence Exemption be granted for Parcel B-02-17-130-006 for 2018. **Motion carried 3—0.**

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Petition #11

Name: William Schumacher
Parcel: B-02-20-400-001
Address: 725 E. North Territorial Road
Appeal Reason: Qualified Error for Uncapping and Principal Residence Exemption
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed December 3, 2018, with an effective date of November 28, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Wilson moved, Chisholm supported, that the taxable value be uncapped and the Principal Residence Exemption for Parcel B-02-20-400-001 be granted, both for 2019. **Motion carried 3—0.**

Petition #12

Name: Ricky and Dawna Johns
Parcel: B-02-28-400-007
Address: 2009 Nollar Bend
Appeal Reason: Qualified Error: Building Square Footage
Support Documentation Provided:
Notes: This is a new home for 2019. Square footage of one-story area increased and square footage of two-story area reduced, resulting in reduced assessment and taxable value from \$312,100 TO \$279,600, for 2019.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that assessed and taxable values be reduced from \$312,100 TO \$279,600, for 2019 for Parcel B-02-28-400-007. **Motion carried 3—0.**

Petition #13

Name: Rocco and Vicki Pisto
Parcel: B-02-34-400-031
Address: 5312 Hilltop Court
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed March 6, 2019 with an effective date of August 5, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that the Principal Residence Exemption for Parcel B-02-34-400-031 be granted for Winter 2018. **Motion carried 3—0.**

Petition #14

Name: James Schultz
Parcel: B-88-06-201-240
Address: 240 Diamond Circle
Appeal Reason: Late Filing of Principal Residence Exemption
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed February 27, 2018, with an effective date of February 16, 2016.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, that the Principal Residence Exemption for Parcel B-88-06-201-240 be granted for 2016-19. **Motion carried 3—0.**

Petition #15

Name: Dog House LLC
Parcel: B-99-20-017-900
Address: 2420 E. North Territorial Road
Appeal Reason: Qualified Error
Support Documentation Provided: Form 5076, Affidavit of Owner of Eligible Personal Property
Notes: The Affidavit was filed January 24, 2019, but not acted on.
Board of Review Action: Approved. Reduce assessed and taxable values from \$13,700 to \$0.

- ▶ **Motion:** Chisholm moved, Salata supported, that the assessed and taxable values for Parcel B-99-20-017-900 be reduced from 13,700 to \$0. **Motion carried 3—0.**

Petition #16

Name: Terrance E. Klump Law Office
Parcel: B-99-20-994-003
Address: 58 Barker
Appeal Reason: Qualified Error
Support Documentation Provided: Form 5076, Affidavit of Owner of Eligible Personal Property
Notes: The Affidavit was filed January 9, 2019, but processed as a personal property statement.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Wilson supported, to correct the qualified error and revise the assessed and taxable values from \$5,000 to \$0 for Parcel B-99-20-994-003. **Motion carried 3—0.**

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Motion carried Petition #16

Name: B. R., L. E. and A. Hamlin

Parcel: B-02-20-300-024

Address: 6542 Whitmore Lake Road

Appeal Reason: Qualified Error

Support Documentation Provided: None.

Notes: Parcel was incorrectly uncapped following a boundary adjustment in 2018. Assessed value remains \$316,800, taxable value should be recapped at \$142,800.

Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the taxable value of Parcel B-02-20-300-024 be recapped at \$142,800. **Motion carried 3—0.**

Approval of Minutes

- ▶ **Motion:** Wilson moved, Chisholm supported, that the minutes of the March, 2019, Northfield Township Board of Review be approved as presented. **Motion carried 3—0.**

Adjournment

- ▶ **Motion:** Chisholm moved, Wilson supported, that the meeting be adjourned. **Motion carried 3—0.**

The meeting adjourned at 3:15 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Approved by the Board of Review on September 11, 2019.



Scott Chisholm, Secretary

Official minutes of all meetings are available on the Township's website at <http://www.twp-northfield.org/>