

VOLINIA TOWNSHIP  
CASS COUNTY, MICHIGAN  
Minutes of Special Meeting  
Monday, July 31, 2023  
7:00 PM

The meeting was called to order by Supervisor Larry Davis at 7:00pm. Members present: Supervisor Larry Davis, Treasurer Alex Williams, Trustee Denny Grice and Clerk Annette Peters. Members absent: None.

Others present: Beth Pompey.

Prayer was given by Denny Grice.

Pledge of Allegiance was given by Larry Davis.

**1<sup>st</sup> Interview – Beth Pompey of Zoning Solutions LLC**

Zoning Solutions LLC started 8 years ago by Jason Pompey, with a history of Law enforcement that grew into Blight. They currently have two certified Zoning administrators. Three years ago Beth and Jason started master planning. They also have 3 ordinance enforcement officers and one administrative assistant. They have office hours Monday to Friday from 9:00am to 2:00pm.

Denny asked where the office is located. It is across from the old courthouse in Cassopolis.

Denny asked about Beth's previous attorney experience. She worked in collections, has experience in the Sherriff's Departments records and transcripts.

Larry asked about pay from other contracts. Beth said that she prefers hourly instead of contract amounts.

Larry and Alex asked what her billing rate is. Beth said that it is \$30 per hour, for either Blight or Zoning.

Alex asked about enforcement of zoning issues and compliances. Beth said that she rather enjoys the enforcement and her office is very aggressive. They currently do about 1-3 court order clean-ups weekly. They can be either compliant or self appointed based. She would request the townships blights budget. All invoices would include updates on cases. She would ask for budgeting information before issue of any notices.

Denny asked if there is a blight complaint who would issue a ticket. Beth said that the steps are: a letter sent giving 15 days to come compliant, then a citation is issued, default informal hearing, 30-day to come compliant, motion show cause (formal hearing), have contractors do the work, lien paperwork and special assessments.

Denny asked about travel time, when it starts. Beth said that travel starts inside the township and is charged at the current federal rate.

Denny asked about comparisons of ordinances between townships. Beth said that they are all very close and process all the same.

Annette asked if they would coordinate with the ZBA and planning commission meetings. Beth said that she prefers the notices and mailings be done by their office, and they always sits as the recording clerk.

Alex asked if she has heard about our gravel pit proposal and if she would anticipate an issue? Beth said that she can tell it would be work, but not an issue. Quarterly meetings are not a problem; if she is unavailable another representative from their office would attend.

Alex stated the last special meeting was cancelled due to incomplete application. Beth said that Kathleen from the attorney's office is always on her game.

Alex asked if there would be an issue working with the township's attorney. Beth said not at all, Roxanne is actually on her reference list.

Denny said that we were told we may need to hire special consultants for the gravel pit. Beth said that she would highly suggest hiring an engineer.

Denny said that the township currently has a backlog of zoning permits and asked how soon, if hired could they start working on our applications. Beth said immediately. They would need to know the ordinances, then could process.

Alex asked what the turnaround time to complete an application is. Beth said as long as the application is complete, it would be under a week.

Larry asked if there was a contract we could review. Beth said yes, she would email it right away.

Annette asked what the terms of the contract are. Beth said that it's an annual contract with auto renewal option.

Denny asked if Beth still works with her husband full time. Beth said yes, kind of, Jason still does law enforcement.

Alex asked if Beth had any questions for us. Beth asked how aggressive we are on blight, Alex answered he would like for us to be a little more aggressive. Annette stated that there are currently 2 outstanding blight issues in the township. Beth said that their restitution recovery rate is very high. She prefers to do special assessments on the tax roll, so that the restitution is less likely to be forgotten.

Alex asked about the Cass County Blight Elimination Program.

Annette asked if there would be any issues working with our building inspector Joe Wickey. Beth said no, she currently works with in for Newburg Township.

Beth said that they due hold liability insurance for negligence.

Beth will email a contract for review to Larry first thing in the morning.

### **2<sup>nd</sup> Interview – Mark Davis**

Mark Davis called Larry and said that he was hurt over the weekend and would not be able to attend tonight's interview. He does not have a updated resume, but is currently working for Silver Creek and Wayne Townships.

### **Board**

Annette stated that she likes that there is more than one zoning person in the office.

Denny said he would like to see if they would do a 6 month contract due to duress. Alex said that typically 6 months contracts are not done.

Alex likes that there is an office right in the county, in the middle of the local issues.

Denny likes that there is law enforcement background.

Alex said that he has heard good things about this company and also likes that there are multiple zoning administrators.

Denny said that he likes that they would handle the notices and mailings.

Annette Peters made a motion to hire Zoning Solutions, LLC, upon review of their contract; Alex Williams seconded the motion; all in favor; motion carried. Larry Davis requested a roll call vote:

Grice – Yes

Peters – Yes

Davis – Yes

Williams – Yes

The board approved to hire Zoning Solutions, LLC upon review of their contract.

### **ZBA Resignation**

Bob Lehigh wants to know who the vote went asking for him to resign.

Alex said that pre Roxanne's recommendation, were only asking that he resign, and if he doesn't then we have to remove him from office. If we vote, we are then starting the removal process.

### **Public Comment**

None.

**Adjournment**

Annette Peters made a motion to adjourn the meeting; Denny Grice seconded the motion; all in favor; the meeting was adjourned at 7:37pm.

Respectfully submitted,  
Annette Peters  
Volinia Township Clerk