

MASTODON TOWNSHIP
REGULAR MEETING AGENDA
September 13, 2025

Call to Order/Pledge
Roll Call
Agenda Approval
Previous Board Meeting Minutes (August 13, 2025)
Accounts Payable & Payroll Review
Treasurer's Report
Clerk's Report – Written Submitted
Supervisor's Report
Road Commission Report
Assessor's Report – Written Submitted
Fire Chief's Report
Planning Commission Report – August 6, 2025 Minutes Submitted
Zoning Administrator's Report – Written Submitted
Recreational Committee Report – No meeting in August
Village of Alpha Report
Maintenance Report

Guest: None

Public Comment Agenda Items:

Unfinished Business:

Evergreen Memorial Cemetery – Veterans Flag Display Project
Jacobs Lawsuit Settlement Update
Lake Mary Special Assessment District

New Business:

Other Business:

Public Comments:

Board Comments:

Details of Next Meeting: October

Adjournment:

Rules of Public Comment:

Members of the public shall have an opportunity, under Public Comment, to address the board for no more than 3 minutes on any matter. Members of the public may talk longer with the approval of a majority vote of the Township Board. Members of the public shall be recognized in the order in which they entered their name on the provided public comment sign in sheets indicating their desire to address the board. Any additional person desiring to address the board who did not use the sign in sheets shall be recognized following those who have signed in.

MINUTES

Mastodon Township Regular Board Meeting Minutes

Tuesday, August 12, 2025.

A regular meeting of the Mastodon Township Board was called to order at 5:30pm by Supervisor Chad Skinner.

Pledge of Allegiance was said.

PRESENT BY ROLL CALL: Dave Smith, Stacey Watters, Chad Skinner, Karen Mallon, Mike Bjork.

Department members present: Dan Kurtz, Andy Fleming and Stu Creel and Tammy Hendrickson.

Public in attendance: Jackie Beaudoin, Susan Lucas, Samantha Lucas, Neil Adank, Sherie Courchaine.

APPROVAL OF AGENDA: Motion by Bjork to approve agenda as presented. Support: Watters. Call to vote: All ayes; no nays. Motion carried.

APPROVAL OF MINUTES: Motion by Waters to approve the minutes of the July 8, 2025 Regular Board Meeting. Support: Smith. Call to vote: All ayes; no nays. Motion carried.

Motion by Bjork to approve the minutes of the August 2, 2025 Lake Mary Special Assessment Public Hearing. Support: Watters. Call to vote: All ayes; no nays. Motion carried.

ACCOUNTS PAYABLE & PAYROLL REVIEW: Bjork reported to the Board that he reviewed payables for General Fund checks 32504-32583 (including 2 voided checks), Road Account checks 1403-1404, Water Account checks 1869-1870, and payroll for checks numbers 32532 through 32543, and direct deposits DD1236-DD1253. Motion by Smith to approve payables and payroll as submitted. Support: Bjork. Call to vote: All ayes; no nays. Motion carried.

REPORTS:

Treasurer: Written and submitted.

Clerk: Written and submitted. Mallon advised the Board that Deputy Clerk Lemke has resigned, and Sherie Courchaine has been sworn in as Deputy Clerk effective August 11, 2025.

Supervisor: Reported that he has spoken to Iron County Road Commission, and they would like a 3-year road plan from the township. Discussion was held. Skinner will work with the Road Commission to get a list of priority work for township roads.

Road Commission Report: Smith reported he attended two Road Commission meetings: July 15, 2025 and August 12, 2025. At the July Road Commission meeting, it was reported that work on 424 will be starting soon, pavement markers have been completed on Tobin-Alpha Road, and Kalla Walla road work is set to go on August 25, 2025. Smith also reported that he offered traffic control assistance to the Road Commission from the fire department when needed. This stemmed from the tree clearing work done with the recent windstorm. Road Commission is looking into the Greenbelt Ordinance.

At the August Road Commission meeting it was reported Armstrong Lake Road work will begin August 25, 2025. Highland fiber optics is still working on installing lines. The Road Commission is working with the federal government by paying \$150 annually towards protection of monarch butterflies. Culvert work will begin in September near Rainbow Trail and Buck Lake Road, culvert work on Armstrong Lake Road, and work on Tobin Alpha Road has been coordinated. The Road Commission reported that the rocks on Kalla Walla will remain in place to avoid potential sink hole if removed.

Assessor: Written and submitted.

Fire Chief: Written and submitted.

Zoning Administrator: Written report submitted. Creel reported that the Paul and Paula Jacobs lawsuit regarding moving of their illegally placed gazebo has been presented with a settlement offer by the Jacobs. The Jacobs offered to move the gazebo at their expense if the township dismisses the lawsuit and not subject the Jacobs to paying the legal fees the township has incurred due to this lawsuit.

Board discussion took place regarding the settlement offer. Mallon reported that invoicing on legal work done has been submitted, but the invoice includes work done on the Perry and Denise Jacobs lawsuit. Mallon will separate the costs associated with the Paul and Paula Jacobs lawsuit and report that figure to the board by August 13, 2025.

Skinner offered if the accumulated legal fees in this matter is under \$4,000, the Township would counter offer that the legal fees be split equally between the Jacobs and the Township.

Motion by Smith to counter offer the Jacobs to settle the lawsuit in that the Township and the Jacobs would split the cost of the legal fees up to \$2,000.00 each. Support: Mallon. Call to vote: All ayes; no nays. Motion carried. Creel or Skinner will contact Township's attorneys regarding the counter offer.

Planning Commission: Next meeting is scheduled for Thursday, July 10, 2025 at 5:00 pm.

Recreational Committee: Report submitted. Smith asked about retractable netting for the court. Kurtz advised that he was unable to find netting that would fit the court. Smith would like the Recreation Committee to move forward and purchase netting and paint to get the work completed. Skinner advised that the Township needs quotes before purchases can be made. Watters stated that she has seen volley ball nets and soccer nets in Alpha and doesn't believe that nets will be taken. Skinner advised he can approve up to \$1,000.00 for work to complete a pickleball court set up. He will work with Kurtz to get supplies needed.

Kurtz advised that the Recreation Committee would like to replace the signs at the park. Kurtz stated there are funds in the budget for the signs. He will get pricing on wooden signs for the parks and present it to the Board.

Village of Alpha: No report submitted.

Maintenance: Written and submitted. Kurtz reported that all new road signs are up. He will present the next set of road signs. Kurtz reported he found the missing picnic tables.

Discussion was held regarding the donated park bench. Kurtz advised that a concrete foundation needs to be laid before the bench can be set. Smith, Watters and Bjork would like Kurtz to find the place for the bench.

Motion by Skinner to accept reports as presented. Support: Bjork. Call to vote. All Ayes; No Nays. Motion carried.

PUBLIC COMMENT: None

UNFINISHED BUSINESS:

Thrasher Project Update: Smith reported that there is date set to present the thrasher to the public and begin the cleaning of the thrasher. Saturday August 23, 2025 at Dave Smith's farm. Sunday August 24, 2025 cleaning work will begin. Mallon offered the Clerk's Office to help keep this project moving and will ensure that the Township's website is updated with the progress.

Lake Mary SAD Update: The Board acknowledged receipt of a letter regarding the Lake Mary Special Assessment District from the Lake Mary Association Board dated August 7, 2025. The Board will move forward on this once the Lake Mary lake survey is completed in late August.

Adult Use Marijuana Ordinance: Mallon informed the Board that per legal advice, if the Township decides to move forward with amending the Adult Use Marijuana Ordinance, then the Township is obligated to hold public hearings and

abide by the rules and regulations of notification to the public for any public hearing in this matter. After Board discussion was held, the Board opted not to pursue amending the ordinance.

NEW BUSINESS:

Surveillance Cameras: Kurtz presented a quote for the purchase of four (4) new solar cameras to be placed at township parks. Motion by Bjork to purchase four (4) cameras including a subscription to monitor each camera up to \$1,000.00. Support: Smith. Call to vote: All ayes; no nays. Motion carried.

Planning Commission Appointment: The Board received a letter of interest from Sherie Courchaine to fill the vacancy on the Planning Commission. Skinner advised the Board he would like to appoint her unless there is an objection. Hearing no objection, Courchaine was appointed to serve on the Planning Commission.

Evergreen Memorial Park Veteran's Flag Display Project: The City of Crystal Falls has presented a letter seeking financial support from the Township to purchase 24 flag poles which will serve to recognize those who served our country. Motion by Skinner to request that the City of Crystal Falls submit an invoice to Mastodon Township for the purchase of two (2) flag poles up to \$1200.00. Support: Watters. Call to vote: All ayes; no nays. Motion carried.

iWORQ Service Agreement: iWORQ is a zoning software that will assist ZA Creel in the field and allow the Assessor to access it as well. It is a tool in record keeping of matters of zoning. Creel commented on the benefits this would bring future zoning and planning personnel. The setup cost is \$4,000.00 and each subsequent subscription year is \$3,000.00

Motion by Skinner to purchase iWORQ. Support: Watters. Roll call vote: Bjork – yes; Mallon – yes; Skinner – yes; Watters – yes; Smith – yes. Motion carried.

AT&T Upgrade Proposal: After discussion regarding the phone and internet service provided by AT&T; the Board declined to pursue an upgrade. The Board has requested information on Starlink service and information on fiber optics.

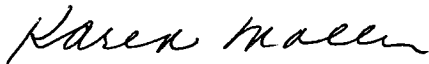
Public Comment: Neil Adank stated he is from the Iron County Antique Farm club, and the club would like to be acknowledge publicly for its work in the restoring the Thrasher. There will be approximately nine (9) club members who have volunteer to help clean the Thrasher on August 24, 2025 from noon until 4:00pm. Smith advised that the 23rd of August is not written in stone for the public announcement of the Thrasher and will coordinate with the cleaning on the 24th to hold the public announcement.

Board Comments: Mallon advised the Board she will be out of town from Augusts 14, 2025 until August 25, 2025 to attend her daughter's wedding out of state. She stated that Deputy Clerk Courchaine will cover office hours during that time.

Details of Next Meeting: Saturday, September 13, 2025 at 10:00am at the Camp 5 Hall.

Adjournment: Motion by Bjork to adjourn the meeting at 6:40pm. Support: Skinner. Call to vote: All ayes; no nays. Motion carried.

I hereby certify that the minutes contained herein are the draft minutes of the August 12, 2025, Regular Board meeting. Signed herein by the Mastodon Township Clerk, Karen Mallon on this the 17th day of August, 2025.



Karen Mallon, Clerk

Accounts Payable

General Fund

Checks 32595-32630 \$23,822.37

Road Account

Checks 1405-1406 \$359.69

Water Account

Check 1871 \$22.24

Payroll

August 2025

Checks 32584-32592

DD1255-DD1271

\$14,595.27

GENERAL FUND CHECK REGISTER FOR MASTODON TOWNSHIP
CHECK DATE FROM 08/14/2025 - 09/10/2025

Check Date	Check	Vendor Name	Description	Amount
Bank CVCU COVANTAGE CREDIT UNION				
09/03/2025	32595	ACCIDENT FUND INSURANCE COMPANY	Worker's Comp Fee	\$ 1,932.00
09/03/2025	32596	ACR MICHIGAN	Township Fuel Charges	\$ 799.12
09/03/2025	32597	AL TUELL	Garbage Reimbursement	\$ 25.00
09/03/2025	32598	ANTHONY WILLIAMSON	Garbage Reimbursement	\$ 75.00
09/03/2025	32599	CHRISTINE MOORE	Garbage Reimbursement	\$ 15.00
09/03/2025	32600	GENE BYRGE	Garbage Reimbursement	\$ 150.00
09/03/2025	32601	GFL ENVIRONMENTAL	Township Trash Service - August	\$ 116.66
09/03/2025	32602	IWORQ	Zoning Software	\$ 4,000.00
09/03/2025	32603	JAMES ROSSI	Garbage Reimbursement	\$ 40.27
09/03/2025	32604	JAMIE NEAVE	Garbage Reimbursement	\$ 250.00
09/03/2025	32605	JOHN BJORK	Garbage Reimbursement	\$ 45.50
09/03/2025	32606	LINDA BJORK	Garbage Reimbursement	\$ 75.00
09/03/2025	32607	LISA DURR	Garbage Reimbursement	\$ 99.00
09/03/2025	32608	MIKE MICHELA	Garbage Reimbursement	\$ 96.82
09/03/2025	32609	PATRICIA HARTMAN	Garbage Reimbursement	\$ 40.33
09/03/2025	32610	PIVOT POINT PARTNERS LLC	Assessing Software Annual Fee	\$ 750.00
09/03/2025	32611	SUSAN BOWN	Garbage Reimbursement	\$ 40.07
09/03/2025	32612	VIVIAN JOHNSON	Garbage Reimbursement	\$ 175.00
09/09/2025	32613	CLIFTONLARSONALLEN LLP	2024-2025 Township Audit Fee	\$ 12,066.78
09/10/2025	32614	BIGARI ACE HARDWARE	Township Supplies	\$ 14.99
09/10/2025	32615	BRUCE & DIANE BRAZEAU	Garbage Reimbursement	\$ 20.00
09/10/2025	32616	CCI SYSTEMS, INC.	GuideStar - Internet and Server Fee	\$ 175.00
09/10/2025	32617	CITY OF CRYSTAL FALLS	Street Light	\$ 16.09
09/10/2025	32618	COUNTY OF IRON	Property Tax Deduction - reimburse County	\$ 419.49
09/10/2025	32619	COVANTAGE CREDIT UNION	VISA Charges - August	\$ 419.75
09/10/2025	32620	GREGG SCHIAVO	Garbage Reimbursement	\$ 47.10
09/10/2025	32621	HOME DEPOT	August Charges	\$ 305.62
09/10/2025	32622	HURLEY ELECTRIC, INC.	4th of July Electric Socket	\$ 395.00
09/10/2025	32623	KEANE'S AUTOMOTIVE SPECIALISTS	Garbage Reimbursement	\$ 106.29
09/10/2025	32624	MICHELE REYNEN	Garbage Reimbursement	\$ 99.00
09/10/2025	32625	NORTH COUNTRY WEBSITE DESIGN	Website Updates	\$ 48.50
09/10/2025	32626	SLIVENSKY LUMBER	Due on Account - Township	\$ 157.93
09/10/2025	32627	SUSAN SCHNIEDER	Garbage Reimbursement	\$ 75.00
09/10/2025	32628	THOMAS SCHULTZ	Garbage Reimbursement	\$ 48.90
09/10/2025	32629	US 2 RENTAL	Township Park Work	\$ 107.00
09/10/2025	32630	WE ENERGIES	August Charges	\$ 575.16
CVCU TOTALS:				
Total of 36 Checks:				\$ 23,822.37
Less 0 Void Checks:				\$ -
Total of 36 Disbursements:				\$ 23,822.37

ROAD ACCOUNT CHECK REGISTER FOR MASTODON TOWNSHIP
CHECK DATE FROM 08/14/2025 - 09/10/2025

Check Date	Check	Vendor Name	Description	Amount
09/03/2025	1405	ACR MICHIGAN	Fuel Bill	\$ 152.03
09/10/2025	1406	COUNTY OF IRON	Property Tax Deduction Reimbursement	<u>\$ 207.66</u>
CVRD TOTALS:				
Total of 2 Checks:				\$ 359.69
Less 0 Void Checks:				<u>\$ -</u>
Total of 2 Disbursements:				\$ 359.69

WATER ACCOUNT CHECK REGISTER FOR MASTODON TOWNSHIP
CHECK DATE FROM 08/14/2025 - 09/10/2025

Check Date	Bank	Check	Vendor Name	Description	Amount
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Bank WTR WATER ACCOUNT

09/10/2025	WTR	1871	CITY OF CRYSTAL FALLS	August Electric Charge	\$ 22.24
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WTR TOTALS:

Total of 1 Checks:	\$ 22.24
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Less 0 Void Checks:	\$ -
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Total of 1 Disbursements:	\$ 22.24
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Check Register Report For August 2025 Payroll
For Payroll ID: 250 Check Date: 08/13/2025 Pay Period End Date: 08/13/2025

Check Date	Check	Name	Check Amount		Direct Deposit
08/13/2025	32584	BJORK, MICHAEL J	\$	301.72	\$ -
08/13/2025	32585	CORNELIA, DAMION	\$	88.10	\$ -
08/13/2025	32586	CORNELIA, WADE	\$	184.70	\$ -
08/13/2025	32587	CREEL, STUART	\$	560.28	\$ -
08/13/2025	32588	FLEMING, ANDREW C	\$	978.82	\$ -
08/13/2025	32589	HOFFMAN, WILLIAM	\$	43.98	\$ -
08/13/2025	32590	JENSEN, PAMELA	\$	96.97	\$ -
08/13/2025	32591	SMITH, DAVE	\$	577.05	\$ -
08/13/2025	32592	WHITE, DONALD E.	\$	185.01	\$ -
08/13/2025	DD1255	CICHANOWSKY, JAMES	\$	-	\$ 26.43
08/13/2025	DD1256	FRANZ, COURTNEY	\$	-	\$ 66.07
08/13/2025	DD1257	HENDRICKSON, TAMMY L.	\$	-	\$ 1,835.41
08/13/2025	DD1258	HOFFMAN, JENNIFER M	\$	-	\$ 52.86
08/13/2025	DD1259	KINSEY, ASHLEE	\$	-	\$ 66.07
08/13/2025	DD1260	KURTZ, DANIEL G	\$	-	\$ 1,556.88
08/13/2025	DD1261	KURTZ, MARY	\$	-	\$ 792.90
08/13/2025	DD1262	LUFT, ADAM D	\$	-	\$ 26.43
08/13/2025	DD1263	MALLON, KAREN M	\$	-	\$ 2,129.09
08/13/2025	DD1264	MALLON, KAREN M	\$	-	\$ 1,303.88
08/13/2025	DD1265	MALLON, PAUL D	\$	-	\$ 207.71
08/13/2025	DD1266	PICKART, JONATHON	\$	-	\$ 277.05
08/13/2025	DD1267	SKINNER, CHARLES	\$	-	\$ 1,625.96
08/13/2025	DD1268	SKINNER, TERRY	\$	-	\$ 66.07
08/13/2025	DD1269	STANEK, DAVID E	\$	-	\$ 55.41
08/13/2025	DD1270	WATTERS, STACEY	\$	-	\$ 1,305.42
08/13/2025	DD1271	WINGER, ADAM M	\$	-	\$ 185.00
Totals:			\$	3,016.63	\$ 11,578.64
				Total:	\$ 14,595.27

REPORTS

Treasurer's Report

Financial Reports

Balance Sheet

Bank Statements

MASTODON TOWNSHIP CLERK'S REPORT

PERIOD ENDING AUGUST 31, 2025

- August 13, 2025 Regular Board Meeting Draft Minutes Submitted
- Financial report packet presented to the Board

CLERK'S OFFICE UPDATE

- The 2024-2025 Audit has been completed. A final report has been submitted to the township and that will be posted on the website and available for review at the township hall.
- 2026 is an election year. I will be contacting election inspectors in the upcoming months. Sherie as the Deputy Clerk will need to be certified by the State of Michigan to be able to access the Qualified Voter's File. She will begin training which will encompass approximately 20 hours of self-guided online training.

Karen Mallon, Clerk

Date

Mastodon Township

Assessor's Report

August 2025

Tasks completed by Assessor for the month of August 2025

- Compared all the monthly Deeds to GIS, Google Earth and realtor.com this helps find omitted property, Property Transfers, PREs, returned phone calls & emails
- Continued to Work on database cleanup - changing 150 parcels so they don't flag for next audit this was a suggestion from the State Auditor.
- Continued updating parcels from last year's fieldwork in the 2026 database and continued current fieldwork
- Developed an omitted property letter and informational packet, including before-and-after record cards and photos of the omitted property, to send to affected residents.
- Began entering Building permits into pivot point for year-end fieldwork
- Will be attending the Upper Peninsula Assessor Association conference at the Island Casino
 - Classes are Apex drawing, Qualified Forest program & technology tools for the Modern Assessor.

Please let me know if you have any questions.

Tammy Hendrickson

Mastodon Township Assessor

906-284-1555

Mastodon Township Planning Commission Minutes

Wednesday, August 6th, 2025

Call to Order: Chairperson Mallon called the meeting to order at 5:00pm and the Pledge of Allegiance was said.

Commission Members Present:

Chairperson, Paul Mallon

Vice Chairperson, Courtney Franz

Secretary, Ashlee Kinsey

Township Liaison, Mike Bjork

Guests:

Sherrie Courchaine

Jackie Beaudoin

Stu Creel

Clint (Mud-Tech)

Approval of the Minutes: Chairperson P. Mallon asked if there were any additions or changes to the July minutes. A motion by P. Mallon was made with support from M. Bjork to approve the minutes.

Old Business: Our ordinances have been reviewed by the attorney. P. Mallon and Stu Creel to have spoken to attorney and will present to the planning commission the changes so we can confirm them and move forward to the public hearing.

New Business:

Discussed the exact requirements needed to apply for a DNR grant. The planning commission is hoping to get a new member voted onto the commission. We will get the rec. plan into our master plan, with a goal of board approval by September. The rec. committee and planning commission will be working together to create a 13-question survey for the public and lastly, hold a public meeting.

We would like our township website to have a user-friendly search bar so the residents who are looking for specific ordinance details can type in a word or two and have all of our ordinances with that word be available to click on.

Other Business:

Clint with Mud-tech presented his current project goals that are happening on the corner of 424 by buck lake road. Part of the land is Alpha and a small portion is Mastodon township. Stu proposed that he apply for a re-zone so that he can move forward with his project.

Public Comment:

None

Adjourned: Motion by P. Mallon with support by C. Franz to adjourn at 5:52pm

The next regular meeting will be September 3rd 2025.

Secretary, Ashlee Kinsey

Date: 8/6/2025

130.4 total miles

Zoning Administrator Report

August 2025

- 8/4/25 Phone call with Chase Erickson, Stevens real estate, regarding land division requirements for parcel 006-262-022-00 zoned Residential. Discussed Section 503 for lot size minimums, depth ratios and accessibility.
- 8/5/25 Returned call from Michelle Niedfeldt regarding permit requirements for a shed at 119 East Stager Lake Rd. Advised of setbacks and permitting process.
- 8/5/25 Returned call from Craig Maxwell regarding permit process for pole building at 370 Stager Lake Road.
- 8/5/25 Phone call with Ed Scarff, Chicaugon Lake regarding land division process and set a site visit appointment.
- 8/5/25 1hr 27min phone call with Atty Chris Patterson and Planning Commission Chair Paul Mallon on his review of our proposed Zoning Ordinance changes. Suggestions will be incorporated and presented to the Planning Commission for approval.
- 8/6/25 Completed monthly reports for the Board.
- 8/6/25 Email follow-up with Michelle Niedfeldt on setbacks for shed at 119 East Stager Lake.
- 8/6/25 Site visit to 542 Pentoga Trail, Ed Scarff, to review his site plan documents for a land division. Reviewed and explained what he needed to do to submit a land division request. His Attorney will be contacting me to provide the required information.
- 8/6/25 Site Visit to 370 Stager Lake Road; Craig Maxwell; 081125-20 to build a 30'x54' pole building and an 8'x12' greenhouse. Setbacks as per ordinance. APPROVED.
- 8/6/25 Site visit to 145 Armstrong Lake; Terry Hayes; 080625-19 to build a 28'x28' detached garage and a 22'x24' master suite addition to the house. Setbacks as per ordinance. APPROVED. Mileage for the 3 site visits totals 44.9 miles.

- 8/6/25 Text messages with Tim Braunel regarding the dismantling and removal of the roof and sides of the gazebo to bring it into compliance. Orv Siegler is scheduled to remove it this fall. I will be contacted when done so I can verify.
- 8/6/25 Email communications with TDA construction regarding a change to the design of the approved structure. Advised that it did not change the footprint and setbacks not changed. Will attach to the approved application.
- 8/11/25 Email with Michelle Niedfeldt answering questions she had on the compliance application.
- 8/11/25 Email communications with Tammy, assessor, regarding documents related to the Ed Scarff land division.
- 8/12/25 Email to Ed Scarff's Attorney the land division application PDF and the process for a land division review and approval.
- 8/13/25 Received email documents for the Ed Scarff land division from the attorney. 081325-21 request to create 2 new parcels on Chicaugon Lake with access from Pentoga Trail. Lot 1 is 5.49 acres with 233' frontage; Lot 2 is 4.93 acres with 300' frontage. I reviewed the documentation and verified that it has met all the requirements of the Zoning Ordinance and Michigan's Land Division Act. APPROVED and forwarded to Planning Commission for approval.
- 8/13/25 Phone call with Ryan Pomeroy; parcel 006-008-003-00; assistance with application for a 46'x28' camp.
- 8/13/25 Reviewed application 081325-22; Chris Neuman; 133 Thompson drive for an addition to cabin and deck on a lawful non-conforming structure. DENIED due to setbacks not met on waterfront or side. Referred to ZBA when variance application received.
- 8/15/25 Phone call with Glen Simula, Arcadian Holdings, regarding minimum structure sizes on MUF parcels, permitting process, etc.
- 8/15/25 Phone call and text follow-up with Neuman's regarding the ZBA process.
- 8/15/25 Email communication with legal assistant to Andrew Luoma regarding land division minimums for a parcel zoned Agricultural.
- 8/19/25 Phone call with Jay Lamouveau, 403 Anders Ln, regarding a jointly owned parcel between he and Dave Johnson. They would like to absorb 50 % of the parcel into each of their adjacent parcels resulting in one less parcel. Advised as to how to apply for a property line adjustment.
- 8/21/25 Site visit to parcel 006-008-003-00; Roy Pomeroy; 082125-23; off the diversion canal road thru locked WE energies gate. 28'x'46' camp build. Setbacks per

ordinance. APPROVED. Found 3 additional structures on property and documented with photos. No zoning compliance permits on record nor structures on parcel property record. Notified owner that I documented the structures and that they were compliant with setbacks. **58.4 miles**

8/25/25 Email communication with Attorney Ryan regarding the townships demands for an agreement on the Paul and Paula Jacobs proposed settlement.

8/25/25 Email communication with Dickenson County Title regarding a property line adjustment for the Perry and Denise Jacobs parcel. Advised as to minimum parcel size and that the adjustment would most likely create a non-compliant parcel and would not be allowed.

8/25/25 Site visit to 147 Anders Lane to follow-up on assessors' notes of a structure near the water. No one was home but I could see the structure from the driveway. Tried calling the number on a previous application but was no longer valid. Sent letter of first notice of violation. **6 miles**.

8/25/25 Site visit to 119 East Stager Lake Rd. 082525-24; Jeffrey Niedfeldt; for a 16'x12' shed. All setbacks met. APPROVED. **21.1 miles**.

8/26/25 Received Neumann variance application. 082525-25. Verified information and forwarded to ZBA for a hearing.

8/26/25 Texts with Gary Pisoni regarding lot size requirements on Lake Mary.

8/26/25 Texted Don Dumke confirming with him that I saw that he had removed the park model RV and deck that were on trailers from his parcel at 103 East Stager Lake that were within the waterfront setback.

8/26/25 Reviewed lot line adjustment request from Dave Johnson and Jay Lamouveau; 082525-26. Request meets all requirements of the zoning ordinance and is exempt from the land division act. APPROVED and forwarded onto Assessor for further processing.

8/27/25 Text and phone calls with Ryan Wucherer regarding his recent and previous land divisions.

8/28/28 received voice mail from a party interested in residential zoning requirements for a parcel along 424. Returned call and left message. No return.

8/29/25 IWORQ intro zoom meeting with Chad

8/29/25 Phone call with Sharon Dawson-Schrock regarding a deck addition at 140 West Stager Lake Rd. discussed the lawful non-conforming requirements and process of denial and then a variance request.

8/29/25 Phone call with Bill Kool regarding demolition requirements in the township and county. Structure is not on a waterfront parcel. Advised it requires a demo permit from the county.

Zoning Enforcement Report

August 2025

9/9/2025

Zoning Violations opened.

Zoning Violations resolved.

- Assessor states sauna structure possibly within the waterfront setback at Whitaker parcel on 147 Anders Lane. 8/25/25 site visit and subsequent conversations the structure is an old sauna built prior to zoning.
- Ross Niemi 366 South Shore Road 701(a)
7/10/25 *verified that RV has been moved. I still need a zoning compliance application to complete.*
- Don Dumke; 103 East Stager Lake Rd
8/26/25 verified that the park model RV and deck on trailers have been removed from the property.

Open Violations.

- Perry/Denise Jacobs 172 Jacobs dr. Sect. 500 and 701(a)
8/6/25 *In process of litigation.*
- Paul/Paul Jacobs 137 Jacobs dr. Sect. 500 and 701(a)
8/25/25 *Jacobs proposed settlement. Emailed attorney on what the board would accept in a settlement.*
- Don Dumke; East Stager Lake Rd. Sections 400 and 700
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8/6/25 Mr. Johnson attended the Planning Commission Meeting and explained his intentions for the parcel. He was advised to complete the re-zoning request application and submit it for review by the Commission.

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- Municipal Civil Infraction violation booklet ordered through attorneys. – RECEIVED.
- Board adoption process of the Municipal Civil Infraction Ordinance.

Accounts Payable

General Fund

Checks \$

Road Account

Checks \$

Water Account

Checks \$

Payroll

August 2025

Checks

DD-DD

\$

130.4 total miles

Zoning Administrator Report

August 2025

- 8/4/25 Phone call with Chase Erickson, Stevens real estate, regarding land division requirements for parcel 006-262-022-00 zoned Residential. Discussed Section 503 for lot size minimums, depth ratios and accessibility.
- 8/5/25 Returned call from Michelle Niedfeldt regarding permit requirements for a shed at 119 East Stager Lake Rd. Advised of setbacks and permitting process.
- 8/5/25 Returned call from Craig Maxwell regarding permit process for pole building at 370 Stager Lake Road.
- 8/5/25 Phone call with Ed Scarff, Chicaugon Lake regarding land division process and set a site visit appointment.
- 8/5/25 1hr 27min phone call with Atty Chris Patterson and Planning Commission Chair Paul Mallon on his review of our proposed Zoning Ordinance changes. Suggestions will be incorporated and presented to the Planning Commission for approval.
- 8/6/25 Completed monthly reports for the Board.
- 8/6/25 Email follow-up with Michelle Niedfeldt on setbacks for shed at 119 East Stager Lake.
- 8/6/25 Site visit to 542 Pentoga Trail, Ed Scarff, to review his site plan documents for a land division. Reviewed and explained what he needed to do to submit a land division request. His Attorney will be contacting me to provide the required information.
- 8/6/25 Site Visit to 370 Stager Lake Road; Craig Maxwell; 081125-20 to build a 30'x54' pole building and an 8'x12' greenhouse. Setbacks as per ordinance. APPROVED.
- 8/6/25 Site visit to 145 Armstrong Lake; Terry Hayes; 080625-19 to build a 28'x28' detached garage and a 22'x24' master suite addition to the house. Setbacks as per ordinance. APPROVED. Mileage for the 3 site visits totals 44.9 miles.

- 8/6/25 Text messages with Tim Braunel regarding the dismantling and removal of the roof and sides of the gazebo to bring it into compliance. Orv Siegler is scheduled to remove it this fall. I will be contacted when done so I can verify.
- 8/6/25 Email communications with TDA construction regarding a change to the design of the approved structure. Advised that it did not change the footprint and setbacks not changed. Will attach to the approved application.
- 8/11/25 Email with Michelle Niedfeldt answering questions she had on the compliance application.
- 8/11/25 Email communications with Tammy, assessor, regarding documents related to the Ed Scarff land division.
- 8/12/25 Email to Ed Scarff's Attorney the land division application PDF and the process for a land division review and approval.
- 8/13/25 Received email documents for the Ed Scarff land division from the attorney. 081325-21 request to create 2 new parcels on Chicaugon Lake with access from Pentoga Trail. Lot 1 is 5.49 acres with 233' frontage; Lot 2 is 4.93 acres with 300' frontage. I reviewed the documentation and verified that it has met all the requirements of the Zoning Ordinance and Michigan's Land Division Act. APPROVED and forwarded to Planning Commission for approval.
- 8/13/25 Phone call with Ryan Pomeroy; parcel 006-008-003-00; assistance with application for a 46'x28' camp.
- 8/13/25 Reviewed application 081325-22; Chris Neuman; 133 Thompson drive for an addition to cabin and deck on a lawful non-conforming structure. DENIED due to setbacks not met on waterfront or side. Referred to ZBA when variance application received.
- 8/15/25 Phone call with Glen Simula, Arcadian Holdings, regarding minimum structure sizes on MUF parcels, permitting process, etc.
- 8/15/25 Phone call and text follow-up with Neuman's regarding the ZBA process.
- 8/15/25 Email communication with legal assistant to Andrew Luoma regarding land division minimums for a parcel zoned Agricultural.
- 8/19/25 Phone call with Jay Lamouveau, 403 Anders Ln, regarding a jointly owned parcel between he and Dave Johnson. They would like to absorb 50 % of the parcel into each of their adjacent parcels resulting in one less parcel. Advised as to how to apply for a property line adjustment.
- 8/21/25 Site visit to parcel 006-008-003-00; Roy Pomeroy; 082125-23; off the diversion canal road thru locked WE energies gate. 28'x'46' camp build. Setbacks per

ordinance. APPROVED. Found 3 additional structures on property and documented with photos. No zoning compliance permits on record nor structures on parcel property record. Notified owner that I documented the structures and that they were compliant with setbacks. 58.4 miles

8/25/25 Email communication with Attorney Ryan regarding the townships demands for an agreement on the Paul and Paula Jacobs proposed settlement.

8/25/25 Email communication with Dickenson County Title regarding a property line adjustment for the Perry and Denise Jacobs parcel. Advised as to minimum parcel size and that the adjustment would most likely create a non-compliant parcel and would not be allowed.

8/25/25 Site visit to 147 Anders Lane to follow-up on assessors' notes of a structure near the water. No one was home but I could see the structure from the driveway. Tried calling the number on a previous application but was no longer valid. Sent letter of first notice of violation. 6 miles.

8/25/25 Site visit to 119 East Stager Lake Rd. 082525-24; Jeffrey Niedfeldt; for a 16'x12' shed. All setbacks met. APPROVED. 21.1 miles.

8/26/25 Received Neumann variance application. 082525-25. Verified information and forwarded to ZBA for a hearing.

8/26/25 Texts with Gary Pisoni regarding lot size requirements on Lake Mary.

8/26/25 Texted Don Dumke confirming with him that I saw that he had removed the park model RV and deck that were on trailers from his parcel at 103 East Stager Lake that were within the waterfront setback.

8/26/25 Reviewed lot line adjustment request from Dave Johnson and Jay Lamouveau; 082525-26. Request meets all requirements of the zoning ordinance and is exempt from the land division act. APPROVED and forwarded onto Assessor for further processing.

8/27/25 Text and phone calls with Ryan Wucherer regarding his recent and previous land divisions.

8/28/28 received voice mail from a party interested in residential zoning requirements for a parcel along 424. Returned call and left message. No return.

8/29/25 IWORQ intro zoom meeting with Chad

8/29/25 Phone call with Sharon Dawson-Schrock regarding a deck addition at 140 West Stager Lake Rd. discussed the lawful non-conforming requirements and process of denial and then a variance request.

8/29/25 Phone call with Bill Kool regarding demolition requirements in the township and county. Structure is not on a waterfront parcel. Advised it requires a demo permit from the county.

Zoning Enforcement Report

August 2025

9/9/2025

Zoning Violations opened.

Zoning Violations resolved.

- Assessor states sauna structure possibly within the waterfront setback at Whitaker parcel on 147 Anders Lane. 8/25/25 site visit and subsequent conversations the structure is an old sauna built prior to zoning.
- Ross Niemi 366 South Shore Road 701(a)
7/10/25 *verified that RV has been moved. I still need a zoning compliance application to complete.*
- Don Dumke; 103 East Stager Lake Rd
8/26/25 verified that the park model RV and deck on trailers have been removed from the property.

Open Violations.

- Perry/Denise Jacobs 172 Jacobs dr. Sect. 500 and 701(a)
8/6/25 *In process of litigation.*
- Paul/Paul Jacobs 137 Jacobs dr. Sect. 500 and 701(a)
8/25/25 *Jacobs proposed settlement. Emailed attorney on what the board would accept in a settlement.*
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UNFINISHED BUSINESS



Karen Mallon <karenmallon8765@gmail.com>

Email problems

Christopher Patterson <cpatterson@fsbirlaw.com>
To: Karen Mallon <karenmallon8765@gmail.com>

Sun, Sep 7, 2025 at 8:16 PM

Karen:

I got your voicemail and checked with a colleague and forgot to then write you an email. He said it ranges from about \$4,500 to \$10,000, depending on our level of assistance and questions regarding the assessment and allocations for the tax roll. Many projects like what you are seeking are in that \$4,500-\$5,500 range or less for the initial documents and asking some consultation questions on process. We would be happy to help.

Christopher S. Patterson
Member
Fahey Schultz Burzych Rhodes PLC

From: Christopher Patterson <cpatterson@fsbirlaw.com>
Sent: Saturday, August 30, 2025 9:39:03 PM
To: Karen Mallon <karenmallon8765@gmail.com>
Cc: clerk@mastodontownship.com <clerk@mastodontownship.com>; Paul Mallon <pmallon480@gmail.com>; za@mastodontownship.com <za@mastodontownship.com>; Sophia Youssif <syoussif@fsbirlaw.com>; Matthew Kuschel <MKuschel@fsbirlaw.com>
Subject: Re: Email problems

[Quoted text hidden]

Cason

LAND & WATER MANAGEMENT, LLC

LAKES · PONDS · WETLANDS
PRAIRIES · FORESTS · STREAMS



P.O. Box 230
Berlin, WI 54923
Phone: 920-361-4088
Fax: 920-361-4086

www.CasonLand-Water.com

Treatment Cost 2026

FOR: Lake Mary
LOCATION: Iron County, MI
WATERBODY SIZE: 255 acres

PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
TARGET CONCENTRATION: 7-10PDU/acre-foot (per SePRO's recommendations)

Product Costs

Treatment Area	Acreage	Average Depth (ft)	Volume (ac ft)	Amount of Product (PDU)	Product Unit Cost (PDU)	Total Cost
A	0.07	6	0.42	4.00	\$ 72.00	\$ 288.00
B	0.09	4.5	0.405	4.00	\$ 72.00	\$ 288.00
C	0.09	5	0.45	4.50	\$ 72.00	\$ 324.00
D	0.16	5	0.8	5.50	\$ 72.00	\$ 396.00
E	0.11	7.5	0.825	6.50	\$ 72.00	\$ 468.00
F	0.13	4.5	0.585	4.50	\$ 72.00	\$ 324.00
G	0.12	6.5	0.78	6.00	\$ 72.00	\$ 432.00
H	0.09	4.5	0.405	2.75	\$ 72.00	\$ 198.00
I	0.60	3.5	2.1	14.75	\$ 72.00	\$ 1,062.00
TOTALS:	1.46	N/A	6.77	52.50	N/A	\$ 3,780.00

Total Project Costs for 2026

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 850.00
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 3,780.00
Fall Survey Cost	Fixed	Per Visit	\$ 2,997.00
ANC Permit	Variable	Per year	\$ 540.00
Hand-pulling	Variable	(4hrs * 2ppl, per yr)	\$ 1,060.00
Total Project Cost:			\$ 9,527.00



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Treatment Cost Estimator 2027 & 2028

FOR: Lake Mary
LOCATION: Iron County, MI
WATERBODY SIZE: 255 acres

PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
TARGET CONCENTRATION: 7-10PDU/acre-foot (per SePRO's recommendations)

2027

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 892.50
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 2,772.00
Fall Survey Cost	Fixed	Per Visit	\$ 3,147.00
ANC Permit	Variable	Per year	\$ 540.00
		(4hrs * 2ppl,	
Hand-pulling	Variable	per yr)	\$ 1,113.00
Total Project Cost: \$			8,764.50

2028

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 937.13
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 3,049.00
Fall Survey Cost	Fixed	Per Visit	\$ 4,136.00
ANC Permit	Variable	Per year	\$ 540.00
		(4hrs * 2ppl,	
Hand-pulling	Variable	per yr)	\$ 1,169.00
Total Project Cost: \$			10,131.13

MASTODON TOWNSHIP

LAKE MARY LAKE AQUATIC WEEDS - SPECIAL ASSESSMENT DISTRICT

RESOLUTION NO. _____

Act 188 Resolution 2 of 4 (Meeting 2 of 3)

At a meeting of the Township Board of Mastodon Township, Iron County, Michigan, held at the Mastodon Township Hall on _____, 2025, at _____.m, Central Standard Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____:

WHEREAS, pursuant to Act 188, Public Acts of Michigan of 1954, as amended (“Act 188”), the Township Board may proceed to initiate and carry out improvements to, among other things, eradicate and/or control aquatic weeds and plants as well as improve or maintain any inland lake including Lake Mary in Mastodon Township, Michigan by methods including by not limited to: (1) aquatic weeds and plant control and/or eradication; and (2) other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public (hereafter referred to as the “Lake Mary Lake Improvements”). See MCL 41.722(1)(l) and (n). If approved, the cost of all expenses incident to special assessment proceedings shall be deemed part of the costs of the Lake Mary Lake Improvements. MCL 41.721.; and

WHEREAS, the conditions of Lake Mary are impacted by nuisance aquatic weeds and plants and would benefit from lake improvements such as the Lake Mary Lake Improvements; and

WHEREAS, the Township Board previously adopted Resolution No. 2025-0708-001 that, among other things, (1) tentatively declared its intent to make the proposed Lake Mary Lake

Improvements; (2) tentatively designated the properties within the Lake Mary Lake Improvements Special Assessment District; (3) authorized an initial public hearing to consider any objections to the Lake Mary Lake Improvements, the estimated project costs, and the proposed special assessment district; and

WHEREAS, the Township Board conducted the initial public hearing referenced above on August 2, 2025 at the Mastodon Township Hall, which was noticed in accordance with Act 188 and state law (including mailing and publication notice); and

WHEREAS, after hearing objections and comments regarding the proposed Lake Mary Lake Improvements project including its estimate of costs and its proposed special assessment district, the Township Board desires to continue with the Act 188 process.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Mastodon Township, Iron County, Michigan, as follows:

1. The Township Board hereby determines to provide for and complete the proposed Lake Mary Lake Improvements project as described in the attached **Exhibit A** and hereby approves the plans and estimated costs all as described on the attached **Exhibit A**. Both of which were referenced in Resolution 2025-0708-001.

2. The Township Board hereby determines, creates, and defines a special assessment district that shall consist of land described in the attached **Exhibit A**, which shall be known as the Lake Mary Lake Improvements Special Assessment District, within which the costs of such improvements shall be assessed according to the benefits. The term of the Lake Mary Lake Special Assessment District shall be perpetual until terminated by the Township Board and the Township Board may increase the project costs annually, up to a 10 percent increase in the total costs, by solely publishing notice of the increase and a public hearing for an annual increase may occur

during the Township's Budget Hearing that is subject to publication notice. At any time since the creation of the Lake Mary Lake Improvement Special Assessment District in this Resolution, the Township Board may decide to continue the assessment or terminate the assessment and existence of the Lake Mary Lake Improvement Special Assessment District. In the absence of a decision by the Township Board to terminate the Lake Mary Lake Improvement Special Assessment District, the same shall remain valid and in effect in perpetuity, subject to annual redeterminations of costs when deemed necessary by the Township Board upon issuance of notice of the redetermination of costs by publication or pursuant to MCL 41.724(4), if applicable

3. The Township Supervisor and assessing officer are hereby directed to make a special assessment roll in which shall be described all of the parcels of land to be assessed as above set forth, with the names of the owners thereof, if known, and the total amount to be assessed against each parcel of land, which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district.

4. When the special assessment roll is completed, the Supervisor or assessing officer shall affix thereto a certificate stating that said roll was made pursuant to this resolution and that in making the special assessment roll he has, according to his best judgment, conformed in all respects to the directions contained in this resolution and the statutes of the State of Michigan, and he shall then report the special assessment roll with his attached certificate to the Township Board and file it in the office of the Township Clerk.

5. The Township Board has determined that periodic redeterminations of costs may be necessary for the project without a change to the special assessment district and such redeterminations may be made without further notice to record owners or parties in interest of

properties. MCL 41.725(1)(d). Periodic redeterminations may be made at the Township annual Budget Public Hearing or such set date for a public hearing as determined by the Township Board.

6. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: _____

Nays: _____

Absent / Abstain: _____

RESOLUTION DECLARED ADOPTED.

By: _____

Chad Skinner

Mastodon Township Supervisor