

# Charter Township of Brighton

Volume XIV, Issue 18

Winter 2013

## **LAKE TRUST CREDIT UNION SELECTS BRIGHTON TOWNSHIP AS SITE OF NEW HEADQUARTERS—Township enters into public/private partnership**

Lake Trust Credit Union (LTCU) has received site plan approval to build a corporate headquarters building. The project is located at the southeast corner of Spencer and Old US 23. LTCU has given careful consideration to the site's natural features by incorporating them into the building design. The 98,000 sq. ft. building will unite Lake Trust's support teams currently located in Brighton, Plymouth and Lansing.

The Township has been working with Lake Trust since they announced in March 2013 that they were exploring an opportunity to locate their headquarters in the area. Both parties began discussing ways to make this a "win-win" scenario and as a result have entered into a Municipal Water Development Agreement that will result in a water main extension from the vicinity of Grand River Avenue and Old US 23 to the intersection of Spencer Road. The Agreement calls for a cost sharing partnership between the two parties. This \$1.8 million extension was envisioned in the 2005 Township Water System Master Plan. In addition to fulfilling the Water System Master Plan, the extension will serve as an impetus for further economic development and revitalization along the Old US 23 corridor. For additional information please contact Brian Vick, Manager, at [manager@brightontwp.com](mailto:manager@brightontwp.com) or at (810) 494-0710.

## **BRIGHTON TOWNSHIP HAS A BIRTHDAY**

The **Township** has turned **175 years old**. We have achieved our **Dodransbicentennial** anniversary. Additional information on our rich history can be found through the Brighton Area Historical Society at:

[www.brightonareahistorical.com](http://www.brightonareahistorical.com).



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*Regular Board Meetings are generally on the 1st and 3rd Monday of each month. The meetings are held in the Board Room in the lower level of Township Hall and are broadcast live on Cable Channel 15.*

*Meeting start time is 7:00 P.M.*

## Have you filed your Principal Residence Exemption (PRE) Affidavit?

If you recently moved into your home, you may qualify for the Principal Residence Exemption. In order to qualify you must own **and** occupy the property as your principal residence. **Principal residence** means the dwelling that you occupy as your permanent home and any unoccupied adjacent or contiguous properties that are classified residential. **Occupying** means this is your principal residence, the place you intend to return to whenever you go away. It is typically the address that appears on your driver's license or voter registration card. Vacation homes and income property that you do not occupy as your principal residence may not be claimed. You may have only one principal residence at a time. In order to qualify for tax year 2013, you must own and occupy the property on or before June 1, 2013. If you purchased and/or moved in after that date you would not qualify until tax year 2014. You can verify your principal residence exemption percentage by looking under the **TAX DETAIL** section of your 2013 Winter Tax Bill. If your property is also your principal residence, the percentage listed to the right of the **PRE/MBT** % on your tax bill should indicate a percentage greater than 0%. For principal residence exemption properties, the percentage is typically 100%. It can be less in circumstances where only part of the property is being used as your principal residence.

On another note, if you claim an exemption and then stop using it as a principal residence, you must notify the township assessor within 90 days of the change or you may be responsible for interest and penalties. This can be done by filing the **Request to Rescind Principal Residence Exemption** (Form 2602). It can be found on our website ([www.brightontwp.com](http://www.brightontwp.com)) under the Assessing Department page, under forms.

### 2014 Notice of Assessment, Taxable Value and Property Classification

Please watch for your 2014 assessment notice which you will receive around the third week in February. It will list your 2014 assessed and taxable values and the classification of your property. Your current year Principal Residence Exemption (PRE) is also indicated on the assessment notice. If you feel the indicated percentage for Homeowner's Principal Residence is incorrect, please notify the assessing department. The dates and times of the 2014 March Board of Review will be listed on the notice. Please note, for residential property, you must appeal to the March Board of Review in order to further appeal to the Michigan Tax Tribunal.

If you have any questions regarding your principal residence exemption, assessed or taxable values, please feel free to contact the Assessor's Office at (810) 229-0558.



## TREASURER'S TIDBITS

There have been many tax law changes in recent years. Two that have a significant impact on our tax payers are changes to the Michigan Homestead Property Tax Credit (which affects homeowners) and a potential repeal of the Personal Property Tax (which primarily affects businesses).

**Homestead Property Credit Changes** - In 2012, the State Legislature changed the criteria for taking a Homestead Property Tax Credit on your state income tax filing. This credit is only associated with your local property tax bill in that the property value and tax amount are considered in determining the qualification for the credit and amount of your credit. The purpose is to help you pay part of your property taxes with the funds of the credit.

According to the State of Michigan's website, changes from the 2011 credit would likely affect: Seniors (65 & Older), Taxpayers with Total Household Resources over \$50,000, and Homeowners whose property has a taxable value over \$135,000. There have been over 50 bills introduced in 2013 alone that would affect the public act that addresses this credit. It is important to know the most current information. Please refer to [www.Michigan.gov/taxes](http://www.Michigan.gov/taxes) and click the Homestead Property Tax Credit link or contact your income tax professional to determine how this might affect your Homestead Property Tax Credit.

**Personal Property Tax Changes** - Another potential change will appear on your ballot in August 2014. It involves a phased-out repeal of the Personal Property Tax, a tax on equipment and furniture that busi-

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## SEWER SYSTEM GUIDELINES

For properties connected to the Brighton Township sanitary system, it is important to ensure that only permitted materials are flushed through the municipal system. Nationwide, sewer system operators have seen a dramatic increase in system problems due to the disposal of non-permitted materials. Frequently, marketing and advertising firms may claim that their products (i.e. disinfecting wipes) are disposable, or even flushable, but their cloth-like material does not break down in the system and can block sewer lines, clog equipment and increase maintenance and repair costs. To ensure that our system remains in excellent operating order, users should follow these guidelines:

- NO disposal of diapers, socks, rags or cloths, sanitary napkins, tampons or “flushable” wipes
- NO glass, metal, seafood shells, goldfish stone, or plastic objects like toys and utensils
- NO explosives, flammable materials, lubricating oils and/or grease, strong chemicals or gasoline



### Grinder Pump Care:

- Grinder pumps cannot dispose of waste without electrical power. If power is interrupted, keep water usage to a minimum.
- Grinder pumps must be vented in order to work properly. Keep the area surrounding the grinder pump and control panel clear.
- Do NOT change the grade around the grinder. The grade must allow for water to travel away from the grinder.
- Grinder pumps have both a visible and audible high water level alarm. If the alarm sounds, immediately call the number posted on the control panel (1-866-806-1718) and a system operator will troubleshoot the problem.
- The alarm can be acknowledged by pressing the button located on the bottom left corner of the control panel.
- Periodically check the pull out disconnect for any sign of damage, especially after a storm. It is located next to the electrical meter and provides power to the grinder control panel. If power is interrupted at the pull out disconnect, the grinder will not run nor will the alarm work. Any damage to grinder components caused by an occupant will be the responsibility of the homeowner.

## CLERK'S CORNER

As we approach the 2014 General Election cycle we will be updating our Permanent Absent Voter Application List. A letter will be sent to any voters that have registered recently asking if they would like to be placed on the list.

**By requesting to be placed on this list you will automatically be mailed an Absent Voter Ballot Application for future elections. A completed application must be on file for every election cycle in order to receive an Absent Voter Ballot.**

Recently registered voters can expect to receive the letter by calendar year-end. If you have any questions, please feel free to contact the Clerk's office at 810-229-0560.

## MASTER PLAN UPDATE

The Township Board and Planning Commission recently met to review the proposed draft Master Plan which incorporated the public's input from the Summer 2012 survey, February 2013 focus groups and public open house.



LSL Planning, Inc., our consultant, is making the final revisions to the draft based on this recent joint meeting. Stay tuned for information on the upcoming public hearing on the Master Plan draft later this year.

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Please check our website ([www.brightontwp.com](http://www.brightontwp.com)) for updates and meeting dates or contact Kelly Mathews, Planner, at [planner@brightontwp.com](mailto:planner@brightontwp.com) or 810-229-0562.

## Charter Township of Brighton

4363 Buno Road  
Brighton, MI 48114  
Phone: (810) 229.0550  
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### TOWNSHIP HALL HOURS

Mondays, Wednesdays,  
Thursdays, and Fridays      8:00 AM to 5:00 PM \*  
Tuesdays                              8:30 AM to 5:00 PM \*

\* Closed daily for lunch from 12:30 PM to 1:30 PM

### TREASURER'S TIDBITS

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nesses pay. The reason we use the word "potential" is because the continuation of the change is dependent upon a vote of the people. This vote would allow special assessments to be placed on the real property of businesses which previously paid personal property tax to compensate for the loss in revenue that is used to pay for first-responder services (police, fire, ambulance). Few manufacturing states in the Great Lakes area impose personal property tax on businesses other than utilities, so it is seen as a disincentive to reinvest in business in Michigan. While it has been in place since the general property tax act in the 1800's, most of our neighboring states have largely repealed this type of tax. In December of 2012, legislation was passed that allowed the phase out of this tax over time. Details may change as there are still bills amending parts of it being considered. Under this legislation, certain personal property up to the first \$80,000 of true cash value may be exempted from the tax rolls for 2014. If this personal property has \$80,001 in true cash value, the taxpayer would pay the full tax. Should the ballot measure pass, much of the personal property tax will be phased out over time. Should the measure fail, this tax will again be imposed.

In order for businesses with less than \$80,000 in true cash value to take advantage of this opportunity in 2014, they must file a waiver with the Township assessor. Depending upon the State's direction as they finalize this legislation, this form will likely be delivered in late December with the personal property statement. This is only for certain personal property; please speak with a tax professional regarding how this legislation affects your business' personal property tax obligation. Please contact the Treasurer's Office at (810) 229-0556 if you have any questions.

## BOARD OF TRUSTEES

[www.brightontwp.com](http://www.brightontwp.com)

### SUPERVISOR

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### CLERK

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### TREASURER

Lana Theis  
[treasurer@brightontwp.com](mailto:treasurer@brightontwp.com)  
(810) 229-0556

### TRUSTEES\*\*

Cathy Doughty  
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### MANAGER

Brian Vick  
[manager@brightontwp.com](mailto:manager@brightontwp.com)  
(810) 229-0550

### *Regular Meeting Days and Times\**

**BOARD OF TRUSTEES**  
1st & 3rd Mondays of the month at 7:00 PM

**PLANNING COMMISSION**  
2nd Monday of the month at 7:00 PM  
(January, March, May, July, September, December)

**ZONING BOARD OF APPEALS**  
4th Wednesday at 7:00 PM  
(January, March, May, July, September, November)

*\*Meetings are subject to change. Contact the Clerk's office at 810-229-0560 for more information.  
\*\*Phone messages may be left at (810) 229-0550 for all trustees.*

Please forward newsletter comments to the editor:  
[clerk@brightontwp.com](mailto:clerk@brightontwp.com)

Please be sure to add "newsletter" in the subject line