



A Community in Motion
**GRAND BLANC
TOWNSHIP**

Winter Newsletter 2022



A Message From Our Supervisor

Scott Bennett bennett@gbtgov.com Office 810-424-2664 Cell 248-408-0200

Have you ever imagined what Grand Blanc Township would look like if we eliminated Code Enforcement? A few things we could expect to see:

- We would have snipe signs for things like: Work From Home / Mattress Sales / Bed Sheets / Weight Loss at our expressway exits, residential areas and main intersections
- Residential properties with ongoing year-round garage sales / driveway sales / small equipment and used car sales
- Cars and recreational vehicles parked on lawns and in the streets
- Storage of all sorts of items in driveways and backyards, old tires, inoperable cars, old boats
- Blighted homes and businesses

Well, you get the picture of what would happen if we eliminated Code Enforcement. When talking with residents on their doorsteps over the past several years, code enforcement was a top concern. One observation is that most people want strong code enforcement when a Township neighbor or business is violating what they believe are the standards for our community. However, when someone's own behavior doesn't fit with the established community standards-they call foul on the Township.

Code enforcement is the Township's mechanism for maintaining the minimum acceptable standards for our community. Communities have varying levels of community standards and expectations. Our Township ordinances and standards have been debated and vetted over many years with several Township Boards, Planning Commissions, attorneys, residents, and business owners. We continue to review our ordinances to reflect the wishes of our community and compliance with state laws.

Our Code Enforcement officials work with residents and business owners to educate them on our community standards and make all attempts to help bring them into compliance without fines or court hearings. Many times, residents will call or report unsightly situations or potential code violations and expect instant corrections. However, in most cases, State statutes require a certain period of time be granted to correct infractions or violations. Just because you don't see immediate action does not mean that our Code Enforcement hasn't already begun to act. With everyone's help and cooperation, we can continue to make Grand Blanc Township a community known for its high standards and a great place to live and work.

I invite you to send me your questions, comments and concerns regarding Code Enforcement.

Best regards,
Scott Bennett

Township Happenings

From Grand Blanc Township Fire

FIRE CHIEF ROBERT BURDETTE

Soon renovations to the Baldwin Rd. Fire Station will begin. The renovations include the addition of rooms and re-purposing of existing rooms to accommodate around the clock operations. In addition, the renovations will improve the health and safety of the firefighters by lowering their exposure to carcinogens that are brought into the building after fighting fires. Structural upgrades and repairs will help keep maintenance to a minimum for years to come. The planned completion date for this project is late summer of 2023.

Money from the American Rescue Plan Act is being utilized to fund this project. The estimated cost of the project is \$1,457,300.00.



From the Department of Public Works

DIRECTOR JEFFREY SEARS

Introducing our online request form. The QR Codes can be utilized for New Account or Final Bill requests.

Moving in or out of Grand Blanc Township? Save time, skip the phone call, and request a New Account or Final Utility Bill.

General property or sewer/water account information can be searched for at:



As always, our Department of Public Works staff is happy to assist you with any questions you may have. If you are unable to locate any information you need through our website www.gbtgov.com, please feel free to call (810) 424-2600 ext. 2903. Our office is open Monday-Friday 8am to 5pm.

PARKS & RECREATION

FROM INTERIM DIRECTOR SENJA LIIMATTA:

Renting a Pavilion at Creasey Bicentennial Park in 2023:

Pavilions will be available to rent starting Tuesday, January 17th at 8am. We will be taking reservations in person first, then phone calls in the order we received them and finally online requests. To view photos of our pavilions, please visit parks.gbtgov.com

2023 Pricing:

Small Pavilion Security Deposit \$105
Lions Club, Pond View, Rotary Club: \$85 (Residents) \$105 (Non-Residents)

Large Pavilion Security Deposit: \$150

SOUTH Pavilion: Monday-Thursday \$350 (Residents) \$400 (Non-Residents)

SOUTH Pavilion: Friday-Sunday \$450 (Residents) \$500 (Non-Residents)
NORTH Pavilion: Monday-Thursday \$400 (Resident) \$450 (Non-Residents)

NORTH Pavilion: Friday-Sunday \$500 (Residents) \$550 (Non-Residents)

Join us for Junior League Basketball!

Divisions: 2nd-3rd, 4th-6th, 7th-8th
Evaluation/Skills Day: January 7th
Practices days/times determined by volunteer coach
Games: Jan 28th – March 18th
Register Online at parks.gbtgov.com

Upcoming Events:

Thursday, February 2nd - Daddy Daughter Dance

Thursday, February 9th - Daddy Daughter Dance

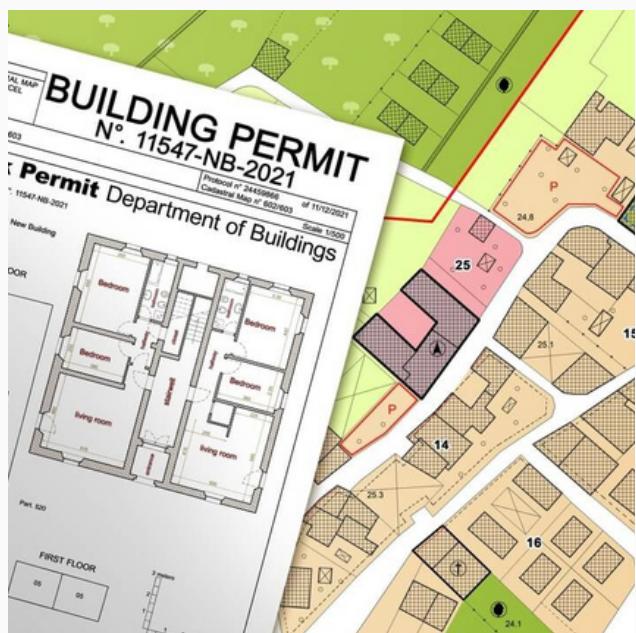
Friday, April 14th - Adult Egg Hunt

Thursday, May 18th – Mother/Son Event

What it means to be a Planned Community

Through Planning and Zoning we aim to balance the various, often competing, interests of property owners and residents—and still assure the physical and fiscal stability of the community. Planning and zoning are the tools available to local decision-makers to balance the interests of private property rights against the need to protect the public interest.

The Planning and Zoning Administrator, the Planning Commission, the Zoning Board of Appeals, and the Township Board all have a hand in the process. We create zoning to follow some basic principles and procedures designed to treat each person, property, and point of view in a fair and consistent manner.



When are permits needed?

Whenever you add any of the following you need to apply for a permit in order to comply with the Township ordinances:

- Fence
- Deck
- Shed
- Signs
- Garage
- Swimming Pool
- Pole Barn or other accessory structure



Scan this
QR Code
for
permitting

These examples are specific to the outdoors. Building, Mechanical, Plumbing and Electrical permits may also be required for these and other types of projects. Please contact the Building Department at 810-424-2600 ext. 2904 or permits@gbtgov.com for questions regarding permits.

Planning & Zoning FAQ's

What is zoning?

Zoning is a set of regulations that set forth the basic parameters for development and land use in a community. Zoning Ordinances define the land uses permitted in each district by specifying zoning districts, parking requirements, landscaping, signage, site development standards, procedures, and the zoning map. The Zoning Ordinance implements the goals and objectives of the MP, and provides a much greater level of detail to regulate the different land uses.

Why does a community use zoning?

Zoning protects property values and promotes the community's general safety and welfare by preventing incompatibilities and nuisances, maintain stability, and implementing the MP.

What is a Master Plan (MP)?

A Master Plan (MP) is a long-range plan that focuses on land use in a community. The MP may also specify guidelines for transportation, utilities, recreation, and public services. The MP provides a legal basis for all land development regulation. One of its basic building blocks is the Future Land Use Map, which designates the location and maximum intensity of future development.

Why does a community need such a plan?

The Master Plan is fundamental in establishing goals and objectives for a community's growth and development (or re-development) because it provides a vision of the community in the future. By establishing parameters for types and locations of land use, density of residential use, and compatibility between adjacent uses, a sense of order is maintained.

Contact Information

DEPARTMENT	PHONE	EMAIL
Assessing Department	810-424-2600 ext. 2907	herington@gbtgov.com
Building Department	810-424-2600 ext. 2904	szepanski@gbtgov.com
Clerk's Department	810-424-2600 ext. 2906	robertson@gbtgov.com
Code Enforcement	810-424-2600 ext. 2909	wilkinson@gbtgov.com
Department of Public Services	810-424-2600 ext. 2903	sears@gbtgov.com
Fire Department	810-694-7211	burdette@gbtgov.com
Finance Department	810-424-2600 ext. 2912	szostak@gbtgov.com
Human Resources Department	810-424-2600 ext. 2660	hr@gbtgov.com
Parks and Recreation	810-424-2600 ext. 2769	sliimatta@gbtgov.com
Planning and Zoning Department	810-424-2600 ext. 2908	jeremy.smith@gbtgov.com
Police Department	810-424-2611	reyne@gbtgov.com
Superintendent's Department	810-424-2600 ext. 2692	liimatta@gbtgov.com
Treasurer's Department	810-424-2600 ext. 2905	kilmer@gbtgov.com

POLICE DEPARTMENT

A Message From Police Chief William Reyne

Winter is right around the corner and when the snow starts to fall drivers will face some potentially dangerous driving conditions. To help you get to your destination safely please remember these safe winter driving tips:

- Plan ahead, pay attention to upcoming changes in the weather
- SLOW DOWN – drive slow on ice and snow
- Winterize your car – check your tires and windshield wipers
- Remove snow and ice from your windows
- Do not use your cruise control
- Increase your following distance
- If you skid – steer your car in the direction of the skid

We hope everyone has a fun and safe holiday season and THANK YOU for your continued help and support!

DID YOU KNOW...the Genesee County Road Commission (GCRC) is responsible for the roads in Grand Blanc Township. All road funding goes directly to GCRC. We work closely with them on road projects. If you need to report an issue or concern with a roadway, please contact GCRC at 810-767-4920 or go directly to their website and select "Report Issue" at gcrc.org. The website also contains notifications for any upcoming or current construction projects.

TREASURER'S DEPARTMENT

Enclosed you will find your 2022 Winter Tax Bill. The due date is February 14th, 2023. If you have any questions, please do not hesitate to contact the Treasurer's Office at 810-424-2600 ext. 2905.

- You can obtain the following forms on our Township Website: tax information, payment information, water/sewer information, departmental contacts, etc. (www.gbtgov.com)
- Pay online with a credit card (convenience fee applies)
- We have a white drop box for your payments located next to the post office box in our parking lot, or use the drive through window.
- If you are paying by check for tax or water/sewer, please write separate checks for each billing.
- Returned check or denied ACH payment is \$30.00 per return.
- We have listed a copy of the tax codes on the back of the tax bill for your convenience.

Make payments online with a credit card

