

**NORTHFIELD TOWNSHIP**  
**Board of Review**  
**Minutes**  
**July 19, 2016**

**CALL TO ORDER and ROLL CALL**

Chair Robert Erickson called the meeting to order at 7:07 P.M.

Robert Erickson, Chair .....Present  
Scott Chisolm, Secretary .....Present  
Terry Webb ..... Absent with notice

Also present:

Township Assessor Tom Monchak  
Assessing & Building Assistant Mary Bird  
Recording Secretary Lisa Lemble  
Petitioners

**FIRST CALL TO THE PUBLIC**

None present.

**PETITIONS**

**Petition #1**

Name: Coleen Redmond  
Parcel: B-02-25-300-010  
Address: 5384 Earhart Road  
Appeal Reason: Poverty Exemption  
Support Documentation Provided: Completed application, federal, state, and homestead credit tax filings, and expense accounting.

Notes: Redmond explained the financial difficulties she has been having. Erickson explained that 2015 income is used to determine hardship eligibility, and Redmond's income exceeds the threshold and the property value (\$181,000) exceeds the maximum allowed \$151,000. Monchak suggested that Redmond contact the County Treasurer about payment programs that might be available.

Board of Review Action: Denied, based on income and property value exceeding guidelines.

- **Motion:** Erickson moved, Chisolm supported, that the application be denied as income and property value exceed the guidelines. **Motion carried 2—0.**

**Petition #2**

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

Notes: Bake said he has been unable to find a job recently and is in a job training program. Monchak noted Bake's income is below the federal and township poverty guidelines

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that a full poverty exemption for 2016 be granted for Parcels B-02-05-383-003 and B-02-05-383-004 based on income and property values being below Township guidelines. **Motion carried 2—0.**

**Petition #3**

Name: Jennifer DeMucha  
Parcel: B-02-03-300-012  
Address: 9160 Spencer Road  
Appeal Reason: Late filing of Principal Residence Exemption

Support Documentation Provided:

Notes: She filed on May 2, 2016, with an effective date of July 1, 2015. Her application qualifies her exemption to increase from 0% to 100%.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #4**

Name: Katherine Kosmo-Metz  
Parcel: B-02-05-328-023  
Address: 9317 Main Street  
Appeal Reason: Late filing of Principal Residence Exemption

Support Documentation Provided:

Notes: She filed on November 4, 2015, with an effective date of June 15, 2015. A portion of the property is rented; her application qualifies her exemption to increase from 44% to 60% for 2015 and 0% to 60% for 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #5**

Name: Bradley and Michelle Heuft  
Parcel: B-02-05-476-004  
Address: 9180 Posey Drive  
Appeal Reason: Clerical error in filing of Principal Residence Exemption Affidavit.

Support Documentation Provided:

Notes: They filed their exemption affidavit on October 2, 2014, with an effective date of August 7, 2014. Their application qualifies their exemption to increase from 0% to 100% for 2015.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

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**Petition #6**

Name: Raghunathan E. Trivellore and Gita U. Iyengar  
Parcel: B-02-07-200-011

Address: 1303 Blue Heron Drive

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: They filed their exemption affidavit on June 3, 2016, with an effective date of June 27, 2008. Their application qualifies their exemption to increase from 0% to 100% for 2013-2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #7**

Name: Kelley Forbes

Parcel: B-02-08-204-014

Address: 8866 Garfield Drive

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: They filed their exemption affidavit on February 25, 2016, with an effective date of November 21, 2014. Their application qualifies their exemption to increase from 0% to 100% for 2015.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #8**

Name: Eric and Susan Heisel

Parcel: B-02-08-207-013

Address: 8977 Ash

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: They filed their exemption affidavit on March 30, 2016 with an effective date of June 28, 2015. Their application qualifies their exemption to increase from 0% to 100% for 2015 and 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #9**

Name: Michael and Corrine Spirl

Parcel: B-02-08-240-002

Address: 8964 Main Street

Support Documentation Provided:

Notes: They filed their exemption affidavit on February 22, 2016, with an effective date of March 31, 2014. Their application qualifies their exemption to increase from 0% to 100% for 2015-2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #10**

Name: Brett A. Perry

Parcel: B-02-08-355-006

Address: 189 Schrum Drive

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: He filed the exemption affidavit on February 12, 2016, with an effective date of May 13, 2014. The application qualifies the exemption to increase from 0% to 100% for 2015.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #11**

Name: Ryan and Kellie Christman

Parcel: B-02-16-210-818

Address: Turnberry Drive (Vacant)

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: They filed their exemption affidavit on March 1, 2016, with an effective date of July 7, 2009. Their application qualifies their exemption to increase from 0% to 100% for 2013-2015. This parcel is contiguous to Parcel B-02-16-210-018.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

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**Petition #12**

Name: Earl J. Ballard  
Parcel: B-02-23-400-012  
Address: 6565 Earhart Road  
Appeal Reason: Veteran Exemption  
Support Documentation Provided: Disabled Veteran's Affidavit and Statement of Benefits from The Veterans Administration.  
Notes: Under 211.7b(3)(a) the applicant qualifies for changing both the taxable value from \$71,884 and the assessed value from \$90,600 to \$0 for 2016.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualification under 211.7b(3)(a). **Motion carried 2—0.**

**Petition #13**

Name: Christopher and Amber Galea  
Parcel: B-02-25-300-027  
Address: 4271 E. North Territorial Road  
Appeal Reason: Late filing of Principal Residence Exemption  
Support Documentation Provided:  
Notes: They filed their exemption affidavit on March 15, 2016, with an effective date of October 12, 2015. Their application qualifies their exemption to increase from 0% to 100% for 2015 and 2016.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #14**

Name: Robert and Rebecca Thompson  
Parcel: B-02-25-400-035  
Address: 5733 Pontiac Trail  
Appeal Reason: Timely Filing of Principal Residence Exemption  
Support Documentation Provided:  
Notes: They filed their exemption affidavit on December 18, 2015, with an effective August 1, 2015, but it was not entered. Their application qualifies their exemption to increase from 0% to 100% for 2015.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #15**

Name: Camille Mrozowski  
Parcel: B-02-25-400-036  
Address: 4505 E. North Territorial Road  
Appeal Reason: Late filing of Principal Residence Exemption  
Support Documentation Provided:  
Notes: She filed the exemption affidavit on February 9, 2016, with an effective date of July 16, 2013. The application qualifies her exemption to increase from 0% to 100% for 2013-2016.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #16**

Name: Camille Mrozowski  
Parcel: B-02-25-400-037  
Address: 4505 E. North Territorial Road  
Appeal Reason: Late filing of Principal Residence Exemption  
Support Documentation Provided:  
Notes: She filed the exemption affidavit on February 9, 2016, with an effective date of July 16, 2013. The application qualifies her exemption to increase from 0% to 100% for 2013-2016.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #17**

Name: Chrystyna Kozak  
Parcel: B-02-30-200-036  
Address: 6449 Hellner Road  
Appeal Reason: Late filing of Principal Residence Exemption  
Support Documentation Provided:  
Notes: She filed the exemption affidavit on March 7, 2016, with an effective date of January 1, 2014. The application qualifies her exemption to increase from 0% to 100% for 2014-2016.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on qualifying for the principal residence exemption. **Motion carried 2—0.**

**Petition #18**

Name: David Gordon  
Parcel: B-02-31-100-009  
Address: 5558 Hellner Road  
Appeal Reason: Qualified Error  
Support Documentation Provided: None.  
Notes: Based on field review by Assessor living area reduced from 3,987 square feet to 3,370 square feet, 732 square feet of attic storage added, and geothermal heat removed. For 2015, assessed value reduced from \$266,600 to \$247,860, cap changed from \$201,096 to \$186,960, and taxable value reduced from \$201,096 to \$186,960 for 2015. For 2016, assessed value reduced from \$301,600 to \$280,000, cap changed from \$201,699 to \$187,520, and taxable value reduced from \$201,699 to \$187,520.  
Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the petition be approved based on Assessor recommendation based field review subsequent to appeal filed in March and property visit. **Motion carried 2—0.**

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**Petition #19**

Name: Boss & Bull Holdings, LLC

Parcel: B-02-32-400-003

Address: Joy Road (Vacant)

Appeal Reason: Qualified Agricultural Exemption  
Support Documentation Provided: #2599 Claim for  
Farmland (Qualified Agricultural) Exemption from  
some school operating tax, and #3676 Affidavit  
attesting that qualified agricultural property shall  
remain qualified property.

Notes: Claim received on May 17, 2016. Re-capping revision  
year 2016. Taxable value reduced from \$159,800 to  
\$27,054 for 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the  
petition be approved based on 2599 Claim for  
Farmland (Qualified Agricultural) Exemption from  
some school operating tax, and #3676 Affidavit  
attesting that qualified agricultural property shall  
remain qualified property. **Motion carried 2—0.**

**Petition #20**

Name: Joseph McGraw and Hillary Hawkes

Parcel: B-88-06-201-022

Address: 22 Emerald Circle

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: They filed the exemption affidavit on January 22,  
2016, with an effective date of May 13, 2015. The  
application qualifies the exemption to increase from 0%  
to 100% for 2015 and 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the  
petition be approved based on qualifying for the  
principal residence exemption. **Motion carried 2—0.**

**Petition #21**

Name: Cristal L. Anderson

Parcel: B-88-06-201-339

Address: 330 Emerald Circle

Removed from the agenda. Action not required.

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Submitted by Lisa Lemble and Mary Bird.

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 7-28-16, 2016.

**Petition #22**

Name: Sindy Skinner

Parcel: B-88-06-201-437

Address: 437 Diamond Circle

Appeal Reason: Late filing of Principal Residence  
Exemption

Support Documentation Provided:

Notes: She filed the exemption affidavit on February 24,  
2016, with an effective date of September 10, 2015.

The application qualifies her exemption to increase  
from 0% to 100% for 2015 and 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the  
petition be approved based on qualifying for the  
principal residence exemption. **Motion carried 2—0.**

**Petition #23**

Name: Connell Finance Company, Inc.

Parcel: B-99-20-069-900

Address: 6850 Whitmore Lake Road

Appeal Reason: Clerical Error

Support Documentation Provided: Purchase agreement  
showing personal property sold.

Notes: 2015 and 2016 personal property values were  
estimated. File missing. County audit found file.

Correcting years 2015 and 2016. Personal property was  
no longer in Northfield Township. Taxable value  
reduced from \$6,000 to \$0 for both 2015 and 2016.

Board of Review Action: Approved.

- **Motion:** Erickson moved, Chisolm supported, that the  
petition be approved based proof of personal  
property being sold in 2013. **Motion carried 2—0.**

**SECOND CALL TO THE PUBLIC**

None present.

**ADJOURNMENT**

Chair Robert Erickson adjourned the meeting at 9:15 P.M.

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