

MINUTES
LAKETOWN TOWNSHIP
BOARD OF TRUSTEES
4338 BEELINE ROAD
ALLEGAN COUNTY
HOLLAND, MI 49423

June 8, 2016

ARTICLE I. CALL TO ORDER

Township Supervisor Terry Hofmeyer called the regular monthly Board of Trustees meeting to order at 7:00 P.M.

MEMBERS PRESENT: Terry Hofmeyer, Wendy Van Huis, Linda Howell,
Ed Stielstra, Gary Dewey

MEMBERS ABSENT: None

STAFF PRESENT: Al Meshkin – Township Manager
Doug Den Bleyker – Graafschap Fire Chief
Diane Ybarra – Recording Secretary

ARTICLE II. INVOCATION AND PLEDGE

Treasurer Gary Dewey opened the meeting with prayer and led the pledge of allegiance.

ARTICLE III. REVIEW AND APPROVAL OF MINUTES

The Board members reviewed the minutes of the May 11, 2016 meeting. **A motion was made by Howell and seconded by Dewey to approve the minutes as submitted. Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE IV. FINANCIAL REPORT / REVIEW & APPROVE THE BILLS

Supervisor Terry Hofmeyer reviewed the bills for the month of May 2016. Following discussion, **a motion was made by Dewey and seconded by Van Huis to approve and pay the bills as submitted. Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

ARTICLE V. CORRESPONDENCE

A letter was received from Richard Becker of 2382 Valley, Macatawa, MI regarding the fiber optic project and suggests the use of a Special Assessment District to fund the project just as has been done for the Macatawa Water Project.

ARTICLE VI. REPORT OF OFFICERS

- A. STATE REPRESENTATIVE – No report.
- B. COUNTY COMMISSIONER KAPENGA – No report.
- C. PLANNING COMMISSION – MESHKIN

Meshkin reported that the Planning Commission met on June 1, 2016 and continued discussions regarding review of the Master Plan. The full process will include a public hearing and

recommendation to the Township Board which is estimated to occur within the next six months. Consideration is also being given to hiring a consultant to assist in the process.

D. ZONING BOARD OF APPEALS – Stielstra

Stielstra noted that the Zoning Board of Appeals did not meet in May.

E. PARKS COMMISSION – MICHELLE SALL

Sall reported that Holland Christian High School seniors volunteered at Laketown Beach for their class service project. The parks survey will be closed out on July 1 and results will be used in the preparation of the 5-year plan. One common theme from the survey results was how to cost effectively improve restroom facilities at all township parks.

F. FIRE CHIEF AND FIRE BOARD – CHIEF DEN BLEYKER

Chief Den Bleyker reported the response calls for the month of May were as follows: 36 calls total, calls from Laketown, consisting of 18 rescue and 6 fire, 6 calls from Fillmore, consisting of 5 rescue calls and 1 fire call. There were 6 assists consisting of 2 fire assists to Holland and 3 fire assists to Saugatuck and 1 rescue call to Holland. Hofmeyer acknowledged that Chief Den Bleyker has been done a great job in his first year as Chief.

ARTICLE VII. CITIZEN’S COMMENTS ON OLD AND NEW BUSINESS

Keith Walker of P.O. Box 1029, Saugatuck was represented by Doug Stalsonburg of Exxcel Engineering for the Windemere Way Project. The proposed 12 parcel project would be located between 65th and 66th Streets, north of 138th Avenue. Stalsonburg stated that the Allegan County Road Commission approved making Windemere Way a public road. The applicant is proposing the road be a cul-de-sac with a T intersection and 800-foot entrance to give the general public a place to turn around without coming through the development. The road has been approved by the county but the township must also approve the resolution. Previously, at the workshop discussion, it was noted that undesirable activities sometimes occur at the end of a cul-de-sac but with the 12 developed parcels, it would police itself. To recap, what is needed tonight is the Board’s approval on the resolution and also the agreement to construct a cul-de-sac.

Keith Walker added that as approved by the road commission, it would be safer for traffic with the T intersection.

ARTICLE VIII. OLD BUSINESS – None

ARTICLE IX. NEW BUSINESS

A. WINDEMERE WAY RESOLUTION

Supervisor Hofmeyer presented the Windemere Way Resolution 2016-08. **A motion was made by Van Huis and seconded by Howell to approve the Windmere Way Resolution.**

Van Huis said if it is a public road why encourage a cul-de-sac instead of a curve. Stielstra asked if the resolution is to approve the road and the cul-de-sac as one. Hofmeyer stated that the resolution indicates a cul-de-sac will not be constructed. Meshkin stated that the Allegan County Road Commission has approved it as written in the resolution. We are not approving the new public road, but we are not objecting to it; it is for the road commission to approve the road, not the township to approve. Meshkin clarified the resolution that is before you includes a statement that the road will be constructed without a cul-de-sac on 66th Street.

Stielstra asked if we approve as written will the road commission take our lead and not approve the

cul-de-sac. Hofmeyer said that is his understanding. **Supervisor Hofmeyer called for a vote on the motion to approve the Windemere Way Resolution 2016-08. 4 to 1 VOTE – MOTION APPROVED, Stielstra dissenting.**

B. STREETLIGHT CONTRACT

Supervisor Hofmeyer reviewed the Streetlight Contract from Consumers Energy to replace the mercury vapor cobrahead streetlights to an equivalent wattage in LED cobrahead streetlights.

Following discussion, **a motion was made by Dewey and seconded by Howell to approve the Streetlight Contract.** Meshkin stated that the LED lights have a 34 month payback. **Supervisor Hofmeyer asked for a vote on the motion approving the Streetlight Contract. UNANIMOUS DECISION – MOTION APPROVED.**

C. TAX FORECLOSED PROPERTY

Hofmeyer reported that there is a parcel of property that is in arrears on taxes and could be available to the township if we are interested in having it for public use. The property is located on the northwest corner of 64th and Otis Streets.

A motion was made by Howell and seconded by Stielstra to approve the purchase of the noted tax foreclosed property.

The State of Michigan has first right of refusal to purchase the parcel for public use after which is would be made available to the township for the minimum bid. Hofmeyer said accepting a parcel for public purposes such as a park that would benefit the people of the township might be considered but this parcel would not lend itself to that use. Meshkin noted that the minimum bid would be approximately \$17,000 and taxes are estimated to be about \$2500 per year. Stielstra said we would incur maintenance with no anticipated use. **Supervisor Hofmeyer called for a vote on the motion. 0 YES, 5 NO. UNANIMOUS DECISION – MOTION DENIED**

D. MANAGER’S CONTRACT

Hofmeyer presented the Township Manager’s Contract for approval stating it had been discussed at workshop. He added that the township is blessed to have someone of Al’s talent and tenacity to get things done and hopes he will stay for many years to come. The proposed salary and ancillary benefits are in line with those of other local townships and city managers stating he feels it is a fair contract.

Following discussion, **a motion was made by Dewey and seconded by Van Huis to approve the Township Manager’s Contract. Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED**

E. LIBRARY BOARD APPOINTMENT

Hofmeyer said Bob Kool’s term has expired as Library Board Representative and he has expressed interest in continuing to serve. Hofmeyer proposed reappointing Bob Kool as Laketown Representative to the Library Board. Following discussion, **a motion was made by Dewey and seconded by Stielstra to reappoint Bob Kool to the Library Board. Hofmeyer called for a vote on the motion. UNANIMOUS DECISION – MOTION APPROVED.**

ARTICLE X. CITIZEN’S COMMENTS

Garth Eberhard of Macatawa P.O. Box 105, representing RP Trust stated that he appreciated the patience and cooperation he has received from the Zoning Board of Appeals and the Planning Commission in regards to the project he is trying to pursue on the lots his family owns in the Mac Hills. He stated he is not here to speak of the water project as he understands that discussion is not feasible at this time. His concern is that when he started his project, he had anticipated the water project would be approved and executed but since it has not, he is unable to move forward with the

construction project. Due to the size of the lots, the ordinance requires municipal water and sewer in spite of the fact that his neighbors are permitted to utilize private wells. His lots have municipal sewer but not water and while he does have access to well water, it is not permitted. He comes before the board today asking for direction on how to request an exception be made due to the extenuating circumstances present creating a true hardship for him and his 89 year old mother who would like to enjoy this property that has been in his family for 90 years. He recognizes the importance of municipal utilities for public health, primarily the sewer which is present but the water is more a safety concern and not that of public health. His family is willing to grant the necessary easements for the water project should it proceed but in the meantime, he is looking for direction on how he can exercise the same rights that his neighbors have. 80% of the lots in Macatawa are non-conforming so he hopes there would be consideration for some relief in this situation. The special assessments on the lots for the water project have been paid and he would like to be able to move forward with his project.

Hofmeyer said there are a number of inadequate sized and nonconforming lots in the hills, some of which were combined if they were contiguous and owned by the same owner. Meshkin noted that the Eberhard project is three new home constructions on three lots that due to the size require municipal water and sewer. Meshkin recommended that Eberhard go before the Planning Commission to request a special use permit which would require notification to the neighbors and a public hearing. Stilestra asked for Planning Commission representative Howell. Howell said she recalled that the request dealt with a number of conditions, the newly created lots, the ordinance calls for smaller lots to have both water and sewer. Howell will discuss at the next workshop meeting which takes at 6:30pm on the first Wednesday of the month.

Garth said this is an embargo on any building as the R-2 District ordinance requirements do not fit in the Mac Hills. In his neighborhood a couple of homes have been built and not been held to this requirement. There are a lot of other vacant lots waiting for this water project until the township considers it and if it doesn't pass, consideration should be given to going back to the way it was. Instead of looking directly at us, it should be a review of the ordinances as it affects others.

Stielstra said he would like to continue to discuss this at the board workshop as well as the Planning Commission workshop. He would be open to amending the ordinance in the Mac Hills they were all designed so small.

Randy Becksvoort of 3930 Beeline asked if the energy cost would be decreased with the LED bulbs. He also asked if the tax foreclosed property had gone through the tax sale or is this preliminary step? Meshkin said the energy savings would be \$108 per month with an ROI of 34 months. The tax sale has gone through the process. The first right of refusal goes to the State and then to the municipalities.

Ryan Bosscher of 967 Laketown Drive spoke at length about transparency in the township, expressing appreciation for the Facebook page that was launched which is a great resource. In addition, he would like to see all meeting agendas, related paperwork and documents included on the website 48 hours prior to the meetings so the public can have time to review. He also feels that the workshop meetings should include posted minutes. This will allow residents the opportunity to provide more feedback at meetings. Bosscher would also like to see the township budget posted on the website.

Mitra Delaney of 6298 144th Avenue stated that she has lived in the township for 16 years but has just recently begun to attend the meetings. She loves the community would like to get more involved. She supports the comments made by Bosscher regarding transparency. She would like to offer to provide assistance in working through the budget and would be available to meet with Dewey and Meshkin to review potential areas of cost savings. Hofmeyer invited Ms. Delaney to contact any of the board members or Meshkin adding that there are some state guidelines set regarding the budget that must be followed.

Dick Becker of 2382 Valley asked for an update on the fiber optic project stating that he does not support the project. Hofmeyer said a lot of people were disappointed that it did not pass so they are brainstorming other options to continue to move it forward. Hofmeyer stated that he attended a May 23 meeting with this group of citizens. The township board will have a workshop meeting on June 20 at 4pm at the township hall. He invited Becker to attend as this group is interested in hearing what others think.

Howell asked Chief Den Bleyker about the 4th of July Pancake Breakfast. Den Bleyker announced it will be held on Saturday, July 2 beginning at 6:00am at the Graafschap Fire Station.

Hofmeyer commented on transparency stating that Laketown does a good job and he acknowledged Bosscher's suggestions for improvement. Hofmeyer also noted that he would appreciate residents giving him some transparency when they contact him by email but do not include their name. Transparency works both ways.

ARTICLE XI. ADJOURN

**A motion was made by Dewey and seconded by Van Huis to adjourn the meeting at 7:58 P.M.
UNANIMOUS DECISION – MOTION APPROVED**

Wendy Van Huis, Township Clerk

Diane Ybarra, Recording Secretary