Form 547 11-2014

AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING CONTRACT(COMPANY-OWNED) FORM 547

Contract Number: 103024533665
Consumers Energy Company is authorized as of _____ by the Township of LAKETOWN TWP , to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of LAKETOWN TWP , dated 5/1/2016.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 5/1/2016 shall remain in full force and effect.

Notification Number(s): 1071935429

Comments: SYSTEM IMPROVEMENT IN THE AREA AND REMOVING ONE (1) 100W HPS CENTER SUSPENSION AND REPLACING WITH A 30W LED COBRAHEAD. THE EXISTING CENTER SUSPENSION IS IN PARK TWP AND WILL BE REMOVED FROM THEIR CONTRACT AND TWO (2) NEW 30W LED COBRAHEADS WILL BE INSTALLED. ONE 30W LED WILL BE IN PARK TWP AND THE OTHER IN LAKETOWN TWP.

Township of LAKETOWN TWP

By: _____

(Signature)

_____

(Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

Form 547 11-2014

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of LAKETOWN TWP , dated 5/1/2016, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

heretofore submitted to and considered by this ☐ commission ☐ council ☐ board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township.

STATE OF MICHIGAN
COUNTY OF ALLEGAN

I, _____, clerk of the Township of LAKETOWN TWP do hereby certify that the foregoing resolution was duly adopted by the

☐ commission ☐ council ☐ board of said municipality, at the meeting held on _____.

_____

Dated:

_____

Municipal Customer Type: Township

Form 547 11-2014

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (1) 30 watt LED White Cobrahead NA to Install at location W 32nd St and 66th St ;

Jim Hayden

From: Stephanie Fox
Sent: Wednesday, September 9, 2026 2:21 PM
To: Jim Hayden
Subject: FW: STR on 64th St

Stephanie Fox
Township Manager
Laketown Township
4338 Beeline Rd., Holland, MI 49423
Office: 616-335-3050
Cell: 616-902-5214

Laketown Township

From: Deb Lewis <deb.lewis0503@gmail.com>
Sent: Tuesday, September 8, 2026 5:23 PM
To: Michelle Sall <michelle@laketowntwp.org>
Cc: Stephanie Fox <stephanie@laketowntwp.org>; Steven Ringelberg <Steven@laketowntwp.org>; Mark Timmerman <Mark@laketowntwp.org>; Mike Koeman <Mike@laketowntwp.org>; Jim Johnson <Jim@laketowntwp.org>; James Delaney <JamesD@laketowntwp.org>
Subject: Re: STR on 64th St

Dear Township Board Members,

Michelle suggested that I reach out to you regarding an ongoing situation with the property immediately neighboring ours. I'm not sure how much background you have been given, so I thought it would be helpful to start from the beginning.

The neighboring property, located at 3665 64th St., has been advertised on Airbnb as **"Jewel of Saugatuck."** The Airbnb listing appears to have begun around April 2026 and currently advertises the home as a three-bedroom, two-bath property accommodating up to eight guests.

My understanding from my previous conversations with the Township is that this property is not currently permitted to operate as a short-term rental.

I initially contacted the Township because I was concerned that the property was continuing to be used as a short-term rental despite not being permitted for that use. Since then, we have experienced a number of issues directly related to the rotating groups of guests staying there.

On multiple occasions, renters have allowed their dogs onto our property to defecate without cleaning it up. We have also had renters tie dogs to the deck railing and leave them outside barking for extended periods, including during the night.

Most recently, the home was rented again and there were five vehicles and a boat parked around the property and on the grass. That evening, we were awakened several times between approximately 11:00 p.m. and 1:00 a.m. by people outside yelling and screaming. It became disruptive enough that we seriously considered calling the police.

I completely understand that neighbors have guests, dogs occasionally bark, and people make noise. We certainly do not expect complete silence next door. What concerns me is the continual rotation of short-term guests and the recurring problems that come along with it. One group leaves and another arrives, and as the neighboring property owner we have no idea what the next rental may bring.

We live on our property as well as own and operate our business here, so being a good neighbor and maintaining a positive relationship with our Township is very important to me. That is why I have tried to address this through the appropriate Township channels rather than allowing it to become a dispute between neighbors.

As a business owner in this Township, I am expected to understand and follow Township ordinances, zoning requirements, and the rules that apply to my property and business. I respect that responsibility and do my best to comply. That is part of why this situation has been difficult for me to understand. If this property is not permitted to operate as a short-term rental, it is concerning to watch it continue to operate as a revenue-generating rental while the neighboring property owners experience the effects of that use .I would like to understand how the Township handles a situation like this and whether the same ordinances and requirements are being applied consistently.

Could you please help me understand where things currently stand with this property?

1. Is this property legally permitted to operate as a short-term rental?
2. If it is not permitted, what enforcement action has been taken or is currently underway?
3. Is the property owner permitted to continue renting the home while the Township addresses the violation?
4. What recourse do neighboring property owners have when short-term renters create repeated issues involving noise, animals, parking and trespassing onto neighboring property?
5. Is there a point at which continued operation of the rental despite Township restrictions results in additional enforcement?

I appreciate Michelle directing me to the Board, and I appreciate your taking the time to hear my concerns. I am hopeful there is a reasonable way to address this situation that is fair to everyone involved.

Respectfully,

Deb Lewis
3675 64th St.

On Tue, Sep 8, 2026 at 2:02 PM Michelle Sall <michelle@laketowntwp.org> wrote:

> Hi Deb, you may reach out to the Board of Trustees, who are copied on this message.

From: Deb Lewis <deb.lewis0503@gmail.com>
Sent: Sunday, September 6, 2026 7:47 AM
To: Michelle Sall <michelle@laketowntwp.org>
Subject: Re: STR on 64th St

Hi Michelle,

I'm reaching out again regarding the short-term rental next door because unfortunately the situation is continuing, and I'm getting increasingly frustrated with the lack of resolution.

The house is currently rented again. There are five vehicles and a boat parked around the property and on the grass, and last night we were awakened several times between approximately 11:00 p.m. and 12:00 a.m. by people outside screaming. It got to the point that we seriously considered calling the police.

This is exactly the type of disruption we have been concerned about from the beginning, and at this point I'm not sure what else I'm supposed to do as a neighboring property owner.

Can you please tell me where this stands from the Township's perspective and what, specifically, is being done regarding the property?

If this is not something you are able to address or enforce, could you please direct me to the appropriate person at the Township — whether that is zoning, code enforcement, the township supervisor, or someone else — so I can speak with them directly?

I don't want to keep sending you the same complaint over and over. I would really like to understand what the next step is and who has the authority to actually address this.

Thank you,
Deb Lewis

On Thu, Sep 3, 2026 at 7:20 AM Deb Lewis <deb.lewis0503@gmail.com> wrote:

> Hi Michelle,
>
> Just following up to see if there is an update. The listing is still on Airbnb and it looks like it's booked for the holiday weekend.
>
> Thank you,
>
> Deb Lewis

On Thu, Aug 27, 2026 at 10:02 AM Deb Lewis <deb.lewis0503@gmail.com> wrote:

> Hi Michelle,

I'm so sorry to hear that. Thank you for the reply.

Sending love and light,

Deb

On Thu, Aug 27, 2026, 7:18 AM Michelle Sall <michelle@laketowntwp.org> wrote:

> Hi Deb, I'm currently out of the office due to a death in the family. When I return, I will be sending him a registered letter with municipal fines. Have a nice day.
>
> Get Outlook for iOS
>
> ---
>
> **From:** Deb Lewis <deb.lewis0503@gmail.com>
> **Sent:** Thursday, 27 August 2026 05:13:37
> **To:** Michelle Sall <michelle@laketowntwp.org>
> **Subject:** Re: STR on 64th St
>
> Good morning Michelle,
>
> Just following up on this, I haven't heard from anyone.

Thank you,

Deb Lewis

On Fri, Aug 14, 2026 at 1:49 PM Deb Lewis <deb.lewis0503@gmail.com> wrote:

> Thank you, I appreciate your attention to the matter.
>
> Deb

On Fri, Aug 14, 2026 at 10:22 AM Michelle Sall <michelle@laketowntwp.org> wrote:

> Hi Deb, I am sorry for what you are experiencing. I am out of the office on PTO and will return on Monday. I will talk with Stephanie then and get back with you. Thank you.
>
> Get Outlook for iOS
>
> ---
>
> **From:** Deb Lewis <deb.lewis0503@gmail.com>
> **Sent:** Friday, 14 August 2026 09:42:19

To: Stephanie Fox <stephanie@laketowntwp.org>
Cc: Michelle Sall <michelle@laketowntwp.org>
Subject: Re: STR on 64th St

Good morning,

I'm reaching out again regarding the ongoing short-term rental activity at **3665 64th St.**

We had another incident this morning. Guests from the property were literally standing in the middle of our yard with their two dogs, allowing them to defecate on our property.

My husband confronted them, and I'll be candid—the tension surrounding this situation is continuing to build. We should not have to repeatedly deal with strangers from a neighboring rental wandering onto our private property.

What is especially frustrating is that I have provided the Township with substantial documentation showing that 3665 64th St. is being operated as an Airbnb/short-term rental. I have sent screenshots, dates, and other supporting information.

At this point, I would appreciate a direct response from the Township regarding:

- Whether my complaint and supporting documentation have been reviewed.
- Whether the Township has determined if the short-term rental activity at 3665 64th St. is permitted.
- What enforcement action, if any, is being taken.
- What additional steps you expect me to take when rental guests continue entering our property.

I understand that enforcement processes can take time. What I do not understand is receiving no communication at all while the problems continue.

As a property owner who just paid over **$4,000 in Township property taxes**, it is extremely frustrating to feel as though a documented ordinance concern affecting the peaceful use of our own property is simply being ignored.

Please confirm receipt of this email and let me know where this matter currently stands.

Thank you,

Deb Lewis

On Wed, Aug 12, 2026 at 1:04 PM Deb Lewis <deb.lewis0503@gmail.com> wrote:

> Good afternoon,
>
> I wanted to follow up again regarding the unregistered short-term rental operating at **3665 64th St, parcel 11-035-023-00**, advertised as **"Jewel of Saugatuck."**
>
> After my previous complaints, I was told the township would send the property owner a letter. I recently followed up to ask whether that letter had been sent, but I have not received a response.
>
> I also now have additional documentation that directly addresses the township's earlier concern about verifying the property. I was previously told that because the Airbnb listing did not show exterior photos, the township could not confidently confirm that the listing was actually 3665 64th St.
>
> There is now a **YouTube video promoting "Jewel of Saugatuck" as their Airbnb that clearly shows the exterior of the home and property.** It confirms that the Airbnb listing is, without question, 3665 64th St. Here is the link to the video https://www.youtube.com/watch?v=laD7FfTs4YM
>
> Since the township has already confirmed to me that this property is **not a registered STR and does not have the required permits to rent the property**, I would appreciate an update on the status of enforcement.
>
> Specifically, could you please confirm whether the letter to the owner has been sent and, if so, what the next step and expected timeline are?
>
> Thank you,
> Deb Lewis

On Tue, Aug 11, 2026 at 9:16 AM Deb Lewis <deb.lewis0503@gmail.com> wrote:

> Good morning ladies :-)
>
> Just following up on the status of this. There have been renters staying at the property pretty regularly and owner is at the property this morning doing lawn work.
>
> Thank you,
>
> Deb Lewis

On Mon, Jul 27, 2026 at 4:05 PM Stephanie Fox <stephanie@laketowntwp.org> wrote:

> Hi Deb,
>
> Michelle sent a letter to the owner today and gave them information on long-term rentals.
>
> Please let us know if you see other STR activity.
>
> Thank you,
>
> Stephanie Fox
>
> Township Manager
>
> Laketown Township
>
> 4338 Beeline Rd., Holland, MI 49423
>
> Office: 616-335-3050
>
> Cell: 616-902-5214

Laketown Township

From: Deb Lewis <deb.lewis0503@gmail.com>
Sent: Monday, July 27, 2026 11:04 AM
To: Stephanie Fox <stephanie@laketowntwp.org>
Subject: Re: STR on 64th St

You don't often get email from deb.lewis0503@gmail.com. Learn why this is important

Hi Stephanie,

Just following up on this email.

Last night the address in question was occupied, and they are tying their dog to a tree and it barked for long periods of time.

Also, the heavy smell of marijuana is nauseating. I don't think it's the renters smoking pot, I think it's the cleaner or handyman?

I'm a tax payer in this township and I'm feeling very unheard and very frustrated :-(

Deb Lewis

On Mon, Jul 13, 2026 at 3:07 PM Deb Lewis <deb.lewis0503@gmail.com> wrote:

Hi Stephanie,

My name is Deb Lewis. I live at 3675 64th St., in Holland. I have a few questions regarding the property at 3665 64th Street, owned by John Kramer. I know my neighbor Lou Hebert has reached out to you as well and he encouraged me to email you.

I spoke with Michelle Sall several months ago when major renovations were taking place at the property, including extensive interior work, new windows, and tree removal. I contacted the township because some of the trees that were removed appeared to be on my property, and I wanted to know whether there was a way to verify the property lines without the expense of a full survey.

During that conversation, Michelle mentioned that 3665 64th Street was not registered with the township as a rental property. I have lived here for 22 years. The Kramers previously lived in the home, but to the best of my knowledge, it has been rented to various tenants for approximately 18 years.

A couple of months ago, we believed someone new had moved into the home. They later told us they were renting it for the weekend through Airbnb. I searched the listing and found the property advertised as “Jewel of Saugatuck.”

Michelle explained that because the listing did not include a clear exterior photograph, the township could not confirm that it was the same property. However, details visible in the listing appear to identify the home, including the front railing and Paul VerMeulen’s building directly across the street.

Since then, we have observed many different vehicles and groups coming and going. On one weekend, there were six vehicles in the driveway. I also have photographs that I would be happy to provide.

I was told there may be an “enforcement issue,” but I am not clear on what that means. Could you please clarify the following?

Is 3665 64th Street currently registered or approved as either a long-term rental or short-term rental?

Does the township require a permit, inspection, registration, or other approval for an Airbnb or similar short-term rental?

Has the township been able to verify whether the “Jewel of Saugatuck” listing is connected to this address?

What does the referenced “enforcement issue” mean, and is any action currently being taken?

We are not trying to create unnecessary conflict. We simply want to understand the township's requirements and make sure the property is being used in compliance with local rules.

Thank you for your time and assistance. Please let me know if photographs, screenshots of the listing, or any additional information would be helpful.

Warmly,

Deb Lewis

3675 64th St., Holland MI 49423
616-218-4493

Est. 1979

West Shore Services, Inc.

Jeff DuPilka - President

6620 Lake Michigan Drive, P.O. Box 188, Allendale, MI 49401
Phone: 616-895-4347 ext. 112 Fax: 616-895-7158

July 23, 2026

Graafschap Fire Department
Attn: Chief Doug DenBleyker
4534 60th Street
Holland, MI 49423

RE: Community Warning Siren Proposal for Laketown Township

Dear Doug,

I appreciate the opportunity to meet with you to review community warning coverage for Laketown Township.

As a result of our discussion, along with a review of the areas to be covered, I have summarized my recommendations for the development of a master plan for the Township. I have enclosed a copy of this master plan along with an updated survey map for your file.

I have broken down the recommendations into the following coverage priorities. This will allow the Township to plan for the equipment acquisition.

SITE PRIORITIES

Priority One

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring in the area of 52nd Avenue and Blue Star Highway.

Note: This site will provide coverage for the trailer park in that area.

The cost to complete this priority is $31,800.00.

Priority Two

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring in the area of 62nd Street and 138th Avenue.

Note: This site will provide coverage for the Felt Mansion facility.

The cost to complete this priority is $31,800.00.

Priority Three

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring on Walters Woods Park property.

If a site cannot be found on Walters Woods Park property, install the siren on 147th Avenue.

The cost to complete this priority is $31,800.00.

Priority Four

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring in the area of 142nd Avenue and 66th Street.

Note: This site will provide coverage for the Laketown Beach Park/Lake Michigan Park.

The cost to complete this priority is $31,800.00.

Priority Five

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring at the Laketown Township Hall.

The cost to complete this priority is $31,800.00.

Priority Six

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring at the Graafschap Fire Department Station on 60th Street.

The cost to complete this priority is $31,800.00.

Priority Seven

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring in the area of 146th Avenue and 66th Street.

The cost to complete this priority is $31,800.00.

Priority Eight

Install a new Federal Signal 2001 AC/DC electromechanical battery backed up siren with two-way digital status monitoring on Township property at the end of 62nd Street north of 140th Avenue.

The cost to complete this priority is $31,800.00.

REMOTE SIREN EQUIPMENT

I have enclosed information on the Federal 2001 AC/DC siren with digital two-way status monitoring.

The advantages to the Federal 2001 AC/DC are:

a) More coverage (radius 5200 feet)
b) True battery backup, in addition to normal AC operation, which will allow the unit to work during a power outage.
c) Less maintenance.
d) Overall more cost-effective unit due to the size of the area being covered.
e) Siren head carries a full five-year warranty including field replacement.
f) Siren head, control cabinet, and transformer are all constructed out of aluminum.

The following equipment is included with the Federal 2001 AC/DC digital two-way unit:

a) Siren and two-way siren control.
b) Field programmable radio receiver/decoder/timer.
c) AC power option.
d) Four maintenance free marine style batteries.
e) Antenna.
f) Battery warmers.
g) CTCSS
h) Delivery and installation on a 50-foot class II pole including service entrance for overhead electrical hookup.

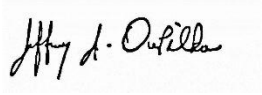
The Federal 2001 AC/DC unit has been a very popular unit. We have sold approximately 2,400 of these units in the State of Michigan in the last 38 years. This unit is very reliable, and you will see very little annual maintenance associated with the Federal 2001 AC/DC digital two-way system.

The power requirements for the Federal 2001 AC/DC are single-phase 120- 240-volt AC. If the unit is operating from AC power, the draw will be approximately 30 amps. During the rest of the time when the unit is not operating, it will require 4-6 amps max to run the battery chargers and radio.

West Shore Services is the exclusive representative for Federal Warning Systems in the State of Michigan. All service technicians are factory trained. Our service staff has over 240 years of combined experience installing and repairing outdoor warning equipment. Units will be furnished, delivered, and installed by a single-source company. West Shore Services will provide all warranty and regular service. Few other suppliers can provide Laketown Township with this total capability.

Thank you for the opportunity to work on your outdoor warning needs. If you have any questions or need additional information, please feel free to give me a call.

Sincerely,



Jeffrey DuPilka
President

Agenda item 10b (update)

Use of Township-Owned Vehicles

Township-owned vehicles shall be used for official Township business only, unless specifically authorized by the Township Board.

Township vehicles shall not be taken home overnight except as follows:

A. Employees may take a Township-owned vehicle home for one night when attendance to an out-of-town meeting takes place late at night after normal working hours or early in the morning prior to normal working hours;

B. Employees designated by the Township Manager to be on "24-hour call" for Township emergencies; and

C. As authorized by the Township Board for official business.

Township vehicles must be available for Township business at all times.

Transporting family members in Township vehicles shall be allowed only when the family member is accompanying a Township employee to a business meeting or official function pertaining to the Township.

Township employees who engage in the personal use of Township vehicles shall be responsible for all resulting tax consequences.

Township vehicles shall be legally and appropriately operated and/or parked at all times. Violations issued to the driver of the vehicle will be the responsibility of the driver, not the Township.

Seat belts will be used by the driver and passengers when the vehicle is in motion. It shall be the driver's responsibility to ensure use of seat belts by all passengers.

All employees whose duties require the operation of a Township owned motor vehicle or who operate a privately owned vehicle while conducting official business as a part of their employment with the Township must possess a valid State Driver's License and have a safe driving record.

Employees are expected and required to be alert and attentive to their duties at all times, including periods of on-duty driving and equipment operation. Distracted driving can be caused by many factors, including but not limited to such activities as: phone manipulation and use; eating or drinking; attention to a radio communication, pager, or mobile data terminal; adjusting a radio/cassette/CD; attention to distractions outside of the vehicle, such as an accident, unusual event, or searching for an address; adjusting vehicle/climate controls; being startled by or paying attention to a moving object within the vehicle; or conversations with passengers. Some of these distractions are controllable by the driver. The Township recognizes that potential distractions may arise when cell phones are in use while operating a vehicle. In fact, research indicates that talking on a cellular phone while driving quadruples the risk of an accident. In keeping with the

Township's obligation to maintain a safe and healthful workplace, and to control potential risk to its employees, passengers, and the general public, employees driving Township vehicles are asked to use extreme caution when driving and utilizing two-way radios or cellular phones. When possible, employees should proceed to a safe location, park the vehicle, and complete the conversation. At a minimum, employees must comply with Michigan's "hands free" law found at Section 602b of the Michigan Vehicle Code, MCL 257.602b, as amended or restated.

Employees operating Township-owned motor vehicles or privately owned vehicles while conducting Township business shall observe all traffic laws, rules, and regulations and the dictates of common sense and good judgment.

If during the course of employment an employee exhibits a disregard for acceptable safe driving procedures, the Township Manager may deny further authorization to operate a Township vehicle.

Any employee who operates a privately owned vehicle while conducting official business for the Township must maintain automobile liability insurance in accordance with State law. Employees who do not maintain minimum liability coverage will not operate privately owned vehicles in an official Township capacity.

Notwithstanding any previous provision to the contrary, and unless otherwise authorized by the Township Board, use of Township vehicles by employees is limited by the following provisions.

A. Township vehicles may be operated by Township employees only.

B. Township vehicles shall be legally and appropriately operated and/or parked at all times. Violations issued to the driver of the vehicle will be the responsibility of the driver, not the Township.

C. Seat belts will be used by the driver and passengers at all times when the vehicle is in motion. It shall be the driver's responsibility to ensure use of seat belts by passengers.

D. Employees must possess a valid State Drivers' license, have a safe driving record, and operate the vehicle with common sense and good judgment.

E. Use of personal vehicles to perform Township responsibilities by Township employees and officials must comply with these regulations.

Finally, employees have no expectation of privacy with Township vehicles. Specifically, the Township reserves the right to search its vehicles at any time, with or without probable cause, and to install technology on its vehicles which would allow the Township to determine the location of its vehicles at any time. Such technology, which may include a Global Positioning System (GPS), may not be damaged or disabled or removed directly or indirectly by a Township employee.