

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, AUGUST 23, 2021**

**REGULAR MEETING**

I. CALL TO ORDER

Supervisor Reenders called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

**Board members present:** Behm, Wagenmaker, Reenders, Meeusen, Kieft, Redick

**Board members absent:** Larsen

Also, present were Manager Cargo, Human Resources Director Dumbrell, and Community Development Director Fedewa.

**Motion** by Trustee Meeusen supported by Trustee Behm to appoint Treasurer Kieft as the Temporary Clerk. **Which motion carried.**

IV. APPROVAL OF MEETING AGENDA

**Motion** by Trustee Redick and seconded by Trustee Wagenmaker to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve August 9, 2021, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$497,568.65 (A/P checks of \$364,229.19 and payroll of \$133,339.46)
3. Approve Re-Appointment of Bill Cousins to the Planning Commission for a term ending on August 1, 2024
4. Approve Southtown Market Agreement for Site Plan Approval

**Motion** by Treasurer Kieft and seconded by Trustee Meeusen to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PRESENTATION

Grand Haven City Neighborhood Development Coordinator – Rhonda Kleyn – provided a presentation on housing services provided by the City to Township residents noted six Township projects totaling about \$40k. Kleyn also discussed the city’s use of a Community Land Trust to support affordable housing.

Kleyn requested that the Township renew its agreement with the City to support housing programs for low- and moderate-income residents in the amount of \$8,100 annually. Manager Cargo noted that this will be part of his proposed FY2022 budget to the Township Board.

VII. OLD BUSINESS

1. Community Development Director Fedewa presented a memorandum regarding a zoning text amendment regarding dwelling sizes.

- Susan Robertson (*13252 Hidden Creek Drive*) asked where this text amendment originated. Manager Cargo noted that the amendment was requested by the Board to address changes in dwelling unit sizes within the new Zoning ordinance that were not supported by the elected officials.

**Motion** by Trustee Redick supported by Trustee Behm to approve the Zoning Text Amendment Ordinance with a draft date of 8/10/2021 concerning the Minimum Floor Area for Dwelling Units. **This is the second reading. Which motion carried,** pursuant to the following roll call vote:

Ayes: Reenders, Kieft, Redick, Wagenmaker, Behm, Meeusen  
Nays,  
Absent: Larsen

2. Community Development Director Fedewa presented a memorandum regarding a zoning text amendment regarding the outdoor storage of material, noting changes requested by the Board.

- Supervisor Reenders noted that the Board would only be addressing the proposed zoning text amendment from the Planning Commission – and not the Vandenberg Special Land Use (SLU) application because that application is the sole responsibility of the Planning Commission.
- Don Reis (*13213 Hidden Creek Drive*) asked questions regarding the special conditions and public benefit associated with the Vandenberg Special Land Use application. Stated that the Township should postpone any land use changes until the DDA expansion is complete.
- Trustee Redick noted that the Board was only addressing the proposed zoning text amendment regarding outdoor storage of material. He noted that he would support the text amendments because the amendment would improve the site plan should the Vandenberg SLU application be approved by the Planning Commission. However, he noted that if he were a member of the Planning Commission that he would not support the SLU application because he considered the location to be grossly inadequate due to traffic safety concerns and incompatibility with surrounding land uses associated with the application.
- Susan Robertson (*13252 Hidden Creek Drive*) noted that the conditions of the Vandenberg site were inadequate – especially when compared to a similar SLU application at the Reenders landscaping site along US-31. She mentioned a petition of over 100 signatures opposing the Vandenberg SLU application. She concluded with an appeal to have better balance on the Planning Commission with additional women and environmental or land management experience.
- Robert Edwards (*13224 Hidden Creek Drive*) asked when the Vandenberg SLU application would be considered by the Planning Commission. Manager Cargo noted a public hearing notice will be mailed to residents if an application is

received.

- Russ Doane (*13262 Hidden Creek Court*) noted that the Vandenberg sale of outdoor material started without going through the proper approvals and was controversial due to the impact on the Hidden Creek residential development. He noted that the proposed business expansion could become very large.
- Dan Bradbury (*13490 Hidden Creek Court*) noted that he lost a child due to a car accident and is concerned with traffic safety along Ferris due to the Vandenberg SLU application.

Per the request of the Supervisor Reenders, staff will review the original approval of the Vandenburg Excavating site plan and forward any conditions or limitations to the full board and Planning Commission.

**Motion** by Treasurer Kieft supported by Trustee Redick to approve and adopt the Zoning Text Amendment Ordinance addressing Outdoor Storage of Materials – as amended – with a draft date of 8/17/2021. **This is the second reading. Which was not approved**, pursuant to the following roll call vote:

Ayes: Kieft, Redick, Meeusen  
Nays: Wagenmaker, Behm, Reenders  
Absent: Larsen

Manager Cargo noted that the zoning text amendment was not approved. But, was unsure as to the impact of a tie vote and would consult with legal staff.

3. Manager Cargo presented a memorandum on the regulation of Short-Term Rentals (STRs) noting correspondence received from the MTA lobbyist (*i.e., Judy Allen*) noting that both the COVID-19 pandemic and proposed legislation on STRs had delayed a decision by the Board to regulate STRs.
  - Marcie Barber (*384 Burgess Drive, Galesburg, Michigan*) does not support STR regulations and stated complaints towards STR properties do not justify the proposed legislation.
  - Richard Barber (*384 Burgess Drive, Galesburg, Michigan*) stated there should not be restrictions of STRs within the Township.
  - Michelle Hornstrand (*1752 Brogen Drive, New Lenox, Illinois*) stated that the property at 17954 Brucker Street has been a STR for about 14 years, is well-managed and this property is considered an important part of her retirement income.

The Board instructed staff to proceed with the Overlay approach to STR regulations including a staff review of whether existing individual STR properties outside of the proposed overlay zone should be allowed.

## VIII. NEW BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Behm to approve Resolution 21-08-01, authorizing the revisions to the Hiring Policy, as submitted. **Which motion carried**, pursuant to the following roll call vote:

Ayes: Wagenmaker, Behm, Meeusen, Reenders, Kieft, Redick  
Nays:

Absent: Larsen

2. **Motion** by Trustee Meeusen supported by Trustee Redick to approve Resolution 21-08-02 which schedules the “Truth in Taxation” Public hearing for September 13, 2021 and proposes the additional allowable millage rate of .5153 mills for the proposed total of 5.1203 mills. **Which motion carried**, pursuant to the following roll call vote:  
Ayes: Redick, Meeusen, Behm, Kieft, Wagenmaker, Reenders  
Nays:  
Absent: Larsen

VIII. REPORTS AND CORESPONDENCE

1. Committee Reports
  - a. Trustee Redick noted that NORA would be meeting on Thursday at 5:30 p.m.
  - b. Supervisor Reenders noted that the final draft of the Fire/Rescue facilities study will soon be completed.
2. Manager’s Report
  - a. July Public Services Report
  - b. The Township’s 2020 Census population of 18k+ was noted.
  - c. The final design criteria, costs and schedule for the Schmidt Heritage Park are about complete – a Parks & Recreation Committee meeting will be scheduled by mid-September.
3. Others

IX. PUBLIC COMMENTS  
None

X. ADJOURNMENT  
**Motion** by Trustee Redick and seconded by Trustee Behm to adjourn the meeting at 8:15 p.m. **Which motion carried.**

Respectfully Submitted,

William Kieft III  
Grand Haven Charter Temporary Township Clerk

Mark Reenders  
Grand Haven Charter Township Supervisor