

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, APRIL 11, 2022**

**WORK SESSION 6:00 p.m.**

1. Lieutenant Schweitzer presented the Fire Station Feasibility and Facility Study. The options for addressing the conditions of the existing station range from about \$8.2 million to \$10.8 million.
  
2. Public Services Director Alando Chappell presented the 2022 Water Reliability Study. The two major projects include (1) connecting a second connection to the Township's east transmission line at Grant and Ferry – at a cost of about 5.85 million, and (2) looping the Grand Rapids connection points at Hiawatha/144<sup>th</sup> Avenue and US-31/M-45 – at a cost of about \$3 million.

**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:** Larsen, Redick, Wagenmaker, Kieft, Meeusen, Reenders, Behm

**Board members absent:**

Also present was Manager Cargo, Public Services Director Chappell, Acting Fire/Rescue Chief Schrader, Lieutenant Schweitzer, and Senior Planner Thibault.

IV. **APPROVAL OF MEETING AGENDA**

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

V. **APPROVAL OF CONSENT AGENDA**

1. Approve March 14, 2022, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$513,208.18 (*A/P checks of \$272,295.20 and payroll of \$240,912.98*)
3. Approve Bid Specifications of the Lakeshore Pathway Renovation Projects – Ferris Street to Buchanan Street

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

VI. **PRESENTATIONS**

1. Manager Cargo presented a video on the history of the property where the Schmidt Heritage Park is being constructed.

2. Acting Fire/Rescue Chief Shrader presented a recognition of Fire Fighters
  - i. Nathan Heuer – Completed the Field Training Orientation (FTO) for a new hire and starting his full-time fire career with the Township.
  - ii. Angela Headley - Completed the FTO for a new hire and completing the EMT License
  - iii. Kurt Dilley - Completed the FTO for a new hire
3. Acting Fire/Rescue Chief Shrader presented a recognition of retired Fire/Rescue Chief Brian Sipe for his service to the Township.
4. NOCHS representative Joy Gaasch (*i.e., Board Director*) provided a brief update on NOCHS and the proposal to join the Mercy Health and the Trinity Health System. Treasurer Kieft asked if other health systems were considered and was told that because of ongoing cooperative arrangements with Mercy Health that other health systems were not considered.

VII. PUBLIC HEARING

**Motion** by Clerk Larsen and seconded by Trustee Wagenmaker to open the public hearing regarding the removal of Sunset Hills from the Short-Term Rental Overlay Zone at 7:27 p.m.

1. Senior Planner Thibault gave a brief overview of the zoning request.
2. Laird Schaefer (*12543 Wilderness Trail*) opined that if the Township changed its zoning area for STRs based upon Association opposition that the Township would be strengthening association rules. He is opposed.

There being no further comments, Supervisor Reenders closed the public hearing at 7:35 p.m.

VIII. OLD BUSINESS

1. **Motion** by Trustee Redick and seconded by Treasurer Kieft to allow Trustee Wagenmaker to abstain due to a conflict of interest regarding the potential sale of land to the Township for the proposed fire/rescue station. **Which motion carried**, as indicated by the following roll call vote:

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

Nays:

Absent:

Trustee Wagenmaker left the Board table.

2. **Motion** by Trustee Redick and seconded by Trustee Behm to approve the Fire Station Feasibility and Facility Study and to authorize staff to seek a purchase agreement to allow the Township to pursue Option “B” alternative “b” as delineated in the April 5, 2022, cover memo. **Which motion carried.**

Trustee Wagenmaker returned to the Board table.

3. **Motion** by Treasurer Kieft and seconded by Clerk Larsen to adopt the 2022 Water System Reliability Study for the NOWS treatment facility and the Township’s water distribution system and to instruct staff to include the proposed projects on the

Township's five-year Capital Improvement Plan. **Which motion carried.**

4. **Motion** by Trustee Wagenmaker and seconded by Trustee Behm to adopt Resolution 22-04-01, which authorizes the installation of a streetlight at the intersection of 144<sup>th</sup> Avenue and Windway Drive at an estimated cost of \$2,304. **Which motion carried,** as indicated by the following roll call vote:  
Ayes: Meeusen, Wagenmaker, Kieft, Redick, Reenders, Behm, Larsen  
Nays:  
Absent:
5. Discussion was held regarding opening the Buchanan Street road end. The Board instructed staff to open the road end for usage – starting on May 15<sup>th</sup> – during weekdays but keep the road end closed on weekends and holidays because the road end cannot yet accommodate the influx of users (*i.e., up to 90*) on those days. Further staff were instructed to extend the storm drain by lowering the drain to “beach” level.
6. Discussion was held on the proposed Selection Committee for the new Fire/Rescue Chief. Without objection, the Board approved Supervisor Reenders appointment of Trustee Behm to the Committee.

#### IX. NEW BUSINESS

1. **Motion** by Clerk Larsen and seconded by Trustee Redick to present and postpone the Zoning Map Amendment Ordinance for the rezoning application for Sunset Hills/Sunset Terraces Association to be removed from the Short-Term Rental Overlay Zone. Further action will be postponed until the next regularly scheduled Board meeting when the zoning map amendment ordinance will be considered for adoption. This is a first reading. **Which motion carried.**
2. **Motion** by Trustee Redick and seconded by Trustee Behm to approve an exception to the Private Road Ordinance allowing residential building permits for the seven lots depicted as the Wallace Lane residential development.

This exception is conditioned upon the following:

- i. The private road meeting the requirements under the Private Road Ordinance with the exception that municipal water will not have to be installed at the time of construction.
- ii. The approval, execution and recording of a Water Special Assessment District (SAD) agreement wherein municipal water would be installed by the developer and/or landowners within the Wallace Lane development within sixteen months after municipal water is installed along US-31 and along the north side of the Wallace Lane development within the Buchanan Street right of way.
- iii. The developer will extend municipal water from the intersection of Wallace Lane and Buchanan Street to the water main installed along US-31, creating a “loop” rather than a “dead end” at the Wallace Lane cul-de-sac. (*A preliminary estimate of the cost of water main extension that would be covered by the SAD agreement was \$282,500 in February of 2022.*)

This exception is granted pursuant to the following findings:

- i. That the strict application of the literal terms of the Private Road ordinance would impose an undue and substantial hardship on the owners of Wallace Lane residential development.
- ii. That the aforementioned improvements to the Wallace Lane residential development system will ensure adequate access for emergency vehicles and the eventual availability of municipal water installed at the cost of the developer and/or landowners.
- iii. That granting the exception would not alter the essential character of the surrounding neighborhood.
- iv. That the residential units to be constructed can meet the requirements of all other applicable state and township regulations.

**Which motion carried.**

X. REPORTS AND CORESPONDENCE

1. Committee Reports
  - a. The NORA Board will be meeting next Thursday.
2. Manager's Report
  1. March Building Report
  2. March Enforcement Report
  3. March Public Services Report
  4. February Legal Review
  5. Manager Cargo noted that he would be absent from the April 25<sup>th</sup> Board meeting and that it corresponds with the MTA Conference – which a number of the new staff will be attending.
3. Others
  - a. The Schmidt Heritage Park groundbreaking will occur on Tuesday at 11:00 a.m.
  - b. Board members wanting to attend the Chamber Dinner on May 5<sup>th</sup> should RSVP by April 25<sup>th</sup>. Contact either Cargo or DeVerney.

XI. PUBLIC COMMENTS – (*Non-Agenda Items*)  
None

XII. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 7:57 p.m. **Which motion carried**

Respectfully Submitted,



Laurie Larsen  
Grand Haven Charter Township Clerk



Mark Reenders  
Grand Haven Charter Township Supervisor