

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

REGULAR MEETING  
June 10, 2015

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 – GFD Chief  
Diane Ybarra – Recording Secretary

ARTICLE II. INVOCATION AND PLEDGE

Supervisor Terry Hofmeyer 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 13, 2015 meeting, **a motion was made by Gary Dewey and seconded by Ed Stielstra 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 2015. Following discussion, **a motion was made by Ed Stielstra and seconded by Gary Dewey 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 Chuck Strabbing stating that effective immediately, he is resigning from his position on the Parks Commission.

A letter was received from Township Plumbing Inspector Gary Raak stating effective August 31, 2015, he will retire from his position as plumbing inspector.

Following discussion, **a motion was made by Gary Dewey and seconded by Wendy Van Huis to regretfully accept the letters of resignation from Chuck Strabbing and Gary Raak.**

Terry Hofmeyer expressed appreciation for Chuck Strabbing's service on the Parks Commission and the work he has done in all of the parks over the years. He will be greatly missed by so many people. Al Meshkin stated that Chuck is planning to resume the volunteer work he had been doing at the Felt Mansion.

Terry Hofmeyer asked how the plumbing inspector role will be covered and Al responded that the area municipalities have a consortium of inspectors so he will seek support there.

**Supervisor Hofmeyer called for a vote on the motion.  
UNANIMOUS DECISION – MOTION APPROVED**

#### ARTICLE VI. REPORT OF OFFICERS

- A. STATE REPRESENTATIVE GAMRAT – No report.
- B. COUNTY COMMISSIONER KAPENGA – No report.
- C. PLANNING COMMISSION – Linda Howell

Linda Howell reported that the Planning Commission met on June 3 and the following items were discussed: RPE Trust Special Use Request #2 and #3 were tabled; BTB 146 LLC Special Use Request was tabled pending interpretation of accessory building on property where the principle residence is rental property and not occupied by the accessory building owner; a public hearing was held on the Zoning Amendment wherein minor changes to the draft will be completed by the township attorney prior to recommendation to the Township Board; Grotenhuis Special Use Request was approved for addition to an accessory building; Steele P.U.D. Amendment request was tabled pending further information from the applicant.

- D. ZONING BOARD OF APPEALS – Ed Stielstra

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

- E. PARKS COMMISSION – Al Meshkin

Al Meshkin reported that the Parks Commission met on May 20 and discussed ideas for the 5-Year Plan which is due in 2017. A survey will be sent to residents as part of the planning process.

- F. FIRE CHIEF AND FIRE BOARD – Chief Doug Den Bleyker

Chief Den Bleyker reported the response calls for the month of May were as follows: 28 calls total, 21 calls from Laketown, consisting of 20 rescue and 1 fire, 5 calls from Fillmore, consisting of 4 rescue calls and 1 fire calls. There were 2 fire assists to Saugatuck Fire Department. As of now we are down 30 calls from last year at this time.

#### ARTICLE VII. CITIZEN’S COMMENTS ON OLD AND NEW BUSINESS - None

Randy Becksvoort of 3930 Beeline asked what is happening with the solar array project at the Felt Mansion. Al Meshkin stated the project is still underway with the review of the power purchase agreement. It was found that the equipment would be less than 6 feet in height so a special use permit is not needed as was originally thought. There is a meeting scheduled at 6:00pm on June 24 at the mansion at which time representatives from Community Green Energy will be available to answer questions. Also, the week-end of June 26 and 27 it is the Annual Michigan Energy Fair and the Felt Mansion project will be featured at the fair. The project will depend on the terms of the power purchase agreement. The first review it looked good but it will also be reviewed by Township Attorney Ron Bultje. Al has also asked for a sample contract that will be sent to residents. Randy expressed concern that a private company is putting a utility on a public park. Al responded that Consumers Energy is a private utility on a public park and the State of Michigan has approved it. The power purchase agreement is going to be a 20 year term and ideally at the end of the term the township would own the system. Basically we are getting power over a 20 year time and at a cost less than we pay Consumers Energy. Al said the panels usually carry a 25 year warranty but research proves they will last longer. Randy asked if it would then be at no cost to the township. Al said that there will

be no capital outlay cost, and a reduced energy cost – today we pay 13 cents per kilowatt from Consumers Energy and with the solar arrays it will cost 11 cents per kilowatt. We will probably be able to net meter with Consumers which means any excess power will spin the meter backward on the mansion usage resulting in a reimbursement. We have to agree to buy that power for the 20 year time period. The cost will have a set increase of 2-2.5% per year reaching about 17 cents. The question is where Consumers will be at that time in 20 years. One thing to look at with net metering the associated laws are scheduled to expire at the end of the year and there are several pending energy laws. Safeguards would have to be in place in the purchase agreement should the net metering laws change.

Ed Menken of 6341 144<sup>th</sup> Street said the thing is the buy back from Consumers is that they will not pay what it is worth. Don't you want to wait until you know what they will pay? Will there be enough activity at the mansion? Al said the mansion is busy sometimes 7 days a week so there is definitely usage there and the net metering is only one portion of the law.

Randy Becksvoort said it is still tough to grasp putting a solar array on that property. How will the renters feel about photos being taken with that as a backdrop? Al said the proposed placement of the panels would not interfere with the rental activity. In general, that park gets an incredible amount of use with the mansion, hiking, disc golf, concerts and other activities.

Keith Becksvoort of 4468 64<sup>th</sup> Street reported that his my wife was at the township beach a week ago and the stairs were not cleared, will the ever be done? Al said work is being done but they will never be completely cleared off until we can build a different structure to address the dune movement. Keith suggested not spending money on things like the renovation of the Huyser farmhouse and use it for the beach where more people are able to use it. The Huyser farmhouse is not worth fixing up to just leave it unused. Or spend the money on the blueberry fields that need attention because people enjoy picking the berries there. Al said the Huyser farmhouse renovation is something we would like to do in the future but not now. There are actually grants that will soon be available to apply for that could support the rebuilding of the stairs at the beach so that will happen sooner than the Huyser farmhouse. Al mentioned the option of asking residents for a quarter of a mil for parks funding and Keith said that is something he may support. Linda Howell added that the Parks Commission has brainstormed several ideas for the use of the Huyser farmhouse such as rental income, parks superintendent housing or partnership with MSU Extension for their study projects at the farm. Keith asked if Praxis is still treating the blueberries and Al responded that they had gone out of business.

Ed Menken suggested tearing the Huyser farmhouse down and Al responded that it would be too wasteful to do so and it costs very little to maintain. It was the home of Manuel and Lila Huyser and should be preserved if possible.

#### ARTICLE VIII. OLD BUSINESS - None

#### ARTICLE IX. NEW BUSINESS

##### A. FOIA RESOLUTION

Supervisor Hofmeyer reviewed Resolution 2015-10 FOIA Procedures and Guidelines for Public Summary. This resolution updates the current FOIA act that is in place to remain in compliance. Following discussion, **a motion was made by Gary Dewey and seconded by Linda Howell to approve Resolution 2015-10 FOIA.** Gary Dewey commented that this action was also taken by the Herrick Library Board. **Supervisor Hofmeyer called for a vote on the motion.**  
**UNANIMOUS DECISION - MOTION APPROVED.**

##### B. ZONING TEXT AMENDMENT – ACCESSORY BUILDINGS

Supervisor Hofmeyer reviewed Ordinance No. 177 stating the amendment is in regards to the placement of accessory buildings.

Following discussion, **a motion was made by Linda Howell and seconded by Ed Stielstra to approve the Zoning Text Amendment for Ordinance No. 177 – Accessory Buildings.** Al Meshkin stated that the amendment provided more latitude for buildings in front yards and allows for discretion of the Planning Commission in reviewing each individual case. **Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS DECISION - MOTION APPROVED**

C. ZONING TEXT AMENDMENT – LOT COMBINATION

Supervisor Hofmeyer reviewed Ordinance No. 178 stating the amendment is in regards to the test describing the guidelines for combining lots. Following discussion, **a motion was made by Wendy Van Huis and seconded by Linda Howell to approve the Zoning Text Amendment for Ordinance No. 178 – Lot Combination.**

Al Meshkin explained that this amendment to the ordinance allows for more discretion by the Planning Commission to determine if the lot combination or lack thereof is appropriate for the surrounding parcels. Providing discretion at this board level will reduce the number of requests necessary for review by the Zoning Board of Appeals and reduce the process time for the applicants. There would still be the public hearing as part of the decision making process. Ed Stielstra confirmed it will deal with existing small lots and not the creation of new small lots. Linda Howell noted the criteria are listed in the four factors on page 2 of the amendment. **Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS VOTE – MOTION APPROVED**

D. RAFFLE RESOLUTION FOR 63<sup>RD</sup> STREET PRODUCTIONS

Supervisor Hofmeyer explained this request has been made by the 63<sup>rd</sup> Street Productions to hold a fundraising raffle for a flat screen television with the drawing to be held on July 18, 2018. This is a one-time charitable gaming license request. Following discussion, **a motion was made by Gary Dewey and seconded by Wendy Van Huis to approve the Raffle Resolution for 63<sup>rd</sup> Street Productions. Supervisor Hofmeyer called for a vote on the motion. UNANIMOUS VOTE - MOTION APPROVED**

ARTICLE X. CITIZEN’S COMMENTS

Keith Becksvoort asked if it is necessary to get township approval each time for this type of a raffle. Al Meshkin responded that it is required by the state to do so.

ARTICLE XI. ADJOURN

**A motion was made by Wendy Van Huis and seconded by Gary Dewey to adjourn the meeting at 7:40 P.M. UNANIMOUS DECISION – MOTON APPROVED**