

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, JULY 24, 2023**

REGULAR MEETING

I. CALL TO ORDER

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

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Reenders, Behm, Redick, Wagenmaker, Meeusen, Kieft, and Larsen

Board members absent:

Also present were Manager Cargo and Senior Planner Thibault.

IV. APPROVAL OF MEETING AGENDA

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

V. APPROVAL OF CONSENT AGENDA

1. Approve July 10, 2023, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$1,163,373.83 (*A/P checks of \$1,012,741.32 and payroll of \$150,632.51*).

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

VI. PRESENTATION – LAW ENFORCEMENT SERVICES

Sheriff Steve Kempker and Undersheriff Valerie Weiss offered a presentation and update on policing services and crime statistics within Ottawa County and the Township noting that victims of crime remain a top priority for the department along with providing safe and secure communities within the County.

A difficulty being faced by the Sheriff's Department is finding qualified candidates to hire – especially since the department will not lessen the standard of only hiring the best candidates based upon objective standards and merit.

Staffing levels in the Township currently remain adequate; but the service calls are approaching a level where discussions for a staff increase will need to be discussed.

The Ottawa County Board's decision to become a “constitutional county” will have no

impact on the day-to-day operations of the department or its enforcement of state statutes.

VII. OLD BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Behm to approve the Zoning Map Amendment for 12101 160th Avenue from Agricultural (AG) to Rural Residential (RR) to correct an error on the Zoning Map. This is a second reading. **Which motion carried**, as indicated by the following roll call vote:

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

Nays:

Absent:

VIII. NEW BUSINESS

1. **Motion** by Trustee Meeusen supported by Trustee Redick to approve and adopt Resolution 23-07-02 requesting an Engineering and Speed Study on 152nd Avenue between Groesbeck Street and Lincoln Street. **Which motion carried**, as indicated by the following roll call vote:

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

Nays:

Absent:

2. **Motion** by Trustee Redick supported by Trustee Meeusen to approve and adopt Resolution 23-07-03 authorizing the installation and operation of streetlights and said operation and installation costs billed to the property owner and authorize the Supervisor to sign the Special Assessment Lighting District agreement for Lincoln Pines Subdivision No. 3. **Which motion carried**, as indicated by the following roll call vote:

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

Nays:

Absent:

3. Mike Podein (*10569 Lakeshore*) spoke against the STR designation for 10615 Lakeshore Drive providing a letter and opining that the property had no significant STR rental history, was advertised as having 600 feet of private beach (which is inaccurate) and noting the beach is shared with 25 other homeowners.

Judy Bregman (*17262 Sandgate Place*) spoke against the STR designation for 10615 Lakeshore Drive providing a letter and opining 660 feet of beach is accessed by all of the property owners in the HOA and that allowing an STR property to utilize the beach and be placed in the neighborhood will change the character of the community allowing the transition to a STR commercial “transient” venture.

Brian Smith (*17236 Sandgate Place*) provided an overview of the unrecorded tract history, spoke against the STR designation of 10615 Lakeshore Drive noting that allowing an STR commercial venture is a re-characterization of the community, and stated that the property does have access to the 660 feet of “community” beach provided by the Cook Family Trust.

The Applicants Jeffrey and Suzanne MacKeigan noted that they had provided

documentation supporting the designation of both 10621 and 10615 Lakeshore Drive as STR properties. They clarified that the STR advertisement was outdated and that the Planning Commission made their recommendation based upon an access provided by a recorded easement to the beach at the 10621 property.

Discussion among the Board focused upon the following issues:

- ✓ Did the 10615 property have access to the 660 feet of “community beach” provided by the Cook Family Trust.
- ✓ Does the 10615 property have a clear and legal 20-foot access to the beach at the 10621 property immediately north.
- ✓ Is there documentation of a history of STR rentals (*i.e., prior to 2018*) for the 10615 property.

Motion by Trustee Redick supported by Trustee Meeusen to present and postpone the Zoning Map Amendment Ordinance for the rezoning application of 10621 Lakeshore Drive to be included in 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 the first reading. Which motion carried.**

4. **Motion** by Trustee Wagenmaker supported by Trustee Redick to postpone action on the rezoning application of 10615 Lakeshore Drive to be included in the Short-Term Rental Overlay Zone until such time as the applicant provides staff with the following documentation:
 - i. The title work and associated documents regarding “The Dunes Community Bathing Beach” since inception of the unrecorded tract, specifically if the property at 10615 Lakeshore Dr. has deeded access to share the community beach with the HOA properties in “The Dunes Homeowners’ Association” and “Poplar Drive Dunes Association.”
 - ii. The title work, survey, and associated documents regarding the 20-foot easement provided to 10615 Lakeshore Drive. across the property at 10621 Lakeshore Drive.
 - iii. An affidavit and proof from the prior property owner or neighbors confirming that the property at 10615 Lakeshore Drive has been operating as an STR since 1985 as stated by the applicant.
 - iv. All information above to be reviewed by the Township attorney.

IX. REPORTS AND CORESPONDENCE

1. Committee Reports
2. Manager’s Report
 - a. May Legal Review
 - b. June COPS Report

X. PUBLIC COMMENTS – (*Non-Agenda Items*)

None.

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:47 p.m. **Which motion carried**

Respectfully Submitted,



Laurie Larsen
Grand Haven Charter Township Clerk



Mark Reenders
Grand Haven Charter Township Supervisor