

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, APRIL 28, 2025**

WORK SESSION

1. **Motion** by Clerk Larsen supported by Trustee Gaasch to enter closed session at 6:00 p.m. pursuant to Section 8(1)(h) of the Open Meeting Act to consider a written legal opinion from Mika Meyers about the State Construction Code Requirements and a dispute with a property owner, which is subject to the attorney-client privilege, and which is therefore exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act. **Which motion carried** by the following roll call vote:

Ayes: Dumbrell, Wagenmaker, Gaasch, Reenders, Behm, Kieft, Larsen

Nays:

Absent:

Also present was Superintendent Cargo, Attorney Redick, Assistant Manager Sherwood, and Senior Planner Chaphalkar.

Attorney Redick presented a legal opinion dated April 22nd.

Motion by Trustee Gaasch supported by Trustee Dumbrell to leave closed session at 6:36 p.m. **Which motion carried.**

2. The Board reviewed a staff memo regarding Private Road requirements of other similar townships within Ottawa County and discussed a proposed Private Road Ordinance.

Superintendent Cargo noted that the Michigan Legislature is expected to adopt Senator Hertel's legislation that increases the number of splits, of a ten-acre parcel that is allowed, from 4 to 10. If approved, this could increase the use of private roads significantly.

Superintendent Cargo also noted that the ordinance amendment as currently drafted would create a conflict of interest for Treasurer Kieft and Trustee Wagenmaker.

The Board discussed the proposed ordinance amendment but did not take any action on the proposed ordinance amendment.

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Grand Haven Charter Township Board to order at 7:02 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

Board members present: Behm, Dumbrell, Larsen, Kieft, Reenders, Wagenmaker, and Gaasch

Board members absent:

Also present were Superintendent Cargo, Assistant Manager Sherwood, Senior Planner Chaphalkar, and Public Services Director Wade.

IV. APPROVAL OF MEETING AGENDA

Motion by Trustee Gaasch and seconded by Trustee Behm to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve April 14, 2025, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$690,686.72 (*A/P checks of \$568,323.76 and payroll of \$122,362.96*)

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

VII. OLD BUSINESS

1. **Motion** by Treasurer Kieft supported by Trustee Dumbrell to approve and adopt the proposed amendments to the Parking Ordinance that will prohibit parking along a segment of the entire width of the Lakeshore right-of-way, extending approximately 600 feet north and 600 feet south of the Rosy Mound expansion area trailhead entrance. This is a second reading. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Larsen, Wagenmaker, Kieft, Dumbrell, Gaasch, Behm, Reenders

Nays:

Absent:

2. The Board discussed a proposed lease of a 4-acre vacant parcel of property at the corner of Comstock Street and Mercury Drive with Kendall Communications at a price of \$1,000 per month.

Superintendent Cargo noted that (1) this parcel might be used for affordable housing and (2) the water tower property is currently being leased for \$28k per year to two different users (*i.e., over \$56k per year*).

The Board noted that no decision on the property could be made without completing an environmental assessment.

The Board instructed staff to receive a quote from the Township engineer for a Phase 1 and Phase 2 Environmental Site Assessments (ESAs) to evaluate the environmental condition of a property. Further, staff can continue conversations with firms interested

with constructing a cell tower on the property.

3. The Board discussed sponsorship for the Chamber of Commerce Annual meeting on May 29th at the Spring Lake Country Club which noted that the Township provided a \$1,000 sponsorship to the event in 2024.

There was no objection to Superintendent Cargo informing the Chamber that the Township would provide a \$1,000 “Partner” sponsorship as a community/promotional event for the 2025 Chamber Annual meeting and including the monies in an upcoming budget amendment.

VIII. NEW BUSINESS

1. **Motion** by Trustee Wagenmaker supported by Trustee Gaasch to present and postpone the Zoning Map Amendment Ordinance concerning the rezoning application for a portion of the property at 15528 Lincoln St. (Parcel 70-07-14-200-040) from Rural Residential (RR) to Agricultural (AG) and a portion of the property from Agricultural (AG) to Rural Residential (RR) and to rezone a portion of Parcel 70-07-14-200-042, a vacant property on Lincoln Street, from Rural Residential (RR) to Agricultural (AG). Further action will be postponed until the next regularly scheduled Board meeting when the Ordinance will be considered for adoption. This is a first reading. **Which motion carried.**

IX. REPORTS AND CORESPONDENCE

- 1) No Committee Reports
- 2) Superintendent Cargo noted that street paving would begin this week in the Township. Further, because bids were under budget, he authorized the inclusion on one additional street – Meadows Drive.
- 3) Superintendent Cargo noted that he would authorize one additional review of the brace wall line calculations – as provided by Everhart on April 1st – with the understanding that should the calculations “fail” and an additional review(s) be required that Everhart would be required to pay the full building permit fee (*i.e.*, \$3,835.33) before any further review(s) are completed by staff.

The Board unanimously approved and supported this decision.

Superintendent Cargo further noted that Building Official Corbat is out of the office but will return later this week.

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Gaasch to adjourn the meeting at 7:25 p.m. **Which motion carried.**

Respectfully Submitted,



Laurie Larsen
Grand Haven Charter Township Clerk



Mark Reenders
Grand Haven Charter Township Supervisor