



**PARK TOWNSHIP BOARD OF TRUSTEES
WORK SESSION**

March 22, 2018
MEETING AGENDA

1. Call to order

Township Supervisor Hunsburger called work session of the Board of Trustees to order at 4:00 pm on March 22, 2018 at the Park Township Office, 52 152nd Ave., Holland, MI 49424.

Present were Supervisor Gerald Hunsburger, Clerk Skip Keeter, Treasurer Jan Steggerda, and Trustees Dan DeLeeuw, Jim Gerard, George Jacob and Denise Nestel.

2. Pledge of Allegiance

3. Approval of Agenda

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Gerard to approve the agenda. (7-0)

4. Approval of Consent Agenda

- a. Approval of Minutes: March 8, 2018 Board of Trustees meeting

MOTION MADE, MOTION SUPPORTED, MOTION CARRIED: A motion was made by Nestel and supported by DeLeeuw to approve the consent agenda. (7-0)

5. Public Hearing

- a. Michigan Natural Resources Trust Fund Grant acquisition application for south side kayak and Lake Macatawa Park.

Supervisor asked Manager Fink for a summary of the action item. Manager Fink provided an update on South Side Park grant opportunity. The adjacent house to the east of the property has been for sale for quite some time. Staff felt this was an opportunity to apply for a Michigan Natural Resources Trust Fund Acquisition grant so that we could realize better public and recreation access to Lake Macatawa and have space for the Kayak launch we had been planning. Also this might provide better access and space for the boat ramp. It would require a 25% match on a total purchase price of \$900,000.

We do not have a final design. If approved, that would be part of our next steps. There would also be a heavy participatory component in that design process. Also, while additional parking would be added to the boat ramp site and for the park, we would want to maintain as much park open space as we could.

Supervisor Hunsburger opened the public hearing:

Ed Ellison 16629 Rolling Oaks Drive: 168th and Quincy – Halfway between two boat launches.

Mr. Ellison stated that from what he read in the paper, the redesign and of the boat ramp and new area for a kayak launch, he would want more of a plan before any commitments were made. Be it 25% match or any dollar amount. He reemphasized his need for more details, rather than a summary of the plans.

Jim Mahaney, 1691 W. 32nd Street stated that this was the first time he heard of this and what house we were attempting to purchase. Is it the house east or west of the launch? (Answer was provided that the property is to the east of the launch). He thanked the board for the answer.

Debra Matthai 1818 South Shore Dr. Ms. Matthai stated that as a resident of the south side she thought this is a great plan. Something needs to be done. It's been a mess for a long time. It will be nice to have a great place for family and friends to come and enjoy the lake.

Mitch Padnos, 662 Park Ave. I just have a couple of concerns as the development stage goes along. One is, as you're driving down South Shore when the site is active as it stands today, the only way to put your boat in from a trailer is to back down that road. And the only way to do that is to stop traffic in both directions. So if you're talking about expansion without solving this problem that already exist, you're going to compound this problem even further. The other concern is the Township money going into it, is this limited to Township residents? Or is it open to anyone who drives by? Who says it isn't filled up from people outside the township before it gets used by the township residents? Since it's the residents who are paying the taxes in the area. Will there be someone supervising it, checking cars, is there a fee to use it to help pay for the project?

Joel Welch, 679 Bosma. Basically I like Mr. Padnos questions. Is there any buy-in needed by the people in the 300 feet radius, do these people need to buy into it for this project to proceed? If it also enhances the value of the Township, and a value to the residents then I am for it.

Jerry Shoup, 1663 South Shore Dr. I am probably one of the most people affected by this. Property is adjacent to the property in question. If you ever go over there you'll see the parking space for cars or trucks bringing trailers in to unload boats and so on is very narrow and small. So if you are going to expand in an area like that, how in the world are you really going to provide a real park there without having the parking go in next to my property? Which I would vehemently oppose that. Although I would not know how much say I would have in this case. I don't know how many of you have really gone over and looked at that, but right now there is not enough parking for the existing amount of boat launching there now. And when you are talking about expanding, that's something

I don't think is really feasible unless you are going to make the whole property more of a parking area where I understood it was going to be more of a park. To me a park would have swings and that type of things for residents to come over, and not a parking lot where cars are parked. Someone really needs to take a close look to see just how feasible this is and certainly give a person like myself who's adjacent to the property more time to voice concerns and ask questions. And really see a design of what you are talking about when you talk about park. I am very concerned about it, but I want to hear about what you are really planning to do.

Jerry Hunsburger stated we have no contract with any design person to come in. We have spent no money on this. Before anything is determined we will certainly have design concepts, and probably hold an open house, and certainly a public hearing before moving forward. We are familiar with the boat ramp, parking, and stopping of traffic. This board and the past board has had a goal of opening up the lake more to the public. Those that do not live on the lake want to have access. We have very few opportunities to do that. The township owns the boat ramp. It is not a road end. We see this property as a possibility. We will file for a grant. We have very little money involved. We have not hired a design architect to come in to show us options and give us visuals. It's a major potential investment of taxpayer money. We are a long way from this being a reality.

We have a commitment and hold on price. Certainly, there is going to have to be balance between parking and open space. There does need to be better circulation with cars / trucks. What we are trying to do is maximize the boat ramp and space we already have. I would be surprised if you would be allowed to restrict to township residents, if you take grant money. I don't know that we want to do that.

Manager Fink: Restricting access, in my opinion would kill the grant.

Jerry Hunsburger went on to state, we want to make sure we hear the comments / opinions in the immediate area. We also have an obligation to listen to the 18,000 residents of Park Township that don't live on the water. This is a long way from reality. It's a concept. Unless there is money out there, we are not going to spend a lot on the details before we know if it will be funded.

Supervisor Hunsburger opened up comments to the board.

Denise Nestle: Even if we are awarded the grant, we still have an opportunity to say no.

Manager Fink: Correct. You will hear sometime in winter if you are awarded the grant.

Supervisor Hunsburger: If awarded the grant, how much time to we have to decide?

Manager Fink: Gave example of Winstrom that we still don't have a signed contract. We would have multiple months.

Jerry: So if awarded the grant, we would have time to look at design, options, etc.?

Manager Fink: Correct.

Supervisor Hunsburger: Removal of house is additional costs?

Manager Fink: Correct. If Grant is awarded, the park will be in perpetuity. It's a park forever.

Trustee Gerard asked questions on restrictions and use. Manager Fink assured the board that it must be used for recreation and open space and that restrictions on individuals using the park was not permitted. Manager Fink felt that while he did not know that for 100% certainly, based on the money coming from Tax Resources of the State, it would need to be open to any visitor. Also, the land and park would need to be used for recreation and open space to the lake.

Attorney Martin agreed with this line of thinking.

Manager Fink indicated that we would apply for additional development grant opportunities if awarded the acquisition grant. Regard to the site plan, nothing is predetermined. Elements can and will change and evolve over time.

In response to a question by Treasurer Steggerda, Manager Fink indicated there is no binding contract on the seller. There is nothing to prevent her from selling the property to someone else. It is an agreement, but not a binding option. Manager Fink indicated there were no fees to applying for the grant, other than time and some help from our engineering consultants.

Trustee Jacob stated, I am good. We have an opportunity to enhance the south side with water access and it's something we should do. There is no downside to the application. We will still get together with community members to make sure their needs are met. Great questions from our community members.

6. Action Items

- a. Resolution approving Michigan Natural Resources Trust Fund Grant acquisition application for south side kayak and Lake Macatawa Park.

MOTION MADE, MOTION SUPPORTED, MOTION CARRIED: A motion was made by DeLeeuw and supported by Gerard to approve the resolution to apply for the Michigan Natural Resources Trust Fund Grant for the south side kayak and Lake Macatawa Park. **ROLE CALL VOTE:**

DeLeeuw – Yes

Keeter - Yes

Nestel – Yes

Steggerda - Yes

Gerard – Yes

Jacob – Yes

Hunsburger – Yes

Supervisor Hunsburger said that if the grant is successful, lots of time and input concept drawings, public participation and engagement.

Supervisor Hunsburger added, "Thank you. This is the first step on a long journey – Hunsburger. I appreciate all the comments and concerns."

7. Additional Action Items (Not on the Agenda)

- a. Motion to change membership of the Road End Committee.

MOTION MADE, MOTION SUPPORTED, MOTION CARRIED: A motion was made by Nestel and supported by Keeter to allow Nestel to step down from the Road End Committee and for Gerard to be appointed. (7 – 0)

- b. Motion to delay a decision on the Community Garden.

MOTION MADE, MOTION SUPPORTED, MOTION CARRIED: A motion was made by Gerard and supported by Nestel and Gerard to delay indefinitely moving the Community Garden and related expenses. (7-0)

8. Discussion Items

- a. 2018 Strategic Plan

Manager Fink updated the Board on Strategic Plan action items.

9. Public Comment

No one spoke in the Public Comment Period

10. Adjourn

MOTION MADE, MOTION SUPPORTED, MOTION CARRIED: A motion to adjourn was made by Nestel and supported by Gerard. (7-0)

Meeting adjourned at 6:00 pm.

Respectfully submitted,

E. O. Keeter
Clerk, Park Township