



PARK TOWNSHIP

REGULAR BOARD MEETING

May 9, 2019

ART 1. CALL TO ORDER

Supervisor Hunsburger called to order the regular meeting of the Park Township Board held on May 9, 2019 at 6:30 p.m. at the Park Township Office, 52-152nd Ave., Holland, MI 49424.

Present were Supervisor Gerald Hunsburger, Clerk Skip Keeter, Treasurer Jan Steggerda and Trustees Jim Gerard, George Jacob, Denise Nestel and Steve Spoelhof and Manager Howard Fink and Counsel Dan Martin.

ART 2. INVOCATION - Keeter

ART 3. PLEDGE OF ALLEGIANCE

ART 4. APPROVAL OF AGENDA (Additions to or Deletions from Agenda)

Hunsburger asked to add an agenda Item 9d appoint an ad-hoc committee for employee compensation and benefits review and 9e Ottawa County Fair Board request for fireworks permit.

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

ART 5. APPROVAL OF CONSENT AGENDA

- a Approval of Minutes: April 8, 2019 Joint Meeting and April 11, 2019 Regular Board meeting
- b Payment of Bills
- c Van Andel Fireworks

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

ART 6. PUBLIC COMMENT (6:35 pm)

Hunsburger opened the public comment period:  
None spoke at the public comment period.  
Hunsburger closed the public comment period.

ART 7. DEPARTMENT REPORTS

- a Fire Department – Chief Gamby gave a report on the happenings of the Fire Department for March, their report was in the Board packet
- b Sheriff's Office- no questions were asked of Sgt. Converse
- c Park Township Public Airport – no questions were asked regarding the airport
- d Ottawa County Fair – no questions were asked of Fair Board President Loran Serne regarding the fair
- e Finance – no questions were asked from the Board regarding finance
- f Building and Zoning – no questions from the Board were asked regarding building and zoning
- g Recreation – no questions were asked regarding recreation

ART 8. PUBLIC HEARING

- a. The Reserve final PUD from Covenant Five, LLC  
Hunsburger read a statement he wrote regarding the Reserve process.

Peter Engles – President of Covenant 5 LLC presented the PUD proposal to the Board of Trustees.

A representative of the developer, Jason Vander Kodde, PE – Senior Civil Engineer with Fishbeck, Thompson, Carr and Huber – described the plan in detail and the results of discussion with the Planning Commission.

Another representative of the developer, David Caldon – Attorney with Varnum – provided additional information regarding the proposal and the results of the Planning Commission's discussion.

Those that spoke in favor of the application:

Jerry Driesenga 208 Janes View Dr.  
Karen Kohlruss 210 Janes View Dr.  
Chuck Kohlruss 210 Janes View Dr.

Those that spoke against:

Kristen Hintz 73 Sun Ridge Dr.  
George Alheid 731 Old Town Rd.  
Jeff Meyer 955 Sycamore Dr.  
Norton Peet 885 Bay Ridge Dr.  
Dennis Owen 117 Greenhill Dr.  
Ted Vogel 149 Crestwood Dr.  
Barb Francis 1019 S. Baywood Dr.  
Deborah Vliet 367 Roosevelt Ave.

The public hearing was closed at 8:12pm.

ART 9. ACTION ITEMS

- a. The Reserve on Lake Macatawa – Planned Unit Development Final Plan  
The Board discussed the proposal with the developer and processed through the standards of the ordinance to determine whether the application and proposed PUD met the criteria.

The board discussed a potential penalty to impose on the developer if any of the trees that are supposed to remain on the property are intentionally or accidentally removed. Trustee Jacob suggested a penalty of \$100,000 per tree. Supervisor Hunsburger asked Attorney Martin to address the possible penalty. After the attorney provided his opinion, and following Board discussion, the Board agreed to follow our zoning ordinance and impose a municipal civil infraction of a \$500 fine and bring the infraction before the 58<sup>th</sup> District Court and leave the additional equitable consequences to the judge.

The Board discussed the number of boat slips and size of boats. After comments by multiple Board members that they would not vote for the project with 30 boat slips, the developer offered to limit the number of new docks to 3, and to limit the number of boat slips to 24, with the size of the boats permitted at the docks to be limited as follows: 8 boats no longer than 24', 8 boats not longer than 26', and 8 boats no longer than 28'. All slips must be owner occupied, no personal watercraft permitted in any slip or on any dock, no on-site boat maintenance facility and no gas docks. The Board agreed to accept the conditions.

The Board agreed not to address the dredging issues. This area of concern is regulated by the DNR, DEQ and the Army Corps of Engineers.

The Board discussed site landscaping and deciduous hardwood tree planting. The developer agreed as a condition to the PUD to plant 50 count 4-6 foot hardwood deciduous trees scattered around the eastern half of the site.

The Board agreed and the developer confirmed there is a condition (#5) already in the PUD regarding drainage. Any drainage plans or drainage items within the PUD must be approved by the Water Resources Commissioner.

The developer stated there is a condition that site work will only take place between the hours of 7am-8pm during the week. The Board and the developer agreed to the same construction time restriction conditions as in the Villas PUD and there will be no exterior work on the site on Sundays.

The developer agreed to communicate to the landscaping company to place an emphasis on native landscaping.

The Board agreed the density of units at 75 is acceptable.

The Board agreed the public park, canopy tree preservation along the lake and the sidewalk along Wisteria is acceptable and are seen as acceptable public benefits.

The Township Board suggested and the developer agreed to provide the right but not the obligation to have a township representative on site during the tree cutting process.

The Township requested and the developer agreed to provide a performance guarantee with a letter of credit for the project infrastructure and the bank or financial institution issuing such guarantee must be in Michigan. The developer requested and the Board agreed that the performance guarantee may be reduced per month based on the amount of infrastructure that is in place at the time.

Run off is similar to the villas and has been approved by the Water Resources Commissioner and is in the Final PUD project.

Fink requested the developer consider an agreement with the neighbors to the north that any children playing in the woods on the north side of the project be allowed and it will not be considered trespassing. The Board declined to take up the discussion.

The Board and the Developer are comfortable with the project.

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Jacob and supported by Keeter to approve the Planned Unit Development of the Reserve on Lake Macatawa with the conditions listed as recommended by the Planning Commission. (7-0)

1. Boat slips – 8 boats no longer than 24'  
8 boats no longer than 26'  
8 boats no longer than 28'  
24 total boat slips  
No more than 3 new docks  
All boat slips must be owner occupied  
There will be no on site boat maintenance facility  
There will be no personal watercraft allowed on any dock or in any boat slip  
There will be no gas docks on the property
2. The developer will plant 50 deciduous hardwood trees that are at least 4-6 feet tall scattered around the eastern portion of the property
3. The developer will communicate to the landscaper to place an emphasis on native landscaping
4. The developer will notify the Township when there will be any tree removal and the Township can, at its discretion, send a representative to monitor the process.
5. The developer agreed to provide a performance guarantee with a letter of credit for the project infrastructure. The developer also agrees the issuer will be bank or financial institution authorized to do business in the State of Michigan. The Township agreed the performance guarantee can be reduced on a monthly basis based on the infrastructure already in place.

Roll Call Vote:

Yes: Gerard, Jacob, Nestel, Spoelhof, Steggerda, Keeter & Hunsburger

No: none

b. Board/Commission Re-appointments

- 1) Construction Board of Appeals: James Stroop and James Cook, 2-year terms
- 2) Zoning Board of Appeals: John Foster, 3-year term
- 3) Planning Commission: Dave Kleinjans and Terry DeHaan, 3-year terms
- 4) Holland Aquatics Center: Jack L. Gisinger, 4-year term
- 5) Library Board: Susan VanAllsburg and James Berry, 4-year terms

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Gerard and supported by Steggerda to re-appoint: James Stroop and James Cook to the Construction Board of Appeals both to 2-year terms set to expire in December of 2021

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Gerard and supported by Keeter to re-appoint: John Foster to the Zoning Board of Appeals to a 3-year term set to expire in May 2022

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Keeter and supported by Nestel to re-appoint: Dave Kleinjans and Terry DeHaan to the Planning Commission both to 3-year terms set to expire in May 2022

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Nestel and supported by Gerard to re-appoint: Jack L. Gisinger to the Holland Aquatics Center Board to a 4-year term set to expire in May 2023

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Keeter and supported by Nestel to re-appoint: Susan VanAllsburg and James Berry to the Library Board both to 4-year terms set to expire in May 2023

c. Preferred Waste Hauler – approval to seek bids

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Nestel and supported by Gerard to authorize the waste hauler request for proposal to be distributed and allow Howard to determine when bids are due and service will begin about 1 month after the hauler is approved by the Board. (7-0)

d. Appoint ad hoc committee to review compensation and benefits

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Nestel and supported by Spoelhof to form an ad hoc committee of Hunsburger, Keeter and Steggerda to review compensation and benefits for Township staff.

e. Ottawa County Fair Board Fireworks Application

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Keeter and supported by Nestel to approve fireworks permit at the Ottawa County Fair on Wednesday night July 24th contingent upon the approval of the Park Township Fire Chief. (7-0)

ART 10. DISCUSSION ITEMS

a. Resolution opposing the proposed Grand River waterway dredging project

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Nestel and supported by Keeter to approve the resolution opposing the dredging project in the Grand River waterway. (7-0)

b. MAX Transit update

Gerard stated he has communicated with Max Transit to get the information we have requested in a timely manner. He expects the executive committee to give the Township a response in the next month or two.

ART 11. MANAGER'S REPORT

Fink updated the board on the items he and staff have been working on throughout the month.

ART 12. PUBLIC COMMENT (10:20pm)

Hunsburger opened the public comment period:

None spoke at the public comment period.

Hunsburger closed the public comment period.

ART 13. BOARD COMMENTS AND COMMITTEE/AGENCY REPORTS

The Board discussed the meetings they attended throughout the month of April.

Art 14. ADJOURN

**MOTION MADE; MOTION SUPPORTED; MOTION CARRIED:** A motion was made by Keeter and supported by Gerard to adjourn at 10:24pm. (7-0)

Respectfully Submitted by Clerk Skip Keeter

Daniele Dykens

Recording Secretary