



PARK TOWNSHIP

REGULAR BOARD MEETING

July 8, 2021

ART 1. CALL TO ORDER

Supervisor Gerard called to order the regular meeting of the Park Township Board held on July 8, 2021 at 6:30 p.m. at the Park Township Office, 52-152nd Ave., Holland, MI 49424 in person. The public was invited to view the meeting via ZOOM (meeting ID 89953972289).

Present were Supervisor Jim Gerard, Clerk Skip Keeter, Treasurer Jan Steggerda and Trustees Terry DeHaan, Jeff Hoekstra, Loran Serne and Steve Spoelhof. Also present were Manager Howard Fink and Legal Counsel Dan Martin.

ART 2. INVOCATION - Spoelhof

ART 3. PLEDGE OF ALLEGIANCE

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

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hoekstra and supported by DeHaan to amend the agenda to change Item 8g to read Manager Fink and Trustee Hoekstra. (7-0)

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

ART 5. APPROVAL OF CONSENT AGENDA

- a Approval of Minutes: June 28, 2021 Strategic Planning Meeting
- b Payment of Bills

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

ART 6. PUBLIC COMMENT (6:33pm)

Gerard opened the public comment period:
4 persons spoke at the public comment period.
Gerard closed the public comment period.

ART 7. DEPARTMENT REPORTS

- a. Fire Department- no questions were asked of the Fire Department
- b. Sheriff's Office – no questions were asked of the Sheriff's Office
- c. Finance – no questions were asked of the Finance Department
- d. Building and Zoning – no questions were asked of the Building and Zoning department
- e. Recreation – no questions were asked of the Recreation Department

ART 8. ACTION ITEMS

- a. Brewer's Farm Conditional Zoning Map amendment for 70-15-14-200-006 from Agricultural and Permanent Open Space to Rural Estates Residence District

The applicant, Jennifer Grant, spoke regarding the plan and the conditions of the rezoning of the property.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by DeHaan and supported by Keeter to approve the conditional rezoning for parcel 70-15-14-200-006 from Agricultural and Permanent Open Space to Rural Estates Residence District as recommended by the Planning Commission with the conditions listed. (7-0)

The conditions are as follows:

- 1. The existing parcel shall be divided to a maximum of five (5) single-family residential parcels.
- 2. Platting shall not be permitted.
- 3. The minimum lot area shall be two and one-half (2.5) acres.
- 4. Each new division shall have frontage on an existing road; a private road shall not be created.
- 5. A maximum of one driveway shall be created off of Riley Street.
- 6. The use of the property shall not interfere with existing farming.
- 7. In addition to existing R-1 area regulations (Section 38-216 of the Zoning Ordinance), parcels not bordering Riley Street (parcels 3, 4 and 5 on the attached concept site layout plan) shall have a front yard of not less than 250 feet.
- 8. In addition to existing tree preservation regulations (Section 38-518 of the Zoning Ordinance):
 - a. Clear cutting is prohibited
 - b. No person or property owner shall allow the removal of any tree within the street right-of-way nor remove any tree within two hundred and fifty (250) feet from the improved surface of the street, linearly measured to the diameter breast height of the tree trunk. Tree removal

shall be permitted for only the purpose of driveways or private roads intersecting the street right-of-way. Tree removal shall be the minimum amount necessary to reasonably access the lot for vehicular access and emergency services. Tree stands shall not be removed unless absolutely unavoidable.

Roll Call:

Yes: DeHaan, Hoekstra, Serne, Spoelhof, Steggerda, Keeter, Gerard

No: None

- b. Lake Court Overlay Text & Map Amendment

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by DeHaan and supported by Keeter to approve the Lake Court Overlay Text & Map Amendment as recommended by the Planning Commission. (7-0)

- c. Edgewood Beach Overlay Text & Map Amendment

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by DeHaan to approve the Edgewood Beach Overlay Text & Map Amendment as recommended by the Planning Commission. (6-1 Gerard)

Roll Call:

Yes: DeHaan, Hoekstra, Serne, Spoelhof, Steggerda, Keeter

No: Gerard

- d. Section 38-155 Zone Districts Text Amendment

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by DeHaan and supported by Keeter to approve the Section 38-155 Zone Districts Text Amendment as recommended by the Planning Commission. (7-0)

- e. Section 38-6 Definition of Building Height Text Amendment

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by DeHaan and supported by Steggerda to approve Section 38-6 Definition of Building Height Text Amendment as recommended by the Planning Commission. (7-0)

- f. Road Re-Paving bids; primary, secondary and crack sealing

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Spoelhof and supported by Hoekstra to approve the road re-paving bids; primary, secondary and crack sealing as presented. (7-0)

- g. Formalizing Manager Fink's Protocol Regarding Trustee Hoekstra's Information Requests

Gerard asked Manager Fink to refrain from comment during the discussion and allow legal counsel to interject at any time.

Martin gave a brief history of the conflict between Manager Fink and Trustee Hoekstra. Counsel asked the Board to formalize the agreement between Manager Fink and Trustee Hoekstra. Arrangements have been made for Trustee Hoekstra to receive the information requested from the Clerk's Office.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Gerard and supported by Steggerda that Manager Fink may ignore communication from Trustee Hoekstra outside of a public meeting without discipline with information to Trustee Hoekstra being provided under the Clerk's direction. (4-3 Hoekstra, Serne, Spoelhof)

Roll Call:

Yes: DeHaan, Steggerda, Keeter, Gerard

No: Hoekstra, Serne, Spoelhof

MOTION MADE; MOTION SUPPORTED; MOTION FAILED: A motion was made by Spoelhof and supported by DeHaan to amend the previous motion to allow Manager Fink to ignore Trustee Hoekstra's communication outside of a public meeting without discipline and receive information requested from the Clerk's Office for 90 days. (2-5 Hoekstra, Serne, Steggerda, Keeter, Gerard)

Roll Call:

Yes: DeHaan, Spoelhof

No: Hoekstra, Serne, Steggerda, Keeter, Gerard

- h. Live ZOOM Broadcast for Board Meetings

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Steggerda and supported by Hoekstra to approve live broadcast of Board of Trustees, Planning Commission and Zoning Board of Appeals meetings. (7-0)

ART 9. MANAGER'S REPORT

ART 10. PUBLIC COMMENT (8:04pm)

Gerard opened the public comment period:
5 persons spoke at the public comment period.
Gerard closed the public comment period. (8:17pm)

ART 11. CLOSED SESSION: To review a written attorney client confidential legal opinion regarding a water craft rental ordinance

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by DeHaan to go into closed session pursuant to Section 8(h) of the Michigan Open Meetings Act [MCL 15.268(h)] to consider a written legal opinion from the Township Attorney, which is subject to the attorney-client privilege and exempt from disclosure under the Michigan Freedom of Information Act [MCL 15.243(1)(g)]. (7-0)

Roll Call:

Yes: DeHaan, Hoekstra, Serne, Spoelhof, Steggerda, Keeter, Gerard

No: None

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by DeHaan to move back into open session. (7-0)

ART 12. BOARD COMMENTS AND COMMITTEE/AGENCY REPORTS

Trustees DeHaan and Spoelhof and Clerk Keeter reported on their assigned committees' activities for the past month

ART 13. ANNOUNCEMENTS

ART 14. REMINDER DATES

a. July 29, 2021 – Work Session

ART 15. ADJOURN

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Steggerda to adjourn at 8:45pm. (7-0)

Respectfully Submitted by Clerk Skip Keeter
Daniele Dykens
Recording Secretary