

Minutes of the Robinson Township Board of Trustees
December 14, 2016 Regular Meeting
12010 120th Ave, Grand Haven MI 49417

Present: Kuck, Hayward, Saddler, Berens, Vugteveen

Absent: None

Also Present: Attorney Ron Bultje, Commissioner Greg DeJong, representatives from Merle Boes, Mark Westerbeke and four members of the public.

The meeting was called to order at 7:30 p.m. in the Fire Department training room
Berens gave an invocation followed by the Pledge of Allegiance.

Vugteveen made a motion seconded by Berens to approve the November 9, 2016 minutes as presented. Kuck abstained. Motion carried.

Berens made a motion seconded by Vugteveen to approve the agenda with a correction to item number one changing it from "*approval*" to "*discussion*" of 2017 Tax Collection for OAISD. Motion carried.

Supervisor Kuck opened the meeting by thanking everyone for their support. She acknowledged retiring Sheriff Gary Rosema.

Commissioner Greg DeJong relayed the passing of Commissioner Dennis VanDam, the retirements of Sheriff Rosema and Judge Ed Post and the installation of two new judges. The Breakfast on the Farm event will be held at J&J Dairy this year.

Discussion was held regarding the fees that are charged for the collection of summer taxes.

Vugteveen made a motion seconded by Berens to authorize the Clerk and the Supervisor to sign the MDOT/Ottawa County Contract Zoning Agreement on behalf of the Township. Roll call vote was taken with all members voting yes. Motion carried.

Hayward made a motion seconded by Vugteveen to approve the Zoning Map and Text Amendment for parcel no. 70-08-33-400-032 to add Parking Areas as a permitted use in the B-1 Zoning District and to authorize the Township attorney to publish notice of adoption within 15 days if a fully signed agreement is in place. Roll call vote was taken with all members voting yes. Motion carried.

Hayward made a motion seconded by Vugteveen to open the Special Use Public Hearing for Merle Boes/Bay Park Sapphire LLC. for the construction of a gas station/convenience store and restaurant on the corner of Lake Michigan Drive and M-45. (M-45 Station) Motion carried.

Public comments:

Al Esnaola, 10850 Sleeper Street, questioned the type of restaurant to be constructed. Answer: Same food selection as Junction Pizza and subs with an expanded selection and a drive up window.

Denny McPherson, 13577 Lincoln Street, questioned whether the gas pumps will be pre-pay. Answer: yes the pumps will be prepay with select pumps available for daily repeat customers who may be able to pay with cash.

Matthew Pelt, 11732 120th Ave, questioned the layout of the building and driveway access. Answer: there will be one driveway off 120th Ave and one off Lake Michigan Drive. The side of the building will face Lake Michigan Drive.

Comment from PC representative Travis Vugteveen that they have gone through an exhaustive review process with this being the first project for the new overlay district and Bay Park Sapphire fulfilled all of the requirements. The PC and LSL have recommended approval. A question remained regarding the limitations to the

number of signs allowed. Answer: they will be taking the request of a sign for the entrance on 120th to the ZBA and this variable is included within the PC's recommendation.

Al Esnaola, 10850 Sleeper Street, questioned the brand of gasoline that was to be sold. Answer: that has not been decided upon. No contract has been signed.

Tom Schultz, 10921 Sleeper Street, questioned if there will be delivery offered: answer: yes there will be. Question: when will demolition of the Yellow Jacket begin? Answer: that depends upon the approval process and weather.

Discussion was held regarding of the possibility of using the structure as a practice burn for the fire department.

Matthew Pelt, 11732 120th Ave questioned the assessment of the overlay district. Kuck clarified what the overlay district covered.

Rich Bramer from Northland Evergreen questioned what kind of sewer system the property would be using. Answer: there is a drainfield and septic that has been approved by Ottawa County Health Department.

Vugteveen made a motion seconded by Berens to close the public hearing. Motion carried.

Berens made a motion seconded by Vugteveen to adopt the Planning Commissions' Resolution and Report for the M-45 Station and make it the Township Boards' Resolution and Report. Roll call vote was held with all members voting yes. Motion carried.

Hayward made a motion seconded by Berens to authorize the Clerk and Supervisor to sign the M-45 Station Development Contract. Roll call vote was held with all members voting yes. Motion carried. Mike Boes stated that they may want to make changes to the contract before they sign it. The Board authorized Ron Bultje to speak to Boes' attorney to iron out the details. If changes are made to the contract, it will need to come back before the Board for approval. No construction can begin before the contract is signed.

Hayward made a motion seconded by Vugteveen to authorize the Clerk and the Supervisor to sign the M-45 Station Public Sanitary Sewer Special Assessment Contract. Roll call vote was held with all members voting yes. Motion carried.

Hayward made a motion seconded by Vugteveen to approve the Class A Earth Change request for Mark Westerbeke, parcel 70-08-36-400-042 based on the same factors and conditions as established by the Township Board at the meeting held 11-11-15. Roll call vote was held with all members voting yes. Motion carried.

Vugteveen made a motion seconded by Kuck to make an offer of employment for the position of Zoning Administrator to the candidate whom the board came to a consensus agreement about prior to reference checks being conducted, with salary to be based on the current wage schedule with a 90 day probationary period. Motion carried.

Berens made a motion seconded by Vugteveen to purchase the BS&A accounting package for the Township, which includes General Ledger, Accounts Payable and Payroll for \$30,060 including setup and training. Roll call vote was held with all members voting yes. Motion carried.

Vugteveen made a motion seconded by Kuck to table discussion regarding a Township Hall open house. Motion carried.

Hayward made a motion seconded by Berens to approve Supervisor Kuck to attend the MTA training in Muskegon on January 18, 2017 for a cost not to exceed \$300 for the class plus mileage and a per diem. Roll call vote was held with all members voting yes. Motion carried.

Kuck made an *Official Motion of Congratulations* seconded by Vugteveen to Dale Kruithof in recognition of his outstanding achievement in obtaining the rank of Eagle Scout, with gratitude for his work on the rest stop on the bike path that shall benefit the people of Robinson Township. Motion carried.

Discussion was held regarding the problems with the building construction and the newly developed icicles and heat loss being experienced.

Berens made a motion seconded by Vugteveen to approve the hiring of a structural engineer for a site visit assessment of the remodeled portion of the Township hall at a cost not to exceed \$2,000 which can be undertaken upon the determination of necessity by 2 of 3 of the Board Members in the office. Roll call vote was held with all members voting yes. Motion carried.

Discussion regarding the Park Master Plan; the final draft is being written.

Discussion on Road Paving for Buchanan Street, the bids will be let in spring. A link to the Ottawa County Road Commission Road Plan will be put on the Township website.

Discussion was held on long term financial goals.

Hayward made a motion seconded by Berens to pay the bills. Motion carried.

Vugteveen made a motion seconded by Hayward to adjourn at 9:16 p.m. Motion carried.

Respectfully submitted,
Christine Saddler
Robinson Township Clerk