

MINUTES OF THE REGULAR MEETING OF THE **GEORGETOWN CHARTER TOWNSHIP BOARD** HELD APRIL 26, 2010, 7:30 p.m.

The meeting was called to order at 7:30 p.m. by Chairperson D. Dale Mohr.

Prayer for guidance by Chad Tuttle

Pledge of Allegiance to the Flag

Roll Call

Members present: D. Dale Mohr, Del South, Carol Scholma, Chad Tuttle, Jim Wierenga, Richard VanderKlok, John Schwalm

Also present: Daniel Carlton (Township Manager)

Absent: none

**#100426-01 - Approval of agenda** as presented for April 26, 2010

Moved by Richard VanderKlok, seconded by Chad Tuttle, to approve the agenda as presented.

Moved by D. Dale Mohr, seconded by Carol Scholma, to amend the motion to add an item to the agenda for a closed session for property acquisition and possibly an agenda item to act on the purchase.

MOTION WITH AMENDMENT CARRIED UNANIMOUSLY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

**#100426-02 - Presentation by Douglas J. Vredeveld, CPA, Vredeveld Haefner LLC**

**#100426-03 - Communications, letters and reports: Received for information, to be filed:**

- a. Finance Committee meeting minutes of [April 22, 2010](#)
- b. Services Committee meeting minutes of [April 19, 2010](#)
- c. Utilities Committee meeting minutes of [April 12, 2010](#)
- d. [Letter from](#) Comcast dated April 7, 2010
- e. Jenison Historical Society [April 2010](#) report
- f. [Notice](#) of Road Commission public hearing for road improvements on 42<sup>nd</sup> Ave. south of Bauer Rd.
- g. [Letter](#) from Jon Van Manen about the parks
- h. Investment [Report](#) dated 4/16/2010
- i. Sheriff's Department report for [March 2010](#)
- j. Library report for [March 2010](#)
- k. Fire Department report for [March 2010](#)
- l. [Excerpt](#) of the Planning Commission minutes of April 21, 2010

In response to a question, Sgt. Bob Tease explained his report.

There was discussion regarding the letter from Jon VanManen regarding the ball diamond and its use at the 8<sup>th</sup> Ave. Park.

**#100426-04 - Public Comments**

The following people made public comments: Jon Van Manen, 842 Rosewood; Chuck Vlieg, 4506 Oakmeadow Dr.; Joe Landstra, 7981 Meadowood; Paul Cook, 7974 Meadowood; Jay Mol, 7638 Park Ridge; Linda VanSprange, 9165 Cottonwood, and submitted [letter](#); Pat Myers, 939 Rushmore; Matt Slotke, 7971 Oakmeadow; Greg Assink, 7824 Meadowood; Josh Thurkettle, Wellspring Church; William Myers, 939 Rushmore; Robert Timmer, 8023 42<sup>nd</sup> Ave.; Nathan Crawford, 4528 Oakmeadow Dr.; and Jamison Schrier, 4520 Oakmeadow Dr. [Letters](#) were submitted.

**#100426-05 - Consent agenda**

Moved by Richard VanderKlok, seconded by Chad Tuttle, to grant the following:

- a. Approval of minutes of the regular Board meeting held on [April 12, 2010](#)
- b. Approval of the regular [monthly bills](#)
- c. Approval of PUD Extension Request for PUD0802 (Appletree Learning Center PUD located at 2935, 2917, 2903, and 2887 Port Sheldon), to extend the time frame by two years from 7/16/10 to 7/16/12, for a final development phase to be submitted no later 7/16/12, as requested in the [letter dated 4-15-10](#). (Note: The preliminary plan was approved on August 25, 2008 and the first final development plan was approved on July 16, 2008. Therefore, without the extension, the final development plan for the next phase would have to be submitted by July 16, 2010. (Note: As recommended by the Finance Committee) **(Excerpt of the Zoning Ordinance: Sec. 22.8 FINAL DEVELOPMENT PLAN APPLICATION. Approval Time Extension: Upon request to the Township Board and in accordance with Section 22.13, A, 1 and 2, the time frames may be extended for a reasonable period of time.)**
- d. Approval of the request from the Fire Department as stated in the [letter](#) from Chief Dan Hamming to purchase (1) APX 7500 Dual Band Mobile Radio and (1) Programming AXP 7500 in the total amount of \$6,408.50. A grant from the State of Michigan will cover 80% (or \$5,126.80) of the cost, and the remaining 20% (\$1,281.70) will be covered by the Georgetown Fire Department. (Note: As recommended by the Services Committee).
- e. Approval of the [bid](#) from Grand Tech in the amount of \$6,500.00, as recommended by the DPW Director for the Energy Program-Ice Arena Frequency Drive for Brine Pumps and Snow Melter Pumps (Note: As recommended by the Finance Committee).

MOTION CARRIED UNANIMOUSLY.

**#100426-06 - 2010 Subdivision Resurfacing Program**

Moved by Jim Wierenga, seconded by John Schwalm, to approve the 2010 Resurfacing Program as per the [Project Estimates](#).

Attachments: [Letter](#) from Ottawa County Road Commission dated March 30, 2010  
[Maps](#)

Note: As recommended by the Utilities Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-07 - Appoint Planning Commissioner**

Moved by Carol Scholma, seconded by Chad Tuttle, to approve the appointment of Brad Lyons to the Planning Commission to fulfill the open position resulting from Ed Stasiak's resignation with the term to expire 12/31/12, as recommended by the Supervisor.

Note: Other applicants include: Kendall Grable, Chadwick Stiles, David VanKley, Lloyd VanDuyn, Jeannine Bolhouse, Michael VanderBerg

Note: As recommended by the Finance Committee

D. Dale Mohr explained the process to choose an appointee and stated that Brad Lyons had stood out with his expertise and experience.

MOTION CARRIED UNANIMOUSLY.

**#100426-08 - Appoint Alternate ZBA Member**

Moved by D. Dale Mohr, seconded by John Schwalm, to approve the appointment of Jeannine Bolhouse to the ZBA as an alternate with the term to expire 12/31/2012 to replace Brad Lyons who resigns as a ZBA alternate when appointed to the Planning Commission, as recommended by the Supervisor.

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-09 - Resolution for Combination of County Clerk and County Register of Deeds**

At a regular meeting of the Township Board of the Charter Township of Georgetown, Ottawa County, Michigan, held on April 26, 2010.

PRESENT: D. Dale Mohr, Del South, Carol Scholma, Chad Tuttle, Jim Wierenga, Richard VanderKlok, John Schwalm

ABSENT: none

After discussion of the topic of the combination of the County Clerk and County Register of Deeds, the following resolution was offered by Richard VanderKlok and seconded by Del South:

Whereas, the Georgetown Charter Township Board of Trustees has received and reviewed the report titled "Clerk-Register of Deeds Combination Report" dated March 9, 2010.

Whereas, the Georgetown Township Board supports the concept of smaller government without loss of services.

Whereas, as indicated in the report, Ottawa County would experience significant cost savings by combining the Ottawa County Clerk and Ottawa County Register of Deeds Offices.

Whereas, the County Clerk and Register of Deeds are elected officials and their main function is administrative.

Whereas, as indicated in the report, the citizens of Ottawa County would see no reduction of services if the offices were combined.

Whereas, as indicated in the report, the opportunity for cross training staff would provide additional savings to the tax payers of Ottawa County.

Whereas, as indicated in the report, the local units of government are concerned about the loss of election services; however, the decision of the Board of Commissioners of Ottawa County is to provide election services to local units of government by delegating responsibilities and the Board of Commissioners has no desire to change delivery of this service.

Whereas, as indicated in the report, the combined office model has worked for years in 30 Michigan counties of varying size and geographic locations.

Whereas, because of declining revenues, the County can no longer ignore significant cost saving opportunities, especially in tough economic times.

Whereas, the Georgetown Township Board supports the concept of professional qualified staff to perform the task required.

Whereas, the report has demonstrated that a combination of the offices of Clerk and Register of Deeds is administratively feasible in Ottawa County based upon the physical location of offices, the retirement eligibility of the current officeholders, the knowledge of the current staff in both office, and the future potential to cross-train staff if so desired.

Therefore, be it resolved that the Georgetown Charter Township Board of Trustees supports the combination of the Ottawa County Clerk and Ottawa County Register of Deeds offices into one elected Ottawa County Clerk Register by the Ottawa County Board of Commissioners.

Be it further resolved that a copy of this resolution be sent to all Ottawa County municipalities and County Commissioners.

YEAS: D. Dale Mohr, Del South, Carol Scholma, Chad Tuttle, Jim Wierenga, Richard VanderKlok, John Schwalm

NAYS: none

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN )  
)  
COUNTY OF OTTAWA )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Georgetown, Ottawa County, Michigan at a regular meeting duly called

and held on April 26, 2010, the original of which resolution is on file in my office. I further certify that notice of the meeting was given in accordance with the open meetings act.

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Clerk  
Charter Township of Georgetown

Note: As recommended by the Finance Committee

**#100426-10 - Locker Room at Ice Arena**

Moved by Richard VanderKlok, seconded by John Schwalm, to approve proceeding with the revised [Scheme B](#) for a new locker room at the ice arena for Grandville High School.

Attachments: [Locker Room Fee Proposal](#), [Scheme A](#), [Scheme C](#)

Note: As recommended by the Utilities Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-11 - Amend the Pro Shop Lease**

Moved by Del South, seconded by Carol Scholma, to authorize the Township Manager to enter into a revised lease for the Pro Shop according to the [amendments](#).

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-12 - Emergency Services Staff Appointments**

Moved by Chad Tuttle, seconded by Richard VanderKlok, to approve the Emergency Services staff [appointments](#) as presented.

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-13 - Rosewood Property Sale**

Moved by Carol Scholma, seconded by Del South, to the Township Board to approve the authorization of the sale of the property at [1829 Rosewood](#) to the property owner to the east (after the house is demolished as already approved with Board motion #100322-16), except for ten feet of property along the Rosewood St. road right-of-way and except for ten feet of property along the 18<sup>th</sup> Ave. road right-of-way, for \$10,000, with a down payment of \$1,000 and the remaining \$9,000 to be paid within seven years, and with the condition that the property is attached to P.P. # 70-14-22-225-018, which is the parcel to the east; and to authorize the Township Manager to sign the agreement.

Note: As recommended by the Finance Committee

MOTION CARRIED UNANIMOUSLY.

**#100426-14 - Preliminary Plat of Rolling Hills Estates No. 2**

Moved by Del South, seconded by Carol Scholma, to approve granting tentative preliminary plat approval of Rolling Hills Estates No. 2, as shown on the [revised preliminary plat map](#) with the stub street Sawgrass eliminated, [application](#), and building envelope of [lot 61](#) based on the findings that Township Ordinances have been met.

Note: As recommended by the Planning Commission.

MOTION CARRIED UNANIMOUSLY.

**#100426-15 - Special Use Permit Amendment (SUP1003) Wellspring Church, 4466 Bauer Rd.**

There was discussion regarding the Planning Commission's recommendation, the definition of what constitutes an emergency, who would control the key to the proposed gate, and the effect of the additional traffic on the adjacent subdivision.

Josh Thurkettle, Wellspring Church, explained the church's position stating the following: the church always wanted to use the access for more than emergencies; there were a lot of variables; the church had researched other alternatives, but none worked; the church has the right to access the public road; and the cul-de-sac was constructed as temporary to be permanently constructed when development occurred to the north.

Jim Wierenga said that he had attended the Planning Commission meeting and explained that their decision for a recommendation had been to only allow access for emergencies.

D. Dale Mohr said that he had also attended the meeting and heard the Planning Commissioners' comments.

In response to a question, Dan Hamming, Township Fire Chief, stated the following: the Fire Department always likes multiple accesses in case one is blocked; there are currently issues with the driveway off Bauer Rd. and he did not know if a ladder truck would be able to get to the church; water lines could be laid and would be too heavy to move; and that it would be a benefit to be able to get other apparatus and personnel to the church in case of an emergency.

Chuck Vlieg, 4506 Oakmeadow Dr., represented the homeowners association and stated the following: the homeowners did not want the additional traffic for safety reasons because there are many young families, with young children playing in the street and people getting together; the homeowners did not want to be put into the position of controlling the key or having to complain if the church had control of the key and abused the open gate; they had understood what the Planning Commission had recommended which was access only for emergencies and the Fire Department or Sheriff's Department would determine what constituted an emergency.

There was more Board discussion regarding the use of the access, the letter submitted by the church asking for access on Sundays in addition to times with emergencies, what constituted an emergency and who would control the key.

**Moved by Richard VanderKlok, seconded by John Schwalm, to approve Special Use Permit (SUP1003) Wellspring Church 4466 Bauer Rd., to amend a special use permit for a church to have a driveway access to Meadowood, under Sec. 6.3(Q), in a (AG) Agriculture district, on a parcel of land described as P.P. # 70-14-07-300-012, located at 4466 Bauer Rd., Georgetown Township, Ottawa County, Michigan, as shown on the [site plan](#) (which needs revisions to reflect the cul de sac on the church property) dated revised 3/16/10, [site plan with building dimensions](#) dated 4/08/10, [application](#), and [narrative](#), based on the findings that all applicable standards of the ordinance have been met including the general special use standards in Sec. 20.3 and the specific special use standards in Sec. 20.4(E); and with the following conditions:**

- 1. The gate is to be opened only for emergency access with emergencies to be defined by Township staff;*
- 2. A permit is obtained from the Ottawa County Road Commission for work in the right-of-way and is submitted to the Township at the time a Zoning Compliance application is submitted to the Township;*
- 3. All construction within the road right-of-way must meet Ottawa County Road Commission standards and requirements;*
- 4. The church is responsible for constructing the turnaround to permanent standards and conveying the right-of-way needed to do so to the Ottawa County Road Commission;*
- 5. The church is responsible to construct permanent sidewalks as per Ottawa County Road Commission standards in areas where not already completed around the permanent cul-de-sac that are located on the church property.*

Attachments:

[Arial photo 1](#) (large file-14 MB)

[Arial photo 2](#) (large file-14 MB)

[Wellspring letters](#)

[Wellspring petitions](#)

[Letter](#) from Wellspring Church

Note: As recommended by the Planning Commission.

Chad Tuttle said that the Township has an obligation to approve access in the event of emergencies.

**Moved by Chad Tuttle, seconded by Carol Scholma, to amend the motion to define emergency as an event that hinders or impairs access to the church by way of the Bauer Road entrance or that risks the health, safety or welfare of persons or the property. The Georgetown Township Board reserves the right to govern all access to the gate.**

**Moved by Jim Wierenga, seconded by Del South, to amend the amendment to state that the church holds the key to open the gate and for the church to make the judgment of when there is an emergency to open the gate, as similar cases**

**throughout the Township, and to strike the last sentence, and to have Wellspring hold the key with the Township reserving the right to reconsider should the use of the key be abused.**

For the amendment to the amendment for the initial motion:

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South

Nays: Richard VanderKlok, John Schwalm

**AMENDMENT TO THE AMENDMENT CARRIED.**

For the first amendment to the initial motion as amended:

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South

Nays: Richard VanderKlok, John Schwalm

**FIRST AMENDMENT TO THE INITIAL MOTION AS AMENDMENT CARRIED.**

Chad Tuttle said that the Board is now voting on the right of the church to have the special use permit amended to allow the access to be used for emergencies only and not for instances that do not meet the criteria. He said that the intent is for the access to be used for emergencies only and the use could be changed in the future if the church works with the community.

For the initial motion as amended:

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South

Nays: Richard VanderKlok, John Schwalm

**MOTION AS AMENDED CARRIED.**

**#100426-16 - Zoning Ordinance Amendment Sec. 26.3(I)**

Moved by Chad Tuttle, seconded by John Schwalm, to approve the Zoning Ordinance amendment to Sec. 26.3(I) as follows:

In all districts, the Planning Commission shall determine driveway access to Chicago Dr. and streets listed in Chapter 24 ~~bi, bii, and biii~~.

Note: As recommended by the Planning Commission.

**MOTION CARRIED UNANIMOUSLY.**

**#100426-17 – Closed Session**

Moved by Richard VanderKlok, seconded by Carol Scholma, to go to closed session for property acquisition at 9:37 p.m.

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South,  
Richard VanderKlok, John Schwalm

Nays: none

**MOTION CARRIED UNANIMOUSLY.**

**#100426-18 – Open Session**

Moved by Richard VanderKlok, seconded by John Schwalm, to go to open session at 9:47 p.m.

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South,  
Richard VanderKlok, John Schwalm

Nays: none

MOTION CARRIED UNANIMOUSLY.

**#100426-19 – Purchase Property**

Moved by Richard VanderKlok, seconded by Jim Wierenga, to approve the purchase of property identified as P.P. # 70-14-05-300-017 located at 9045 36<sup>th</sup> Ave. for \$60,000.

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South,  
Richard VanderKlok, John Schwalm

Nays: none

MOTION CARRIED UNANIMOUSLY.

**#100426-20 - Discussion and General information**

Jim Wierenga said that he appreciated Linda VanSprange's comments and would consider what she said about not applying for grants since it cost taxpayers money.

Chad Tuttle said that he shared a similar point of view, but the deciding factor was that the funds for the grant for the parks were generated by gas and oil leases which may only be spent on grants for Michigan parks, and did not include money from the general fund or taxpayer money.

**#100426-21 - Public Comment**

The following people made public comments: Nathan Crawford, 4528 Oakmeadow Dr.; Jamison Schrier, 4520 Oakmeadow Dr.; Gary VanRiper, 4276 Oakmeadow; Brett Strick, 1973 Pinegrove; Phil Strick, 2876 Parkside; Josh Thurkettle, Wellspring Church; Linda VanSprange, 9165 Cottonwood; Robert Timmer, 8023 42<sup>nd</sup> Ave.;

**#100426-22 – Closed Session**

Moved by Chad Tuttle, seconded by Carol Scholma, to go to closed session at 10:10 p.m. to review the attorney's opinion.

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South,  
Richard VanderKlok, John Schwalm

Nays: none

MOTION CARRIED UNANIMOUSLY.

**#100426-23 – Open Session**

Moved by Richard VanderKlok, seconded by John Schwalm, to go to open session at 10:45 p.m.

Yeas: D. Dale Mohr, Jim Wierenga, Del South, Carol Scholma, Del South,  
Richard VanderKlok, John Schwalm

Nays: none

MOTION CARRIED UNANIMOUSLY.

**#100426-24 - Meeting adjourned at 10:45 p.m.**

Moved by Chad Tuttle, seconded by Carol Scholma, to adjourn the meeting at 10:45 p.m.

MOTION CARRIED UNANIMOUSLY.

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D. Dale Mohr, Supervisor

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Del South, Clerk