

**POLKTON CHARTER
REGULAR BOARD MEETING - MINUTES
JUNE 2, 2022, - 7:00 P.M.
TOWNSHIP HALL, 6900 ARTHUR, COOPERSVILLE, MI.**

DRAFT

Board Members Present: D.Biller T.Costigan, J.Key, C.Langeland, R.Liszewski and M.VandenBrink.
Absent: J.Meerman

Additional Attendees: Rochelle Reagan, her Legal Council and several individuals and residents in support of the Rollenhagen House. Anne Engvall.

The Pledge of Allegiance was recited with VandenBrink offering the invocation.

Supervisor Costigan called the meeting to order at 7:03 p.m.

PUBLIC COMMENTS: Anne Engvall introduced herself explaining her history with the township and parks and thanked the board for her recent appointment to the parks committee.

AGENDA: Langeland moved to approve the agenda with one addition regarding proposed bike trail, Liszewski supported. All Ayes; Approved.

CONSENT AGENDA: VandenBrink moved with support from Key to approve the Consent Agenda. Approved were: Minutes from the Regular Board meeting of May 5 and bills to be paid along with the Treasurers Report. Also viewed were PC minutes from May 17 and May 19 SE & Sheridan Park Minutes. The Fire Authority minutes of May 10 & 13 and financials.

**AGENDA
CONSENT
AGENDA**

Bills Paid: GF\$ (Ck#10824-) Payroll (Ck#3285-), 1 EFT PR Tax, and WF \$ (Ck#1553-).

Treasurers Report: by Liszewski: Presented a draft financial report.

PC Report: Public Hearings were held for Eric and Kelly Hecksel home in Ag zoning, a rezoning request from East St. properties and Klassen private road request of 60th and S. of Leonard.

Fire Authority Report: by Biller: Minutes high point was the replacement of the 1978 ladder truck with a purchase of a Used Ladder Truck (new are \$1,000,000+). They have located a 2010 truck for \$180,000., which should be able to serve our community for 15 years. Financial reports were presented as well as the 2021 Audit report.

Parks Committee: Raymer Wells have begun and completed a deep well for the SE School. Their part in this project is deeply appreciated. Culvert work at Sheridan Park was discussed. Keep Dogs on leash signs will be installed due to complaints being received about aggressive dogs.

**BOARD
REPORTS**

2021 AUDIT REPORT: by Eric VanDop from Brickley DeLong. Eric explained many item from within the Audit and expalined there were no problems found. Langeland moved to approve the 2021 Audit as presented, support from Biller. All Ayes. Approved.

**2021 AUDIT
REPORT**

ROLLENHAGEN HOUSE DISCUSSION: The Board was prepared with a resoulution of denial. Legal Council for Ms. Regan requested a change in how the Rollenhagen house be designated. There would be no crowds, yet small weddings, school groups, misc meetings, open houses with community resourses and historic artifacts maintained and open to the community were mentioned. Within the ordinance, a community center could be located within the R-2 zoning. There is not a clear working definition of a community center in the ordinance, this will need to be checked out and legal council should be consulted. Betty Kingma noted how fortunate this offer is and stated that this is a unique opportunity to preserve history and the Township Board should make it happen. Key expained that several years ago, a meeting was held with Eastmanville resident who at the time expressed that they did not want things changed nor designated as a historical community. Members of the board still have many concerns in several areas. Liszewski moved to table the resolution prepared and to look at amended wording to include use vs designation. Biller supported. All Ayes. Approved to be Tabled.

**SLU
ROLLENHAGEN
HOUSE**

HECKSEL SLU REQUEST: After a review of the AG preservation ordinance, Eric and Kelly Hecksel have an opportunity to build a home on Ag zoned property where a previous homestead was located without seeking varinances. They however would like to locate the new home on the same parcel in a different location. The PC recommended to deny the relocation based on the ordinance requirements. Hecksels may seek variances from the ZBA addressing both housing density and sideyard setbacks to the location they would prefer. It was moved by Langeland and supported by Costigan to approve the denial as recommended by the PC. All Ayes. Approved to Deny.

**HECKSEL
SLU**

REZONING REQUEST - EAST STREET PROPERTIES: Johnathan Depoy a project manager for Nederveld, presented for the Kamps brothers who were (2) in attendance. Due to the fact that this parcel is already being taxed at a higher commercial rate, a request to rezone the property from AG-1 to C-2 is being made. Claims that nearby areas are using their properties as C-2 were mentioned. One example being B&B was not allowed and the other location has been there many year prior to zoning. In the meantime, Langeland mentioned that it is likely that the property is taxed as it is currently being used. Allowed here is the Home that was on site, designated as a single family home, yet being rented out as a multi residence which was not permitted. The large out buildings are being used for storage for the Kamps current businesses besides additional uses. While the future zoning map indicates a C-2 zoning on 68th ave which would end further north of this property. Property all around this parcel is consistantly being used as rural Ag. The Kamps are looking to propose building multiple storage units on the ten acres as well as continue to keep the current home as a rental unit causing a mixed use. To rezone this one parcel at this time is suggesting spot zoning which is not authorized, as originally explained to the applicant. The PC recommended to deny this rezoning request. It was moved by Costigan and supported by Key to approve the denial as recommended by the PC. All Ayes. Denied.

**REZONING
REQUEST**

CITY OF COOPERSVILLE REZONING PROPOSAL: A letter of information from the City of Coopersville was received and presented to the Board for comment if any. The rezoning request for parcels off 68th Ave to 72nd within the City was discussed. No action was taken.

**CITY
REZONING
PROPOSED**

NORTH BANK TRAIL (NBT): The continuation of the trail is headed our direction! Costigan presented a \$35,000 bid from Tree Works for grubbing and clearing the old RR trail bed from 64th Ave in the City to 80th Ave in Polkton Township. With some of the property in the City and the NBT possiby looking to also offer funds toward this project, the cost for the township portion requested was brought down to \$18,000. To make a commitment as such, allows favorability for the NBT committee to obtain further grants. Funds would be requested from the Parks and Rec Fund. Consensus of the Board was to move forward, however a review of this fund will be available next month. No Action Taken.

**CLEAN UP
DAY &
BOARD
DISCUSSIONS**

BOARD DISCUSSION: Once again, we thank Raymer Wells for their donation of an \$11,000+ well drill and installation. Key has the Plummers and Electric Unions lined up to hook up the well into the school house. Both the Township of Allendale and Wright are beginning their 5 year plan updates.

PUBLIC COMMENTS: Bev Smoes-Stroven thought the Rollenhagen House was an excellent idea. She does not think parking and walking across the road should not be a hurdle to approval as she crosses 68th Ave to get her mail. Wallace VanHouten stated that the School House is being preserved, why not the Rollenhagen House, this is Eastmanville's History. Gordon Stroven would like to see the house preserved, it would be a good asset for Eastmanville.

It was moved and supported to adjorn the meeting at 9:16 pm.
The next regular meeting is scheduled for Thursday, July 7, 2022 at 7:00 pm.

Minutes written by: Connie Langeland, Clerk
UNApproved