

UNAPPROVED MEETING MINUTES
Regular Monthly Meeting
Grass Lake Charter Township Board
April 9, 2024

The **regular monthly** meeting of the Grass Lake Charter Township Board was called to order on Tuesday, April 9, 2024 at 6:30 p.m. by Supervisor Lesinski at the Grass Lake Charter Township Meeting Room.

Board Members Present by Roll Call: Bednarski-Lynch, Loveland, Lamborghini, Brennan, Bray, Harris, Lesinski. Absent: none.

Also Present: County Commissioner Walz, Village Manager Edgar, Zoning Administrator Campbell, approximately 20 Public and 7 Zoom Attendees.

Pledge to flag was recited.

Approval of Agenda: Motion by Brennan to accept the agenda. Supported by Bednarski-Lynch. Motion Carried.

Consent Agenda Items: - **Meeting Minutes** – as prepared. **County Sheriff Report** – as prepared. Calls have increased slightly since last month. There have been some issues with teenagers causing destruction in the parking lots of the parks. **Assessor's Report** – Board of Review had 34 appeals, most were trying to understand the increase. **Zoning Administrator's Report** – as prepared. Campbell has been busy working with the Planning Commission on the SUP for Target Trucking. **DPW Report** – as prepared. Due to the blockage at I94 the Township has received some rather large invoices. These invoices may be passed on to property owners after research is done to determine the cause. **Zoning Enforcement Report** – as prepared. **Building and Grounds Report** – as prepared. **County Commissioner Report** – The courts are still backed up due to Covid, hoping to be caught up by next year. Low-rate offenders are not being arrested due to lack of housing in the prison. The County will have a proposal on the ballot in August to hopefully fix this problem. Department of Aging raised money to help seniors contact Well Wise Agency. Motion by Harris to accept the consent agenda items as reported and discussed. Supported by Loveland. Motion Carried.

Public Comment: concerns and questions with the rezoning and the amendments. Flock cameras invading privacy.

Monthly Bills: Motion by Brennan to pay the General Fund bills in the amount of \$83,250.67 and Fire Fund bills in the amount of \$26,892.85. Supported by Bray. Roll Call: Yeas – Brennan, Bray, Bednarski-Lynch, Loveland, Lamborghini, Harris and Lesinski. Nays – None. Absent – None. Motion carried.

Treasurer's Report: The 2023 property taxes are finished and settled with the County. The process was prolonged due to Board of Review, PRE and Veteran Exemption changes. Loveland is still working on Wolf Lake, Common Fund and Tax bank statements to be able to get a more accurate number for the Board. Interest in the MI Class accounts continues to help those amounts grow including the ARPA fund. Sewer usage rates may need to be increased to help pay for sewer repairs. Lesinski made a motion to accept and file the Treasurer's report as presented. Supported by Brennan. Motion carried.

Correspondence: Lesinski was added to the Michigan Township Participating Plan Board. The auditors provided the Board with information and findings during the audit.

Old Business: a) – ARPA Update – Bray, Lesinski, and Loveland have put together a list of items to use the ARPA funds on, including bathrooms, flooring, entrance door, fencing for parks and cemeteries, and barn. Bids are coming in and they will have more information at the work session. A signed contract has to be in place by December 31, 2024. **b) – Parks Report** – no meeting. Parks are open for baseball and soccer. Signs need to be installed prohibiting ATVs. **c) – Rezoning for Grass Lake Solar, LLC** – NextEra withdrew the request for rezoning. Bednarski-Lynch made a motion to accept the withdrawal. Supported by Lamborghini. Roll Call: Yeas – Bednarski-Lynch, Lamborghini, Loveland, Brennan, Bray, Harris and Lesinski. Nays – None. Absent – None. **d) – Short Term Rental** – The committee has written a second draft of the ordinance. Lesinski would like the Board’s permission to move forward and contact the attorney with this draft. The Board will try to final the ordinance at the July meeting. Lesinski and Bednarski-Lynch will talk about adding a line for reverse harassment.

New Business: a) – Rezoning of Simon Property Michigan Ave and Norvell Rd. – Lesinski wanted to address some issues. The water issue is being worked on. The problem might be remedied by the time building starts on this parcel, but because of the size of the parcel a well and septic is a possibility. The applicants took heed in regards to the concerns of the wetlands in the area, so the application was amended from 117 acres to 59 acres. Any building near the wetland would require a permit from EGLE. The south west corner would attach to property already zoned commercial. The total general commercial in the township is 2-3%. The process of a rezoning application was explained. The Township and County Planning Commissions are recommending boards with the Township Board making the final decision. Bednarski-Lynch asked if a rezoning has been done before without knowledge of the proposed use. Lesinski was unsure of the answer but assumes it has happened in the past as long as it follows the zoning. The entrance to the property will be on Michigan Ave. The Board can approve with conditions. Loveland is concerned with the land division not being done first. Lesinski wants to require a surveyor’s report. Bednarski-Lynch wants to make sure a traffic study will be included in the future site plan review. Brennan made a motion to approve the rezoning of 59 acres to commercial with the conditions that an authorized surveyor’s report is presented to the Board and there will be a land division for the 59 acres from the original 117 acres. Supported by Bray. Roll Call: Yeas – Brennan, Bray, Lamborghini, Harris and Lesinski. Nays – Bednarski-Lynch and Loveland. Absent – None. Motion carried. **b) – Reschedule Work Session** – Due to Lesinski attending the MTA conference and won’t be available for the Board work session it was suggested to move the work session to another day. Lesinski made a motion to move work session from April 22, 2024 to April 29, 2024. Supported by Loveland. Motion carried. **c) – Grass Lake Area Recreation Plan** – The Region 2 Planning Commission will be assisting the Grass Lake Area to bring the Recreation Plan up-to-date with information covering the years 2025-2029. The approximate cost will be \$9,100 split between the Township, Village and Schools. **d) – Contract with Sunrise Assessing** – Sunrise Assessing has presented the Board with a contract covering April 1, 2024 through March 31, 2029. The first year will be for the amount of \$69,000 and every year after will increase by the Consumer Price Index with a minimum of 3%. Motion by Brennan to accept the contract as presented. Supported by Harris. Motion carried. **e) – EGLE Pilot Program** – Lesinski was contacted by EGLE to participate in a pilot program for assisting communities on enacting renewable energy goals. The renewable energy ordinance for the Township has been started by Lesinski and Campbell with the hopes of having a draft done by June and it finalized by October. EGLE would like to come to board meetings and planning commission meetings to help educate and to get the communities thoughts and concerns. The Board feels it would be beneficial to have EGLE attend meetings. Lesinski will contact EGLE to determine how many meetings and when. **f) – American Tower Proposal** – Another proposal was received from American Tower to change the terms on the lease of the cell tower on township land. The Board is not interested at this time.

Fire Department Report: as prepared by Fire Chief Jones. Last month was very busy with an average of one run a day. A few firefighters have been able to maintain the duties at the fire station and be available so it is easier to make runs during the work day.

Public Comment: Not happy with the Board's decision to rezone the 59 acres. Thinks the topic should have been tabled to due amendment. Wants to see tax assessment on new building.

Adjournment: Motion by Brennan to adjourn the meeting at 7:55 p.m. Supported by Bray. Motion carried.

Respectfully Submitted, Gail Harris, Township Clerk

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