

PARK TOWNSHIP MEETING MINUTES

Draft until approved at next meeting

November 13, 2008

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Art 1	<p>Supervisor Stuart Visser called to order the regular meeting of the Park Township Board held on November 13, 2008 at 6 p.m. at the Park Township Office.</p> <p>Present were Supervisor Stuart Visser, Treasurer Jan Steggerda, Clerk Jeff Ebihara, Trustees Bret Docter, Doug Dreyer, Amanda Price, John Van Iwaarden, and Attorney Dan Martin.</p> <p>Jan Steggerda gave the invocation.</p>								
Art 2	<p>The minutes of the October 9, 2008 regular board meeting were approved as published.</p>								
Art 3	<p>The Treasurer's Report was given as follows:</p> <table data-bbox="261 1167 1235 1419"><tr><td>Beginning Balance.....</td><td>\$2,834,662</td></tr><tr><td>Receipts.....</td><td>\$ 42,558</td></tr><tr><td>Disbursements.....</td><td>\$ 200,337</td></tr><tr><td>Ending Balance.....</td><td>\$2,676,883</td></tr></table>	Beginning Balance.....	\$2,834,662	Receipts.....	\$ 42,558	Disbursements.....	\$ 200,337	Ending Balance.....	\$2,676,883
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Art 4	<p>The Fire Department Report indicated 20 calls were made in the month of October, and \$3000 in property damages. Chief Gamby updated the board on the grant process, interviews and the rescue truck.</p>								
Art 5	<p>The Zoning Administrator's Report listed 30 building permits for the month of October; 3 were new single-family homes, and a total building permit activity of \$1,428,097.</p>								

Art 6 PUBLIC COMMENTS (2 MINUTES PER PERSON)

Skip Keeter – 244 Lakeshore Dr. – stated he had the opportunity to observe the November 4th election as on the job training. He congratulated the Clerk's office on a great election.

Art 7 PUBLIC HEARING: BEACH HOUSE FRACTIONAL OWNERSHIP

Randy Bouwkamp – Bouwkamp Builders – explained his proposal regarding bi-annual fractional ownership at the Beach House.

Steggerda asked if a management company should be part of the conditions of granting the fractional ownership if the board approved the proposal.

Martin stated that it should be part of condition.

Henry VandenHeuvel – 2099 Ottawa Beach Rd. – stated he represents Bay View Association. He discussed zoning issues and maintained the property across the street is only for Bay View residents, not for the Beach House occupants.

Charles Cooper - 2050 Lake St. – stated the board allowed Mr. Bouwkamp to build the Beach House and now he cannot sell them and it affects his property values.

Bouwkamp – stated he never advertised the property across the street as usable from the Beach House and has received no complaints from the association to date. He also stated sales are slow everywhere not just the Beach House.

Tim Mauch - 2102 Lake St. – asked at what point the amount of owners gets too high.

Bouwkamp – stated the fractional ownership is a sales option and he may not do this type of ownership with each unit.

BOARD COMMENTS:

Docter stated the property was originally zoned commercial and the possibility of many different commercial uses were possible but the board chose this option.

Price asked Martin to read possible language including the management company.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Docter and supported by Dreyer to grant a bi-annual fractional ownership option for the Beach House.

Roll Call: Unanimously approved 6-0 (VanIwaarden not present)

**Art
8** PUBLIC HEARING: DANGEROUS BUILDINGS

A) 380 S. 168TH AVE. /70-15-28-475-012

The board's focus tonight is the accessory building at this address. Visser stated the homeowner did not sign for the certified letter and did not collect it at the post office.

Visser asked Martin what the next step would be.

Martin explained the options to the board.

Visser asked if the owner or representative of the property is present. Seeing no one he proceeded.

Price asked if the property changed hands and to whom the notice was sent.

Visser stated the property has changed hands and the letter was sent to the new owner.

Martin explained the next steps.

Steggerda stated we could have our Community Police Officer (CPO) serve the papers without extra expense.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Docter and supported by Ebihara to approve the order of the Dangerous Buildings Hearing Officer pertaining to Tax Parcel ID 70-15-28-475-012, and to take all necessary action to enforce the order by having the Township's Community Police Officer personally serve a copy of the order and the Board's decision to the owner of the property at 380 S. 168th Avenue, and in the event the accessory building on the property is not removed within twenty-one (21) days, then the Township Board will enforce the order as provided in Section 7 of the Dangerous Buildings Ordinance, including, at the Board's discretion, contracting for the demolition of the building at the property owner's expense.

B) 876 N. 144TH AVE. /70-15-13-200-005

Visser asked if the owner or representative of the property is present. Seeing no one he proceeded. He asked if anyone wished to comment. The board's choices for an order on this property would be to repair or demolish.

Docter asked if the board could place conditions on the order.

Martin gave the provisions of the order.

Dreyer asked if the board can modify the order to include the discretion to contract for the demolition if the work is not completed in the stated number of days.

Martin stated the order can include Dreyer's comments.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by -Docter and supported by Steggerda to modify the order of the Dangerous Buildings Hearing Officer pertaining to Tax Parcel ID 70-15-13-200-005, and to take all necessary action to enforce the order by mailing a copy of the order and the Board's decision to the owner of the property at 876 N. 144th Avenue., and in the event the work on the dangerous building on the property is not completed to bring the structure into compliance with the State Construction Code within sixty (60) days, then the Township Board will enforce the order as provided in Section 7 of the Dangerous Buildings Ordinance, including, at the Board's discretion, contracting for either the demolition of the building or the necessary repairs to make the structure and grounds safe, at the property owner's expense.

C) 760 JENISON AVE. /70-15-34-357-014

Visser stated the owner responded to our notice and asked for more time. He asked if the property owner or a representative present seeing on one he proceeded.

Martin clarified the options of the board at this time.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Ebihara and supported by Dreyer to modify the order of the Dangerous Buildings Hearing Officer pertaining to Tax Parcel ID 70-15-34-357-014, and to take all necessary action to enforce the order by mailing a copy of the order and the Board's decision to the owner of the property at 760 Jenison Avenue., and in the event the work on the dangerous building on the property is not completed to bring the structure into compliance with the State Construction Code within sixty (60) days, then the Township Board will enforce the order as provided in Section 7 of the Dangerous Buildings Ordinance, including, at the Board's discretion, contracting for either the demolition of the building or the necessary repairs to make the structure and grounds safe, at the property owner's expense.

**Art
9**

Z.B.A. MEMBERSHIP

Visser stated that Mr. Keeter submitted his resignation to the ZBA.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Docter and supported by Price to accept Mr. Keeter's resignation with regret.

Visser recommended the appointment of Mr. John Foster to the Zoning Board of Appeals to fill the opening left by Mr. Keeter's resignation.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Ebihara and supported by Price to approve the appointment of Mr. Foster to the ZBA.

**Art
10**

MML SEARCH AGREEMENT

Ebihara stated the committee decided to select a company to help search and select a Township Manager. The committee met with 2 companies and selected Michigan Municipal League (MML) as their recommendation to the board.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Ebihara and supported by Steggerda to approve the use of MML to assist in the search and selection of a Township Manager.

**Art
11**

COMMITTEE REPORTS

Price reviewed the proceedings from the meetings she attended in October.

**Art
12**

PAYMENT OF BILLS

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Docter and supported by Steggerda to approve the check register for October, and the bills to be paid in November.

**Art
13**

ADDITIONAL PUBLIC COMMENTS (5 MINUTES PER PERSON)

Sally Pollock – 2285 Ottawa Beach Rd. – asked why the agenda for tonight's meeting was not found on-line.

Art 14 BOARD COMMENTS

Dreyer stated it is the last meeting for Mr. Docter and he enjoyed working with him.

Docter stated it was his honor to serve the Township in this capacity.

Ebihara expressed his thoughts about the final meeting for Mr. Docter and Mr. Visser. He asked the Supervisor to ask the maintenance department to coordinate with the Clerk's office to take the aluminum booths to recycling. He asked Price to consider a Finance Committee meeting to take a look at a phone system upgrade to VOIP. He commended the election workers and the township staff on a very well run election.

Steggerda expressed her thoughts regarding the final meeting of Mr. Docter and Mr. Visser.

The board presented Mr. Visser with a plaque reflecting his years of service and accomplishments as Supervisor and a gift.

Visser expressed his final thoughts as supervisor.

Art 15 ADJOURN

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made By Ebihara and supported by Steggerda to adjourn.