PARK TOWNSHIP
REGULAR BOARD MEETING
November 10, 2011

ART 1. CALL TO ORDER

Supervisor George Jacob called to order the regular meeting of the Park Township Board held on November 10, 2011 at 6:30 p.m. at the Park Township Office.

Present were Supervisor George Jacob, Clerk Skip Keeter, Treasurer Jan Steggerda, Trustees Doug Dreyer, Bob Ellis, Jerry Hunsburger and Mike Toscano, Attorney Dan Martin, and Manager Jerry Felix.

ART 2. INVOCATION

ART 3. PLEDGE OF ALLEGIANCE

ART 4. APPROVAL OF AGENDA (Additions to or Deletions from Agenda)

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Keeter to approve the consent agenda. (7-0)

ART 5. APPROVAL OF CONSENT AGENDA

a) Approval of minutes of the regular meeting of October 13, 2011 and the special meetings held on October 13 and October 20, 2011
b) Financial Report
c) Building / Zoning Administrator's Report
d) Payment of Bills

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Hunsburger to approve the consent agenda. (7-0)

ART 6. FIRE DEPARTMENT REPORT

Chief Gamby reported on the status of the Fire Department. The dry line system met and exceeded all expectations and was certified.

ART 7. SPECIAL PRESENTATIONS: Herrick District Library Board

Jim Barry, Park Township representative on the library board, gave a brief informational presentation to the board.

ART 8. PUBLIC COMMENT PERIOD (2 MINUTES PER PERSON)

Jacob opened the public comment period.

7 people spoke at the public comment period.

Jacob closed the public comment period.

ART 9. STAFFF AND COMMITTEE REPORTS

a) Consideration of Recommendation from Planning Commission Regarding PW1 PUD

Felix introduced the item to the board for their consideration.

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MOTION MADE; MOTION SUPPORTED: A motion was made by Ellis and supported by Keeter to adopt the report attached as exhibit B and approve the project as a Planned Unit Development subject to all the conditions referenced in the report.

AMENDMENT #1
MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Toscano to add language where appropriate as a condition that green space equivalent to at least 20% of buildable acreage for the project be identified and set aside for the benefit of residents of the Macatawa Community.

Roll Call Vote: 4-3 Ellis, Keeter, Jacob

AMENDMENT #2
MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Steggerda to add language where appropriate require the developer to add an appropriate safety railing where needed along the walkway to be approved by the township Planning Commission.

Roll Call Vote: 7-0

AMENDMENT #3
MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Toscano to add language that would require the developer to identify the staging area for construction materials (equipment etc.) and that it is located so as to have the least impact on neighboring properties.

Roll Call Vote: 7-0

Hunsburger asked the developer to take under advisement, sensitivity to the eagle population.

MOTION MADE; MOTION SUPPORTED; MOTION WITHDRAWN: ~~A motion was made by Hunsburger to add language that would require the developer to spend up to $150,000 on design and improvements to roads, crosswalks, walking paths to enhance traffic and pedestrian safety in the area from the Eldean property starting immediately west of the Piper restaurant to the Gate House and a detailed plan be submitted to and approved by the township board.~~

Based on attorney recommendation the motion was withdrawn.

Felix stated the safety issues could be resolved thru the master plan process.

The board discussed placement of fire hydrants and suggested remedies for fire safety. Felix stated some additional precautions have been added to the plan.

AMENDMENT #4
MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Toscano to add language that

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would increase the minimum setback between houses (side yard) by an added 4 feet (total of 14) rationale being ordinance 38-363(e).

Roll Call Vote: 4-3 Ellis, Jacob, Keeter

The board discussed in detail lot sizes and lack of specific detail due to the nature of the development.

AMENDMENT #5

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Ellis and supported by Hunsburger to amend the PUD to include language that after 40 boat slips are completed for one boating season, that a review by a committee (possibly, 1 representative each from the Macatawa Cottagers association, applicant and 1 township) take place of the entry gate traffic congestion or lack of same for the purpose of making sure that ingress and egress to the peninsula is not adversely affected with the resolution of one or two lanes as the plan had previously been submitted to the Planning Commission.

Roll Call Vote: 7-0

David Smith, attorney for the applicant, requested the board approve an amendment that allows for leasing of the units. His suggested wording to amend Section 3 (e) to read "The developer shall not lease any built or unsold residential unit to the public unless such residential unit has been on the market for sale and has not been sold for a period of 6 months or unless such unit is occupied by an employee or independent contractor of the developer."

AMENDMENT #6

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Toscano and supported by Keeter to include the language that a lease may be no less than 3 months after 6 months on the market after the occupancy permit is received for the unit, and additional language specified by Mr. Smith including, unless such unit is occupied by an employee or independent contractor of the developer.

Roll Call Vote: 7-0

Martin and Smith requested the board table the item until another meeting can be rescheduled to accommodate the amendments into a revised draft of the Final PUD.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Keeter to table the item, at the request of the applicant, the Point West 1 PUD, until the special meeting on November 17th provided all board members can be present. (7-0)

The special meeting will be at 6:30pm at the township office.

b) Ottawa County Fair Request for Sunday Rental

Mr. Welling confirmed the Dog Park will be available to the public and the Fairgrounds has rented the Community building.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion

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was made by Toscano and supported by Hunsburger to allow the rental of the Ottawa County Fairgrounds on Sunday June 17th as recommended. (7-0)

c) Health Care Proposals
Felix introduced this item and informed the board of the cost savings realized by the change in plan.

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Keeter and supported by Toscano to accept the proposal as recommended by the manager. (4-3 Dreyer, Hunsburger, Toscano)

The new Health Care program, including the HSA, will be effective starting 12/1/11.

d) Bay Meadows Street Light Agreement
Felix reviewed this item with the board. The area will stay in the assessment district and reconsider at a later date.

e) Flood Insurance (FEMA) Map Adoption

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Dreyer and supported by Steggerda to approve the resolution as recommended. (7-0)

f) Policy Manual Report
Toscano, Chair of the Policy Manual review committee, introduced the item.

Hunsburger suggested adding language to sections 2.11 and 2.18 to include "and also in a timely manner post online".

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Toscano and supported by Steggerda to adopt chapters 1 & 2 of the Board Policy manual as amended. (7-0)

g) Transfer Property to Ottawa County Road Commission
Felix explained the item.

MOTION MADE; MOTION SUPPORTED; MOTION PASSED: A motion was made by Hunsburger and supported by Keeter to approve the manager's recommendation of the transfer of property. (7-0)

ART 10. SUPERVISOR/BOARD APPOINTMENTS
a) MACC Policy Board

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Dreyer to appoint Clerk Skip Keeter to the MACC Policy Board. (7-0)

ART 11. PUBLIC COMMENT
Jacob opened the public comment period.

0 people spoke at the public comment period.

Jacob closed the public comment period.

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ART 12. MANAGER REPORT

The manger updated the board on the happenings in the Manager's Office.

ART 13. BOARD COMMITTEE/AGENCY REPORTS

The board discussed issues facing the Township and the meetings each attended.

ART 14. ADJOURN

MOTION MADE; MOTION SUPPORTED; MOTION CARRIED: A motion was made by Hunsburger and supported by Keeter to adjourn at 10:05pm (7-0).

Daniele Dykens, Recording Secretary
November 10, 2011

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