

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES

Regular Meeting
July 15, 2021

The Supervisor called the meeting to order at 7:00 p.m.

Present: Supervisor Terry Nienhuis, Clerk Michael Dalman, Treasurer Vince Bush, and Trustees Doug Becker, Elliott Church, Gretchen Molotky, and Russ TeSlaa. Also present were Township Manager Steve Bulthuis and Community Development Director John Said.

Absent: None

The Pledge of Allegiance was recited and Mr. Dalman gave the invocation.

Citizen's Comments: None

The first item on the agenda was a time to recognize Norm Nykamp for his service to the Township. Trustee Nykamp passed away on March 31 following a long illness. Mr. Nienhuis recognized him and presented a plaque to his family in honor of his 32 years of dedicated service to the Township in many ways including Township Board Trustee and Planning Commission Member.

The next two items were public hearings to consider PUD Amendments. Mr. Nienhuis opened the public hearing to consider the amendment to the Authentix Quincy Street Planned Unit Development. Mr. Said described the amendment which consisted generally of accessory garage structures. The Planning Commission has recommended approval by the Board. Mr. Nienhuis closed the public hearing.

21-80 Mr. TeSlaa offered a resolution, supported by Mr. Bush, to approve the Authentix Quincy Street Planned Unit Development Amendment No. 1 and attached report Exhibit B.

Roll Call Vote: Yes-7, No-0, Absent-0
Resolution declared adopted

Mr. Nienhuis opened a public hearing to consider the proposed Knollwood Planned Unit Development Amendment No. 3. Community resident Brian Lamar and HOA President Roger Littlepage were present to express concerns and answer questions. The developer, Brian Meiste, was also present to answer questions. The project would eliminate a pedestrian easement and allow front loaded garages for units 83-94. The Planning Commission has recommended approval by the Board. Two letters were shared from citizens expressing opinions on the amendment. Mr. Nienhuis closed the public hearing.

21-81 Mr. Bush offered a resolution, supported by Mr. Becker, to approve the Knollwood Planned Unit Development Amendment No. 3 and attached report Exhibit B.

Roll Call Vote: Yes-7, No-0, Absent-0
Resolution declared adopted

Mr. Nienhuis reviewed the consent agenda.

21-82 A motion was made by Mr. TeSlaa, supported by Mr. Bush, to approve the consent agenda including communications (Thank you for support from Ottagon Addictions Recovery), operational reports (Building Report for June and Sheriff's Office Report for June), bills and financial transactions for June, and the minutes of the regular Board meeting held on June 17, 2021.

All supported the motion
Motion declared adopted

The next item was a proposed text amendment ordinance regarding farm markets. Mr. Said explained the background on the issue. Mr. Becker (Board Planning Commission representative) also gave some background on the issue. Mr. Nienhuis, Mr. Bush, and Jean Ramirez representing the Shops at Westshore expressed their thoughts. Mr. Said answered some questions regarding the issue. Mr. Becker introduced the Farm Market text amendment ordinance for its first reading.

The Board then considered a resolution that would provide a moratorium on multi-family housing review and approval. The Planning Commission recommended the Board adopt this moratorium to allow the Planning Commission to get caught up and to allow the Township to update its Zoning Ordinance or its Comprehensive Plan based on a potential review of the Township's housing market by a consulting service.

- 21-83 Mr. Bush made a motion, supported by Ms. Molotky, which would table the resolution to provide a moratorium on multi-family housing review and approval through April 15, 2022.

Roll call vote: Yes-5, No-2, Absent-0
Motion to table carried

The Board then considered the adoption of a document provided by the Michigan Township Association which would commit each individual board member to high standards of conduct as we represent the public.

- 21-84 Moved by Mr. Bush and supported by Mr. Dalman to adopt the Principles of Government to guide the Board's stewardship, deliberations, and constituent services as they commit to safeguard the Township's health, safety, and general welfare.

All supported the motion
Motion declared adopted

Mr. Bulthuis reviewed the June 30, 2021 financial report from Finance Director Doug Kuiper.

The next item for consideration was the 2022-2027 Six-Year Capital Improvement Plan (CIP). Mr. Bulthuis reviewed the 2022-2027 Six-Year CIP. Mr. Bulthuis reviewed feedback received on the plan and changes in the plan following feedback. No citizen feedback was received at this meeting. The initial draft plan was distributed and reviewed on June 3 with comments received at the June 17 Board meeting.

- 21-85 A motion was made by Mr. Becker, supported by Mr. TeSlaa, to approve the 2022-2027 Six-Year Capital Improvement Plan.

Roll call vote: Yes-7, No-0, Absent-0
Motion declared adopted

Mr. Nienhuis then presented one recommended appointment to the Planning Commission. He recommended Steve Darrow, current alternate on the Zoning Board of Appeals, be appointed to fill the remaining term of Dennis Gebben who resigned.

- 21-86 Moved by Mr. Bush and supported by Mr. Becker to appoint Steve Darrow to the Planning Commission with his term ending December 31, 2023.

All supported the motion

Motion declared adopted

The next item was the consideration of 2021 water system improvements bond issue and refinancing. Patrick Staskiewicz, Public Utilities Director for the Ottawa County Road Commission was present to describe the background and information regarding the request.

21-87 Mr. Dalman offered a resolution, supported by Mr. Bush, to support the County refunding bonds, the Township's full faith and credit for the payment of its obligations with respect to the Refunding Bonds, and the approval of the 2021 Water Supply System Improvements Contract dated July 1, 2021.

Roll call vote: Yes-7, No-0, Absent-0
Resolution declared adopted

Mr. Bulthuis shared his administrative report. Board members also shared committee reports and updates.

The meeting adjourned at 8:55 P.M.

Respectfully submitted,

Michael Dalman, Clerk

Terry Nienhuis, Supervisor