

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES

Regular Meeting
December 16, 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 was Township Manager Steve Bulthuis.

Absent: None

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

Citizen's Comments: None

The Board then considered three Industrial Facilities Exemption Certificate (IFEC) requests from Request Foods, Inc.

Mr. Nienhuis opened the public hearing to consider the first request located at 12875 Greenly St.

The request is for real property costs of \$11,500,000.00. The district was established November 1, 1992. The request is for twelve years after completion. Mr. Pete Sheffield and legal counsel Sarah Harper representing Request Foods were present to provide an update and answer questions regarding the project.

Mr. Nienhuis closed the public hearing.

21-151 A resolution was offered by Mr. TeSlaa and supported by Ms. Molotky to approve the request for the Industrial Facilities Exemption Certificate from Request Foods at 12875 Greenly St.

All supported the resolution
Resolution declared adopted

Mr. Nienhuis opened the public hearing to consider the second request located at 13044 Quincy St.

The request is for real property costs of \$28,930,000.00. The district was established December 19, 2019. The request is for twelve years after completion. Mr. Pete Sheffield and legal counsel Sarah Harper representing Request Foods were present to provide an update and answer questions regarding the project.

Mr. Nienhuis closed the public hearing.

21-152 A resolution was offered by Mr. Becker and supported by Mr. TeSlaa to approve the request for the Industrial Facilities Exemption Certificate from Request Foods at 13044 Quincy St.

All supported the resolution
Resolution declared adopted

Mr. Nienhuis opened the public hearing to consider the third request located at 13125 Ransom St.

The request is for real property costs of \$33,100,000.00. The district was established July 18, 1996. The request is for twelve years after completion. Mr. Pete Sheffield and legal counsel Sarah Harper representing Request Foods were present to provide an update and answer questions regarding the project.

Mr. Nienhuis closed the public hearing.

- 21-153

A resolution was offered by Mr. TeSlaa and supported by Mr. Becker to approve the request for the Industrial Facilities Exemption Certificate from Request Foods at 13125 Ransom St.

All supported the resolution
Resolution declared adopted

Mr. Nienhuis reviewed the consent agenda.

- 21-154

A motion was made by Mr. Bush, supported by Ms. Molotky, to approve the consent agenda including communications, operational reports (Sheriff’s Department Report for November), and the minutes of the Board meeting held on December 2, 2021.

All supported the motion
Motion declared adopted

The Board held a second reading and considered for adoption an Ordinance granting Zeeland Board of Public Works the right to construct, maintain, and use electrical and telecommunications equipment and do local electric business.

- 21-155

Mr. Bush made a motion, supported by Mr. Dalman, to approve Ordinance No. 629 - Zeeland Board of Public Works Electric Franchise Ordinance.

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

Next was consideration of a recommendation from the Planning Commission for a review and determination of their findings regarding the proposed Comprehensive Plan’s Future Lands Use Amendment for 0 James Street (70-16-16-300-011). Trustee Church asked the Township Manager to work with Community Planning to enforce the 50-foot setback between the residential area that the developer verbally promised if the property is eventually rezoned.

- 21-156

A motion was made by Mr. Becker, and supported by Mr. TeSlaa, to approve the recommendation from the Planning Commission for a review and determination of their findings regarding the proposed Comprehensive Plan’s Future Lands Use Amendment for 0 James Street and approve for distribution and comment per the requirements of the Michigan Planning Enabling Act.

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

Next Mr. Bulthuis reviewed the November 30, 2021 interim financial report prepared by Finance Director Kuiper. The Board then considered a budget resolution to amend the FY2021 budget. He reviewed the amendments.

- 21-157

A resolution was offered by Mr. TeSlaa and supported by Mr. Nienhuis amending the FY2021 Budget.

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

The second item for consideration was the acceptance of an offer to sell property located at 4303 Hallacy Drive. Mr. Bulthuis presented the details of the Buy and Sell Agreement for this 26-acre parcel. Blue Water Industrial Development, LLC is the purchaser and the offer price is \$910,000.00 which equates to \$35,000.00/acre.

21-158 A resolution was offered by Mr. Bush, supported by Mr. Church, to accept the offer from Blue Water Industrial Development, LLC to purchase the property at 4303 Hallacy Drive.

All supported the motion
Motion declared adopted

Next was consideration of a Resolution to Approve Depositories for 2022.
Treasurer Bush reviewed changes.

21-159 A resolution was offered by Mr. Bush, and supported by Ms. Molotky, to approve the depositories for 2022.

All supported the resolution
Resolution declared adopted

The Board then considered various appointments and reappointments to Township committees. The following were offered for consideration: Leo Barajas as an appointment to the Planning Commission. Craig Brink and Chris Polich as reappointments to the Construction Board of Appeals. Vincent Bush, Kenneth Bosma, Steve Bulthuis, and James Stroop to the Brownfield Redevelopment Authority. Steve Haberkorn to the Property and Housing Board of Appeals.

21-160 A motion was made by Mr. Dalman, and supported by Mr. Becker, to appoint Leo Barajas to the Planning Commission for a three-year term ending December 31, 2024.

All supported the motion
Motion declared adopted

21-161 A motion was made by Mr. Bush, and supported by Ms. Molotky, to reappoint Craig Brink and Chris Polich to the Construction Board of Appeals for a two-year term ending December 31, 2023.

All supported the motion
Motion declared adopted

21-162 A motion was made by Mr. TeSlaa, and supported by Mr. Church, to reappoint Vincent Bush, Kenneth Bosma, Steve Bulthuis, and James Stroop to the Brownfield Redevelopment Authority for three-year terms ending December 31, 2024.

All supported the motion
Motion declared adopted

21-163 A motion was made by Mr. Church, and supported by Mr. TeSlaa, to reappoint Steve Haberkorn to the Property and Housing Board of Appeals for a three-year term ending December 31, 2024.

All supported the motion
Motion declared adopted

Mr. Bulthuis shared his administrative report. Committee members shared their reports.

The meeting adjourned at 8:12 P.M.

Respectfully submitted,

Michael Dalman, Clerk

Terry Nienhuis, Supervisor