

**GRAND HAVEN CHARTER TOWNSHIP BOARD  
MONDAY, AUGUST 24, 2015**

**WORKSESSION – 6:00 p.m.**

1. Supervisor French opened a joint work session with the Downtown Development Board (DDA) and reviewed a memorandum on the status of the DDA's Tax Increment Finance Plan. It was noted that the next major construction project would occur in 2017; but, that the engineering and completion of the bid documents would commence in 2016.
2. Administrative Services Director Proksa and Planner Fedewa provided a presentation on the creation of a Grand Haven Charter Township Facebook page. The Board instructed staff to bring the policies for the Social Media to the Personnel Committee, which will be the necessary first step prior to establishing a Township Facebook page. If approved by the Personnel Committee at the September 1<sup>st</sup> meeting, the proposed policies and a final decision on the creation of a Facebook page will be placed on the September 14<sup>th</sup> Board meeting agenda.

**REGULAR MEETING**

I. CALL TO ORDER

Supervisor French called the regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL

**Board members present:** French, Larsen, Meeusen, Behm, Hutchins, Redick and Kieft.

**Board members absent:**

Also present was Manager Cargo, Planner Fedewa, Building Inspector Corbat, Ordinance Enforcement Officer French, Attorney Fisher, and Dangerous Building Hearing Officer Nelson.

IV. APPROVAL OF MEETING AGENDA

**Motion** by Treasurer Kieft and seconded by Trustee Meeusen to approve the meeting agenda. **Which motion carried.**

V. APPROVAL OF CONSENT AGENDA

1. Approve August 10, 2015 Board Minutes.
2. Approve Payment of Invoices in the amount of \$147,537.58 (*A/P checks of \$59,466.75 and payroll of \$88,070.83*).
3. Reappointment of John Helder, Jim Loftis and Craig Seaver to the DDA Board for a term ending August 31, 2018.

4. Appointment of Bill Cousins to the Planning Commission for a term ending August 1, 2018.
5. Appointment of Brock Hesselsweet to the Construction Board of Appeals Committee for a term ending November 30, 2016.
6. Approve OCRC Project Estimate Agreement for the Groesbeck Special Assessment District Paving Project (\$83,475).
7. Authorize Bid Documents for Additional Parking at Hofma Park.

**Motion** by Clerk Larsen and seconded by Trustee Behm to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. PUBLIC HEARING – Dangerous Building (*Parcel 70-03-32-131-021*)  
Supervisor French opened the public hearing at 7:03 p.m.

1. Planner Fedewa reviewed a memorandum from staff dated August 20, 2015.
2. Dangerous Building Officer Nelson noted that he believes the structure is unsafe; but, that he would prefer if the building could be repaired pursuant to the Building Code that was in existence at the time the building was constructed in or about 1930.
3. Building Inspector Corbat noted that, under the State Construction Code, work performed on the building that would make the structure “safe” must be completed pursuant to the current Construction Code.
4. Ronald Reisinger (25 Stickney Ridge) stated that he owns a number of garage stalls and wants to retain/repair the structure. He believes that the structure has a market value of \$850,000 based on discussions with real estate professionals (*i.e.*, \$50,000 *per stall*); but, that repairs would cost \$250,000. He noted that if the structure is repaired without having to comply with the State Construction Code that the repair costs would only be \$35,000.
5. Tom Rizzo (27 Stickney Ridge) stated that the garage to the North is in a state of greater disrepair than a similar structure to the South due to the encroachment of the dune. Stated that the insurance company has cancelled liability insurance on the structure deemed by the Township to be a dangerous building. Stated that there have been few repairs to this structure over the past 25 years. Stated that the ownership rights for the stalls are unknown.
6. Attorney Fisher noted that he has not spent the time to review the ownership issues; but that the ownership appears to have been granted for certain stalls but not recorded. Fisher described the ownership issues surrounding the stalls as a “legal quagmire”.
7. Kevin Carbary (15142 Stickney Ridge) noted that there are factions in the Association and the sides are at a stalemate with regard to whether the structure should be repaired or removed. Stated that the Association can not afford to pay for the necessary repairs.
8. Jim Borg (15154 Stickney Ridge) noted that he was the President of the Association. Reviewed the history surrounding the determination that the structure was a dangerous building. Noted that the initial repair estimates were \$35,000; but, because of the requirement that a design professional prepare construction plans that meet the current State Construction Code, that the repair

costs have increased to an estimated \$100,000. Noted that ownership of the stalls is “very cloudy” and that any initial transfer of ownership may not have been recorded. Wants the Township to either order the repair or order the removal and remove any liability from the Association.

9. Superintendent Cargo noted that the Board does not have the authority to authorize the structure be repaired without complying with the current State Construction Code. He recommended that the Board affirm the order of the Dangerous Building Officer; but, not become involved in selecting whether the structure is repaired or removed.

The Board discussed the matter and noted there was not any dispute as to whether the structure is considered “dangerous” under the definitions found in the Dangerous Building ordinance. This has been affirmed by both the insurance company that revoked the liability insurance on the structure, and through inspections by the Township’s building officials.

The Board stated that the Township does not want to spend public monies to determine the ownership of the stalls; and, that the Township does not want to become enmeshed in the “stalemate” between the various factions of the Association over whether the parking structure is either repaired or razed.

Supervisor French closed the public hearing at 7:56 p.m.

## VII. OLD BUSINESS

1. **Motion** by Treasurer Kieft and supported by Trustee Redick to affirm the order of the Dangerous Building Officer’s order that directed the structure to be demolished, or otherwise made safe. Further, as prescribed by the Dangerous Building Ordinance, a deadline of 60 days (i.e., October 23, 2015) has been set to come into compliance with this order. **Which motion carried**, as indicated by the following roll call vote:  
Ayes: Meeusen, Behm, Larsen, Kieft, Redick, Hutchins, French  
Nays:  
Absent:
2. **Motion** by Supervisor French and supported by Trustee Behm to approve Resolution 15-08-05 that approves the 2015 Amendment to the Ottawa County Solid Waste Management Plan. **Which motion carried**, as indicated by the following roll call vote:  
Ayes: French, Kieft, Behm, Meeusen, Larsen, Redick, Hutchins  
Nays:  
Absent:

## VIII. NEW BUSINESS

1. Discussion was held on a proposed amendment to the Township’s Parks Rules Ordinance and Michigan’s so-called “Open Carry” law. The Board instructed staff to include the proposed ordinance for a first reading at the September 14<sup>th</sup> Board meeting.

2. **Motion** by Clerk Larsen and supported by Trustee Hutchins to approve Resolution 15-08-06 that specifies the fees for re-roofing and re-siding permits. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Redick, Meeusen, Kieft, Hutchins, Larsen, French, Behm

Nays:

Absent:

IX. REPORTS AND CORESPONDENCE

- a. Correspondence was reviewed
- b. Committee Reports
  - i. Clerk Larsen noted that Personnel Committee is scheduled to meet on September 1<sup>st</sup> at 7:30 a.m.
  - ii. Trustee Hutchins noted that NORA Board is scheduled to meet on August 27<sup>th</sup> at 5:30 p.m.
- c. Managers Report, which included:
  - i. July Legal Review
  - ii. July Law Enforcement Review
  - iii. July DPW Report
- d. Others
  - i. Treasurer Kieft requested that Manager Cargo forward information regarding a Grand Haven Township Fire/Rescue mutual aid call to Crockery Township and provide information on the availability of ambulances.

X. PUBLIC COMMENTS

Laird Schaefer (12543 Wilderness Trail) voiced concerns with what he believes to be excessive erosion and an unsafe condition at the Buchanan Street road end. The Board requested that Manager Cargo review the matter and report back to both the Board and Schaefer through an email.

XI. ADJOURNMENT

**Motion** by Clerk Larsen and seconded by Trustee Hutchins to adjourn the meeting at 8:07 p.m. **Which motion carried.**

Respectfully Submitted,

Laurie Larsen  
Grand Haven Charter Township Clerk

Karl French  
Grand Haven Charter Township Supervisor