

Allegan Township Board Meeting
May 2, 2016
7:30 PM

- I. Call to Order
 - A. Pledge and Invocation

- II. Roll Call
 - A. Supervisor Steve Schulz, Clerk Linda Evans, Trustee Seth Hough, Trustee Karl Spreitzer and Treasurer Jane Waanders were present.

- III. Approve Minutes of April 4, 2016 Regular Meeting
 - A. Hough/Spreitzer made motion to approve with minutes standing approved as read.

- IV. Reports
 - A. Professional Code Inspectors (PCI), Building Inspector
 1. Clerk Evans reported seven permits were issued in April, which is the most we have had since 2008, with two new homes with fees totaling \$3,748.00.
 - B. Ted Heckman, Board of Appeals Chair
 1. There was no official business at their regular meeting except to approve previous meeting minutes and they were done in five minutes.
 - C. Jim Connell, Planning Commission Chair
 1. They met April 11th with a public hearing regarding a parcel to be rezoned from Agricultural (AG) to Industrial (I) with concerns regarding vision, water, sound, etc. with Planning Commission voting in favor to change and sending it forward to township board to approve.
 2. Spreitzer asked if we have received site plan yet and learned it is not yet in hand but Connell noted we will review it and have a public hearing on the site plan which will address water flow among other considerations.
 - a. He noted the 20 foot wide right-of-way is not part of this plan.
 3. Schulz reported the Farmers Credit Union, which is planning an addition, won't probably need a public hearing since it is in Commercial and it is just an addition on to an already existing building.
 - D. Max Thiele, County Commissioner – 3rd District
 1. Came in later to report about the Kalamazoo River basin near Saugatuck being filled with silt which has been a concern for the last 15-18 years.
 - a. The DEQ and the DNR are involved in the process but it is difficult to find the money and also sites to place the silt.
 2. Treasurer Waanders asked about the repaving of the county building parking lot and learned it is on schedule and have done some patch work in preparation.
 3. Thiele asked Connell about the animal shelter and learned adoption rates

on pets are high; and the first month with outside vendors selling dog licenses have had 200 purchased and has been well-received.

- E. Lindsay Dorfman (Allegan District Library)
 - 1. She gave a brief history of formation of library noting original building, called the Carnegie, was built by a \$10,000 grant back in the late 1800's with an addition constructed in 1976.
 - 2. There were forums held to ask people what they would like to see and based on that there would be an addition to the original with a basement on the Riverfront ground level for mechanical systems, storage and access to lobby and elevator.
 - a. The main floor will increase with about 7,400 square feet to include a digital media lab, and rooms for both teens and children.
 - b. The old Carnegie building will be used for library programs, community groups, programs and workshops with the elevator going to that floor.
 - 3. The cost will be \$6.5 million with millage of .95 mills for 30 years to go toward money for bonds as USDA buys bonds at a favorable interest rate.
 - 4. The timeline, if millage passes, would be to break ground in the spring.
- F. Other Reports
 - 1. *M-40-M-89 Corridor Meeting* – Evans reported the meeting was last Tuesday with just the general reports.
 - 2. Supervisor Schulz added he is part of the Safe Routes to School (SRTS) which is part of the corridor and they have marked out sidewalks to get 2,000 students safely to middle school, high school and West Ward.
 - a. They have learned if there is a sidewalk on one side of the road, there has to be one on the other side.
 - b. Both city and township put in matching money but the city has some other issues as some streets and infrastructure are bad; therefore city is reconsidering while township wants to still pursue for in front of the high school where there is a crossing with both yellow lights and school crossing guards.
 - c. Schulz noted we could use the Capital Improvement Fund monies but then would have to maintain and plow sidewalk in the winter so it doesn't look as promising as it once did.

V. Public Comment

- A. Lane Sturman – 2825 116th Avenue – read comments regarding opposing rezoning of property from AG to I for Perrigo expansion because of the heavy soil, high water table, drainage, sight and sounds of building, etc., questioning who is responsible to manage the water.
 - 1. He is also concerned about what will happen to the building should Perrigo leave as well as property value and quality of life and asks the Board to decline rezoning to preserve agricultural use.
- B. Mark Heather – running for Allegan County Commissioner feeling it is important

to listen to the community.

1. Trustee Spreitzer asked if he would let the board know in advance what is going on rather than after as the current one does with Heather thinking that is part of the problem.

VI. Old Business

A. Approve Bid on Asphalt Projects

1. Schulz noted bid-letting process was done previous week and prices came in really good at \$49.50 @ ton which generally is \$55-\$60.00 @ ton.
2. Allegan Township lumped all projects together to get a better price with projects including paving of 34th Street from 113th Avenue south to township line in which is also included Trowbridge's portion of the bid; repaving of 34th Street from 113th Avenue north to Monroe Road with attempt to widen shoulders for walking and biking with this portion being closed for three days to put pipe in under road before blacktopping; repaving of Bayview Drive – from south of 122nd Avenue to Miner Lake; repaving of Rose Drive, west of 30th Street; and repaving of Center Street from Bridge Road to Pine Trails School.
3. Hough noticed we are missing the first page of the bid sheet and learned it was all that came in the mail but will ask for first page with Hough/Spreitzer making motion to approve bid of \$631,456.00 from Reith-Riley Construction which passed following roll call.

B. Approve 2015-2016 Budget Amendments

1. Evans explained previous amendments had been approved but as last bills for 2015-2016 fiscal year were paid end of March, it is necessary to approve additional amendments.
2. Waanders/Schulz made motion to approve which passed following roll call.

VII. New Business

A. Approve Ballot Language

1. Evans explained need for board to approve ballot language for two millages that will be expiring at tend of 2016 with one for rebuilding of township roads and other for fire protection which would be for four years through 2020.
2. Hough suggested changing road millage to say "A renewal proposal to provide a fund for *improvements* of township roads instead of *rebuilding* with board feeling that was a proper change to make.
3. Spreitzer/Hough made motion to approve which passed following roll call.

B. Spring Cleanup (May 21, 2016) – 9:00 AM – 2:00 PM

1. Last month we had 2-30 yard, 1-40 yard and 1-20 yard (for appliances) dumpsters and had to turn away people; in addition we had 1 POD chuck full of electronics as well as a pile of tires and much brush and limbs.

2. This month we will have an extra 40-yard dumpster on site.
 3. It was noted too that somebody came and stole all the appliances, going around the taped off driveway to get to them.
- C. Consider Rezone for Perrigo Distribution Center
1. Kyle Visser brought drawings which included a layout of the building and location of property, noting access would be through the Industrial Park.
 2. Schulz asked if there were any changes in the plan since receiving approval from planning commission and learned proposed building has been moved to the north and east as there is wetlands in the southwest.
 3. They have been working with the DEQ and have also eliminated some of pavement and to the south and east have made availability for additional run-off and will build in some retention ponds.
 4. It is a challenge on east side for a berm as site will be lowered six to ten feet and storm drains will be along entire east side with 50 foot setback.
 5. Schulz questioned if we couldn't do something to help with better drainage on the neighbor's field.
 - a. Connell noted if there were changes/issues when site plan is presented, once approved, it is set in stone and since part is designated as wet land we can't touch it.
 6. Sturman noted if you dig two feet there is water and he doesn't understand how it won't overflow and then who would be the responsible party with Visser noting there are pockets of ground water and once drains are constructed, they won't be encountering issues.
 7. The retention pond is basically a bowl through which pipes drain water out falling from east to west with noting he is responsible as well as planning commission, consultant, building inspectors and State likewise is involved all to minimize opportunity for something to go wrong.
 - a. Waanders asked if we have several big storms who then is responsible and learned property owner should be contacted first who would contact the County Drain Commission.
 8. Hough asked about tax abatement and wanted to go on record he is not so happy about giving a tax abatement to a third party.
 - a. Balgoyen said they have considered that and it is not a done deal, having looked at other sites.
 - b. Schulz notes we have given abatements in past years for jobs and have been charged to keep track of it and city has done some for Perrigo but noted it is not the third party that is providing jobs.
 9. Waanders, at recent County Treasurer's meeting, learned about a new rule about abatements regarding GASB that if asking to have them, there would have to be reports to the State beforehand and if State thought there was too much requested abatement, it would be the State making the decision before any approval by township could be given.
 10. Schulz commented Planning Commission has recommended rezoning from AG to I and even if rezoned, there needs to be a site evaluation and

much more to come with another public hearing to approve site plan.

11. Spreitzer made motion to approve with Hough questioning if there could be some contingencies on it and learned this motion is only for rezoning and there could be some contingencies regarding site plan, etc.
 - a. Waanders seconded motion to approve with roll calling following in which Schulz, the last one to vote, noted, in the past, sand has been purchased from his property by Waanders, and Milbockers and he asked if it were a conflict to vote and just putting it out there so it would not be perceived to be a conflict.
 1. Spreitzer told him it really didn't matter as vote was already in favor of it with Schulz abstaining.
 - b. The measure passed.
 12. Once plans are received, one set will go to Tom Wheat of Prein and Neuhof to go over with Planning Commission member Laree Waanders questioning about Drain Commissioner's office looking at them with Schulz to check with Denise Medemar regarding their engineer looking at them likewise.
- D. State Revenue – January and February (2016 - \$51,010.00) (2015 – \$50,639.00)

VIII. Pay Bills

- A. General Fund
 1. \$7,839.46 were presented for payment with Waanders/Spreitzer making motion to approve which passed following roll call.

IX. Correspondence

- A. There was none.

X. Adjourn

- A. Spreitzer/Hough made motion to adjourn with meeting closing at 9:15 PM.