

Nelson Township Board Meeting
12th August 2008
Held at Nelson Township/Sand Lake Municipal Building
2 Maple Street
Sand Lake, MI 49343

Supervisor Armstrong called the meeting to order at 7pm; followed by the Pledge of Allegiance.

Present: Armstrong, Bishop, Hoffman and Reed.

Absent: Noreen

Also present Jerry Gross, Zoning Administrator, two planning commission members John Weir and Robert McKown.

The agenda was amended to include under New Business (c.) library lawn care. Minutes of the July 8, 2008 board meeting were approved as circulated. Financial report and monthly bills for August were approved by Hoffman; seconded by Reed. Yes 4, No 0, Absent 1, General fund \$51,906.28; Library \$4,144.29; and Pine Lake Weed \$00.00

Reports

Zoning and Enforcement and Fire Department reports are filed in the clerk's office.

Parks & Recreation no report received for July 2008.

Planning Commission will meet on October 15, 2008 at 7 pm.

Correspondence

Gary and Michelle Christie - will host the Pine Lake Meadows association meeting at 8083 Becker Road, Cedar Springs, MI 49319 on Tuesday, August 19, 2008 at 7 pm.

The clerk reported the election results for the August 5, 2008 primary.

Received the Annual report for Arbor Circle's North County Teen Parenting Services for fiscal year July 1, 2007 to June 30, 2008; along with Kent County Sheriff Department 2008 quarterly report, are on file with the clerk.

Unfinished Business

Windmill Ordinance: Supervisor asked to include the following comments for the proposed Windmill Ordinance

- W.** (2) (c) change the **50** to **100** foot from the road right-of-way.
- W.** (3) (6) Blade Sharpen Flicker: Questioned the need for this paragraph or how it would be handled by the Planning Commission.
- (7) **Decommissioning:** All unused towers must be removed within 90 days, **add date to when the count down starts.**

New Business

Approval of Electronic Transactions (ACH)

Resolution 2008-009 The Nelson Township board authorizes the Township to utilize electronic transactions in compliance with the written procedures and internal controls developed and adopted by the Treasurer as presented to the Township Board on August 12, 2008, was offered by Hoffman. Support by Bishop. Yes – 4 No -0 Absent 1.

Township Financial Investments

The board asked how other townships are handling their investments. No board action.

Library Lawn Care

A motion made by Hoffman; supported by Reed to approve Turf Builders, Inc. contract to include weekly mowing & trimming; biweekly edging; monthly weed & feed for the remaining season August, September, October 2008, total cost of \$550.00 to be paid in advance. Yes 4, No 0. Absent 1. Bishop stated the wild flowers should be granted one more year to establish, after that wild flowers project will be reassessed by the township board.

Quality Air Maintenance proposal

Hoffman made the motion to accept the preventive Spring/Fall service agreement for the Sand Lake/Nelson Township Library through Quality Air for \$2,304.00. Support by Reed. Yes 4, No 0. Absent 1.

NEC Code book

Hoffman made the motion to approve the purchase of two 06 Michigan Residential NEC code books, one copy for the township and second to reimburse Pat Huffman, Electrical Inspector \$42.41 his share. Reed supported. Yes 4, No 0, Absent 1.

Planning Commission zoning recommendations

The following zoning ordinance 2008-003 was offered by Bishop and supported by Reed, The Zoning Ordinance for the Township of Nelson is hereby amended to change the title of Chapter 7 from the "SFR-M Single Family Residential - Medium district" to "R-M Residential-Medium Density District". Yes 3, No 1 – Hoffman Absent 1

Zoning Ordinance 2008-004 amends section 19.5 to allow multi-family dwelling, in addition, the ordinance amends Section 14.9 to increase the number of parking spaces provided for one, and multi-family dwellings and also amends the minimum requirements for single-family dwellings and multi-family dwellings set forth in Section 3.7, was offered by Reed and supported by Bishop. Yes 3, No 1 – Hoffman Absent 1

Motion by Reed to amend Chapter 2 - Zoning Ordinance 2008-005 to revise the definitions for "child care center" **and** amend the wording under Chapter 2 Definitions - 2.2 Words and Terms Defined shall read as:

20. **Dwelling, Multiple Family.** Multiple family dwellings are buildings containing more than one residence, and which are used or designed for occupancy by **two or more** families living independent of each other. Support by Bishop. Yes 4, No 0, Absent 1.

Hoffman made the motion to take no action on **Chapter 12 - OS-PUD Open Space Planned Unit Development.** Support by Reed. Yes 3, No 1- Armstrong, Absent 1.

A motion by Reed to table the following zoning amendments until September board meeting. Hoffman supported.

New Business (g)

- v. AG Agricultural District;
- vi. SFR- Single Family Residential – Low Density District.
- vii. Special Land Use for Bed and Breakfast Establishments.
- viii. Special Use and Development Guidelines for the Natural River District.
- ix. CR Conservation Reserve District.
- x. Detached Accessory Building square footage

Yes 4, No 0, Absent 1.

Resignation from Planning Commission

Reed made the motion to accepted John Weir resignation from the Planning Commission effective December 30, 2008. Support by Hoffman. Yes 4, No 0, Absent 1

Planning Commission appointment

Reed made the motion to appoint Brian VanEnk to the planning commission. His 3-year term begins January 1, 2009. Hoffman supported, Yes 4, No 0, Absent 1

Alternate Board of Appeals appointment

Motion by Reed, and Hoffman supported to appoint Mike Henry to Zoning Board of Appeals to fill out the remaining term of Dave Gilson. Yes 4, No 0, Absent 1

Bishop made the motion to appoint John Weir to the Zoning Board of Appeals as an alternate. Reed supported. Yes 4, No 0, Absent 1

Without objection the Nelson Township Board meeting was adjourned at 9:23 pm.

