

**DRAFT MINUTES**

1. The regular meeting of the Plainfield Charter Township Board was called to order at 7:30pm on March 19, 2007 at the Township Offices, 6161 Belmont Avenue NE, Belmont, MI by Supervisor Meek.
2. Members present: Supervisor Meek, Clerk Morrow, Treasurer Stover, Trustees Borek, Hagedorn, Heindrichs, and Parris. Also present: Township Manager Robert Homan and Township Attorney Eric Brandt.
3. Mr. Hagedorn offered the invocation and Mr. Heindrichs led the Pledge of Allegiance.
4. Mr. Stover moved, supported by Mr. Heindrichs that the agenda be approved with the following changes: Delete regular agenda item 8. Consider proposed lease of 6124 Belmont Avenue to Mark Cone; and add regular agenda item 6c. Presentation by the Drug Abuse Resistance Education (DARE) officer. Ayes: 7. Nays: 0. Motion carried.
5. Mr. Heindrichs moved, supported by Mr. Parris that the consent agenda be approved as follows:
  - a. Approve March 05 regular minutes and March 12 special combined minutes
  - b. Receive Clerks Budget, Financial, Investment, Building, Fire, Ordinance Enforcement, Passport and Water Department reports
  - c. Receive 2006 electric and natural gas usage report
  - d. Approve resolution to install an at-large streetlight at Jupiter Avenue and Post Road
  - e. Approve application and resolution #07-09 for a special liquor license for Assumption Catholic Church on May 05, 2007
  - f. Approve resolution #07-10 for State of Michigan Charitable Gaming License for Alliance Of Friends
  - g. Approve purchase of a Ford F-250 pick-up from Tony Betten & Sons Ford in the amount of \$23,681.77 for the Building & Grounds Department
  - h. Consider proposed Water System Valve Program contract for a period of one (1) year with Wachs Utility Services in the amount of \$25,000.00
  - i. Authorize publication and set a public hearing for April 16, 2007 at 7:30 PM for proposed Outdoor Wood-Fired Boiler OrdinanceAyes: 7. Nays: 0. Motion carried.
- 6a. The public hearing to consider a rezone request for 5709 and 5757 West River Drive from R-1 (Residential) to LI (Light Industrial) was opened for comments. The property under consideration is 5.5 acres and will have access off Samrick, not off West River Drive. Rich Dykhouse, 1147 Portage Street, Lowell, is the developer of this project. He presented his plans for five (5) one-story storage units for a self-storage facility. Water and sanitary sewer are available to the site, however, only the unit containing the office will have these utilities. General maintenance equipment will be stored in the same building with the office. The home, which is presently on the site, will be moved. There will be 270 storage units in five structures. David DeGraaf, 5709 West River Drive, endorses the rezone request, since living on West River Drive is a challenge due to all the traffic. There being no further comments from the public, the hearing was closed and discussion returned to the Board. Mrs. Morrow expressed concern about this type of facility being located near the White Pine Trail. She questioned whether security would be installed on the rear of the property. She was told the entire property would be fenced. Mr. Parris asked about the entrance and exit and was told the Kent County Road Commission supports the proposed entrance and exit. The Board was also informed that no work is permitted from the buildings, only storage.

Paul Henderson, Roosien & Associates, explained that the storm water drainage would look like a grassy area and there will be no ponding of water. Mr. Stover was told that trees would be planted between the storage facility grass and asphalt area. Mrs. Borek was informed that nothing would be stored outside the storage units. She was also assured that the proposed use would be the final use of this property. The applicant has not considered any other LI use. Mr. Heindrichs said the Planning Commission unanimously recommended this rezone request. Supervisor Meek agreed this is a good use for this property. Mrs. Morrow moved, supported by Mr. Stover that, upon the recommendation of the Planning Commission, that Ordinance #792 Resolution #07-11 authorizing the property at 5709 and 5757 West River Drive be rezoned from R-1 (Residential) to LI (Light Industrial). Ayes: 7. Nays: 0. Motion carried.

- 6b. The public hearing to consider a grant application for the Township to purchase land for a park was opened for comment. Plainfield Charter Township Parks & Recreation Department Director John Short presented an opportunity for Plainfield Township to acquire 62 acres of the Grand Island Golf Course. Seventy-five percent of the money for the purchase would be obtained from the State of Michigan through a DNR grant. Mr. Short outlined the features of this property and their potential uses, such as a natural waterfront on the Grand River, which could be used as walking trails, relatively flat ground that could be used as soccer fields and basketball courts, a pond in the area that would encourage wildlife and could be used for ice-skating in the winter. If the Township Board authorizes him to proceed with the application, it could be more than one year before we would know if we get the grant. Diane Olmstead, 2594 Konkle Drive, questioned whether any digging in the area would affect her well. She also questioned whether Konkle Drive would be paved since it would be part of the path system. She also wondered what would happen when the soccer fields flooded. Ms. Olmstead does not want light pollution when events are planned after dark. Mr. Short stated the preferred bike route would be through Trick property and that there were no plans to improve Konkle Drive. Lighting was not envisioned for the fields; however, there would be light on the ice skating pond. Joe Flikkenger, 6349 Belding Road, is a representative of Soccer Club of Rockford (SCOR). He stated that there is a real need for the soccer fields in this area, that this sport is a benefit to the kids, and that the demand for soccer is increasing, and therefore there is a need for more fields. SCOR expressed its support for the grant application. Larry Dells, 4317 Willow Drive, asked if income from the fields could be guaranteed and in what amount. He questioned why the township needed any more parkland since it already has 13 parks. He feels this location is a liability to the township with its proximity to water and the township will have to invest in water rescue equipment and training. Richard Kehn, 2574 Konkle Drive, supported the efforts to get a grant. He feels the concerns of the residents can be addressed after the property is acquired. He suggested the residents could be involved in the site planning when the property is ready for development.

There being no further comments from the public, the hearing was closed and discussion returned to the Board. Mr. Heindrichs expressed his support stating the soccer fields at the YMCA are always in use. Mrs. Borek stated the community survey indicated the residents of the township want more parks and open space in the township. Mr. Stover expressed his support of the project and would like to see the trails through Plainfield Township join with the other trails in the area. Mrs. Morrow supports the grant application primarily because of the location of this property, near the geographic center of the township and its topography, which lends itself to the recreation needs of the township without an enormous investment. Mr. Parris supports the grant application, also. He suggested concerns about light pollution would be addressed in the future. Mr. Hagedorn stated people come from out of town to be part of the events conducted by SCOR and this location would be ideal for their events. Supervisor Meek feels the Township Board would be a good steward of the township money if it proceeded to apply for the grant. The township will put up 25% and grant support is 75%. The township has many pocket parks but they are not big enough to put fields on

them. Mr. Heindrichs moved, supported by Mr. Hagedorn that the township proceed to apply for a Michigan Department of Natural Resources Recreation Grant to purchase 62 acres of the Grand Island Golf course. Ayes: 7. Nays: 0. Motion carried.

- 6.c Police Chief Dave Jones and DARE Police Officer Pat Sikkema of the Rockford Police Department explained the Drug Abuse Resistance Education (DARE) program. Plainfield Charter Township contributes \$10,000.00 to this program each year. More than 700 students at North Rockford Middle School have been part of the 10-week program. Board members individually supported the efforts of the DARE program. The Board would appreciate some reporting of the activities of the program once or twice a year.
7. Citizens were offered a chance to address the Board regarding subjects that were not on the agenda. Diane Olmstead, 2594 Konkle Drive, asked about the policy on tree cutting in the floodway. Mr. Homan will investigate her concerns.
8. Mr. Parris moved, supported by Mr. Heindrichs that accounts payable in the amount of \$185,764.01 be approved and authorized for disbursement. Roll call vote. Ayes: Meek, Morrow, Stover, Borek, Hagedorn, Heindrichs, and Parris. Nays: none. Motion carried.
9. Mr. Homan reported that the Kent County Board of Commissioners opted out of the Plainfield Township/Grand Rapids Township Corridor Improvement Authority capture of tax monies. They will, however, consider an agreement to capture some of the tax revenue, instead of all of the tax revenue. Kent District Library (KDL) Board also opted out of the tax capture. An agreement similar to the one, which will be used with Kent County, will be proposed to the KDL.
10. Board members commented on various subjects.
11. The meeting adjourned at 8:55pm

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Susan L. Morrow, MMC, Clerk  
Plainfield Charter Township

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George K. Meek, Supervisor  
Plainfield Charter Township

**- CERTIFICATION -**

I, the undersigned, Susan L. Morrow, the duly qualified and elected Clerk for the Charter Township of Plainfield, Kent County, Michigan, DO HEREBY CERTIFY that the forgoing is a true and complete copy of the proceedings taken by the Township Board of said Township at a regular board meeting held on the 19<sup>th</sup> day of March, 2007.

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Susan L. Morrow, MMC, Clerk  
Plainfield Charter Township