

**EUREKA CHARTER TOWNSHIP BOARD MINUTES**  
**MONDAY, OCTOBER 12, 2020**  
**Approved**

Supervisor Rodney Roy, at the Eureka Township Hall, 9322 S. Greenville Road, Greenville, MI, called the Regular Meeting of the Eureka Charter Township Board to order on Monday, October 12, 2020, at 7:00 pm. After the Pledge of Allegiance, Clerk Ruwersma stated that all Board Members were present, which included the following: Supervisor Rodney Roy, Treasurer Cindy Hanson, and Clerk Linda Ruwersma; Trustees Marty Posekany, Jeremy Austin, Elaine Pendrick, and Brad Kelley. These minutes will not be approved until the November 9, 2020 Regular Board Meeting.

Approximately twenty-seven others were in attendance including Planning Commission Members Linda Weger and Mary Sharp; Deputy Brian Snyder, County Commissioner Brendan Mahar, Zoning Official Mark Wilkin, and Cory Smith from the *Daily News*.

A public hearing was opened at 7:04 pm concerning the Frugthaven Farm to allow alcohol as a special land use permit. Several people spoke for and against the special land use permit for the sale of alcohol at the Frugthaven Farm. The public hearing was closed at approximately 7:50 pm.

Trustee Posekany moved, with a second by Trustee Pendrick to approve to allow alcohol as a special land use permit at Frugthaven Farm. Ayes: 5, Hanson, Posekany, Pendrick, Kelley, and Roy. Nays: 2, Austin and Ruwersma. Motion carried.

During the first Public Comment, Zoning Official Wilkin spoke about the large Eureka Charter Township Regulatory and Zoning Ordinance books and about his job. He also shared how he will be retiring soon.

Trustee Posekany moved, with a second by Trustee Kelley to approve the items on the October 12, 2020 Agenda and the Consent Agenda. Ayes: 7, Ruwersma, Posekany, Pendrick, Hanson, Austin, Kelley, and Roy. Nays: 0. Motion carried.

Approving the Consent Agenda included accepting the September 14, 2020 Board Minutes as written and the payment of the October bills in the amount of \$90,965.71 covering e-bills 1273-1282 and checks numbering 17288-17329. It also included the Treasurer's reports showing an ending balance of \$1,124,456.24 as of September 30, 2020.

The consent agenda also included a September zoning report from Mr. Mark Wilkin; a Greenville Transit report showing 149 runs; a fire report showing 6 incidents; and a Flat River Library report. There was no building report available.

The sheriff report showed a total of 4,816 patrol miles, with 239.5 total hours, 67 traffic stops, 10 traffic citations, 276 property inspections, and 1 arrest.

Last month it was brought to the Board's attention that Montcalm County has created an Interlocal Agreement for a County Designated Assessor that needs to be on file with Montcalm County before December 31, 2020. Supervisor Roy attended the October 7, 2020 meeting and reported back to the Board that Charles Zemla was the only applicant for the job. It will cost each municipality \$250.00 per year, and other fees may also be charged. Mr. Zemla would be on a retainer for five years. A majority of the municipalities must agree to this. If the County does not designate an assessor for this position, the State will take over the duties.

The next Montcalm Townships Association Meeting/Dinner being hosted by Belvidere and Cato Townships scheduled for October 20, 2020, has been canceled.

Supervisor Roy stated that no resumes have been received as of yet for a new Zoning Official for Eureka Charter Township. He also stated that Consumers Energy is replacing the old street lights with LED lights as they burn out.

Supervisor Roy informed the Board that the Township received a check for \$1,000.00 from the insurance company for the downed tree claim in the cemetery. He also stated we received \$269.00 from Greenville Steel Sales for the metal collected at the September 12, 2020 Clean Up Day.

At approximately 8:25 pm, Supervisor Roy opened the Public Hearing concerning a Class C license for the proposed The Black Lab Taproom and Eatery. After some discussion, the public hearing was closed at approximately 8:35 pm.

Trustee Posekany then moved, with a second by Trustee Pendrick to approve Class C license for The Black Lab Taproom and Eatery proposed to be built at 6090 S. Greenville Road, Greenville, in the spring of 2021. Ayes: 5, Hanson, Posekany, Pendrick, Kelley, and Roy. Nays: 2, Austin and Ruwersma. Motion carried.

Trustee Kelley moved, with a second by Treasurer Hanson to approve a Special Land Use Permit for Frugthaven Farm to use the center portion of the main market as a fresh market under Ordinance 79, Chapter 8 Commercial Districts, Section 8.3 Permitted and Special Land Uses, Items 4, 5, and 6 in an OSC-2 District; and for Pink + Frillos under Ordinance 79, Chapter 8 Commercial Districts, Section 8.3 Permitted and Special Land Uses, Items 35 and 36 General and Specialty and Personal Services in an OSC-2 District. Motion carried.

At approximately 8:45 pm, Supervisor Roy opened the Public Hearing concerning the 2021 Proposed Budget. After some discussion, the public hearing was closed at approximately 8:52 pm.

Trustee Austin then moved, with a second by Trustee Kelley to approve the Proposed Budget for 2021 as printed with proposed revenue of \$927,201.32 and projected total expenses of \$927,200.00. Ayes: 7, Ruwersma, Austin, Hanson, Posekany, Pendrick, Kelley, and Roy. Nays: 0. Motion carried.

Trustee Posekany moved, with a second by Trustee Pendrick to approve wording for zoning amendment to Zoning Ordinance 79, Chapter 11 Special Land Uses, Section 11.4 Specific Standards for Special Land Uses, adding ***W. General Requirements for Drive-Thru Establishments***, (and the twelve associated requirements). Motion carried.

Trustee Posekany moved, with a second by Treasurer Hanson to approve wording for zoning amendment to Zoning Ordinance 79, Chapter 14 Landscaping and Screening, Section 14.5 Additional Landscaping and Screening, adding the following: ***D. The parking and maneuvering areas of any drive-thru site shall be fenced and screened from the view of any abutting Residential District or use by a decorative fence or wall, or a landscaped equivalent. E. Outdoor speakers a drive-thru facility shall be located in a way that minimizes sound transmission toward adjacent property.*** Motion carried.

Trustee Posekany moved, with a second by Trustee Pendrick to approve wording for zoning amendment to Zoning Ordinance 79, Chapter 8 Commercial Districts, Section 8.3 Permitted and Special Land, Item #32 Bar, lounge and pub not including adult entertainment, adding “S” for Special Land Use under OSC-2. Motion carried.

Last month Supervisor Roy received quotes for better lighting in the men’s restroom from G&D Electric for \$600.00 and also from JZ Electric for \$734.00. There was a misunderstanding and the quote was for both the men’s and woman’s bathrooms. After some discussion Clerk Ruwersma moved, with a second by Treasurer Hanson to accept the bid from G&D Electric for \$600.00. Ayes: 7, Ruwersma, Austin, Hanson, Posekany, Pendrick, Kelley, and Roy. Nays: 0. Motion carried

After some discussion, it was decided to not have a Eureka Charter Township Christmas Party this year due to Covid restrictions.

After Supervisor Roy announced the resignation of Cindy Lillie from recording secretary of the Planning Commission, Trustee Posekany moved, with a second by Trustee Austin to accept Cindy Lillie’s resignation from Planning Commission recording secretary which was effective September 30, 2020. Motion carried.

Clerk Ruwersma moved, with a second by Trustee Posekany to appoint Deb Homant as the new Planning Commission Recording Secretary effective tonight. Motion carried.

After Supervisor Roy announced the resignation of Wes Ruwersma from his positions on the Board of Review and the Zoning Board of Appeals, Trustee Posekany moved, with a second by Trustee Pendrick to accept Wes Ruwersma’s resignation from the BOR and ZBA effective October 12, 2020. Motion carried.

Trustee Posekany moved, with a second by Trustee Kelley to appoint Lee Gilman as the new Zoning Board of Appeals Member finishing the term of Wes Ruwersma which expires December 31, 2021. Motion carried. A Board of Review member does not need to be appointed at this time.

Trustee Posekany gave a brief Planning Commission report, and he also suggested that the policies be updated for monthly review.

During the second public comment, Clerk Ruwersma stated that she will be putting an ad in the paper for appointments for the following positions that all expire on December 31 of this year: Board of Review-five positions, Zoning Board of Appeals-one position; and Planning Commission-two positions. These will also be posted on the website.

Supervisor Roy adjourned the meeting at approximately 9: 22 pm.

Linda J. Ruwersma, CMMC/CMC  
Eureka Charter Township Clerk  
October 14, 2020