

MINUTES

Pentwater Township Board

Special Meeting of July 27, 2015

Members Present: Smith, Ruggles, Siska, Holub, Flynn

Members Absent: None

Others Present: Cynthia Williams, Joan Montella, Greg Warden, Karen Irvine, Carolyn Augustine

Call to Order: Supervisor Smith called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance.

Review & Action: Meeting Agenda – The agenda was approved by unanimous consent.

Public Comment on Agenda Items –

Cynthia Williams, 5781 Longbridge Road, stated that she was opposed to the Township acquiring the Anderson property. She said that it would be creating one eyesore for another.

Joan Montella, 5786 Longbridge Road, stated that she has tolerated the boat launch site for many years. She commented that the Anderson property has long been a blight on the immediate area.

Greg Warden, 5772 Longbridge Road, stated that the appraisal for the Anderson properties was not done correctly. He said that acquisition of the Anderson properties by the Township for a parking lot was not in the best interest of the general public. He stated that better control and use of the existing launch site would be a preferable alternative.

Karen Irvine, 5844 Longbridge Road, stated concern for security and maintenance of the Anderson property if it is acquired by the Township and developed into a parking lot for vehicles with boat trailers.

Old Business: None

New Business

a. Discussion & Action: Potential Acquisition of Gilbert Anderson Properties Located at 5785 and 5795 Longbridge Road, Parcel Nos. 001-690-012-00 and 001-690-013-00

Supervisor Smith outlined the history of the Township's interest in acquiring the Gilbert Anderson properties. He stated that the Township's primary purpose was to increase safety near the boat launch by relieving parking along the shoulders of Longbridge Road and to clean up a blighted property. He said such interest had initially been expressed several years ago, however was never published until the adoption of the Township's Capital Improvement Program (CIP) in March of this year. He also provided an overview of the process of disposing of the Anderson properties by the attorney representing the estate.

Mr. Ruggles questioned the need for the Township to acquire the properties. He stated that if the Township purchased the parcels, they would be removed from the tax rolls. He said that the initial purchase price, demolition of existing buildings and cleanup of the site, and development of the parking lot would not justify the cost.

Mr. Flynn spoke regarding the history of the boat launch site. He said that he remained somewhat neutral regarding the Township's interest in acquiring the properties.

There was general discussion regarding the Township's interest in purchasing the Anderson properties and proposed use as a parking lot for vehicle and both trailers. It was pointed out that if the Township was successful in acquisition and development, that it would have to commit to a regular maintenance program for upkeep of the site. In addition, the appraised value of both parcels totaled \$113,000 which was \$2,000 higher than the assessed valuation.

Following further discussion, a motion was made by Ruggles and seconded by Flynn to rescind previous Township Board action at its June 2015 regular meeting to pursue acquisition of the Anderson properties. The motion was defeated by a 3-2 roll call vote.

A motion was then made by Holub and seconded by Smith, to reaffirm the Township's previous action to pursue acquisition of the Anderson properties and that the Township be limited in bidding by the amount of the appraisal of \$113,000. During discussion on the motion, an amendment was made by Ruggles and seconded by Flynn to reduce the maximum bid amount by the Township from \$113,000 to \$80,000. The amending motion was subsequently approved by a 4-1 roll call vote.

Public Comments - Karen Irvine, 5844 Longbridge Road, inquired if the Township had any enforcement ability regarding accumulation of junk on private property. Supervisor Smith stated that the Township had recently enacted certain sections of the International Property Maintenance Code. He said that some of the sections that were adopted by the Township included the regulation of motor vehicles, rubbish and garbage, weeds, and unsafe structures and equipment.

Other Items from Board Members – None

Adjournment – A motion was made by Holub and seconded by Siska to adjourn the meeting at 11:08 a.m. The motion was unanimously approved by voice vote.

Next Meeting – The next regular meeting of the Pentwater Township Board of Trustees will be on Wednesday, August 12, 2015 at 7:00 p.m.

Respectfully Submitted,

Dean Holub, Clerk
Pentwater Township

Date