

## MINUTES

Pentwater Township Board

Special Meeting of May 27, 2015

Members Present: Smith, Ruggles, Siska, Holub

Members Absent: Flynn

Others Present: Pat Hooyman, Todd Hamula – Zaremba Group

**Call to Order:** Supervisor Smith called the meeting to order at 1:30 p.m. and led the Pledge of Allegiance.

**Review & Action: Meeting Agenda** – The agenda was approved as amended to add an item under New Business regarding the appointment of an interim zoning administrator.

**Old Business:** None

### **New Business**

**a. Review & Action: Potential Acquisition of Property Adjoining the Township Transfer Station in Section 30 of Weare Township –**

Supervisor Smith introduced Mr. Todd Hamula representing the Zaremba Group. Mr. Hamula stated that his company is a site developer for the Dollar General business and that they had selected a site for a new store near the corner of Monroe Road and the entrance to the Township Transfer Station. He said that they had purchased a 13.5 acre parcel of land adjacent to the transfer station and only needed 2-3 acres to develop the Dollar General store.

Mr. Hamula referred members to a site plan of the proposed store and said that a portion of ingress and egress to the site from Monroe Road is under the ownership of Pentwater Township. He said that the company would preferably like to control and own and its access to their property from a public road/right-of-way. He stated that they are proposing a land swap with the Township. The Township would relinquish ownership of the parcel of land, approximately .16 acres in size (150' x 33"), at the northern entrance to the site in exchange for some 5+ acres at the southern end of the 13.5 acre parcel adjoining the Township Transfer Station. He said that some of the transfer station operations currently "encroach" on their property and that the trade would rectify the current situation.

Mr. Hamula stated that Dollar General would also give another 5+ acres to the other adjoining property owner. He stated that Dollar General would pave the entrance area to their site and be responsible for maintaining the subject ingress and egress area. He said that the proposed acreages to be given to the Township and adjoining property owner could be modified based upon approval of the final site plan for the project.

There was general discussion and questions regarding access to other properties served by the Township's road. Mr. Hamula also stated that if the Township is agreeable to the land swap concept, Dollar General would be responsible for all surveying and property descriptions of the new and existing parcels created by the land swap and the preparation of a development agreement. He said that one contingency that will be contained in the agreement is a restriction on development of certain uses/specific businesses on the property conveyed by Dollar General. Mr. Hamula stated that the company hoped to break ground in the spring of 2016. He said that upon approval of a site plan by Weare Township, he would submit the final agreement for the Township's final review and action of the proposed land exchange.

Following further discussion a motion was made by Holub and seconded by Siska to approve the "concept" of the proposed land exchange with DG Strategic 2 LLC (i.e. Dollar General) as presented. The motion was unanimously approved by roll call vote.

**b. Review & Action: Appointment of Interim Zoning Administrator –** Supervisor Smith stated that there would be a period of time that the Township will be without a Zoning Administrator due to the resignation of Rich Johnson. He said that Mr. Johnson's last day was today and that the deadline for submitting applications for the position is Friday, May 29<sup>th</sup>. Mr. Smith said that he hoped that the Board could interview potential candidates for the position in advance of the next regular meeting on the afternoon of June 10<sup>th</sup>. After discussion, a motion was made by Smith and seconded by Holub to authorize the Township Supervisor or Clerk to issue zoning permits and perform other duties of the Pentwater Township Zoning Office from May 28, 2015 through June 10, 2015 or until the Township Board appoints a new Zoning Administrator. The motion was unanimously approved by voice vote.

**Public Comments - None**

**Other Items from Board Members – None**

**Adjournment –** A motion was made by Siska and seconded by Ruggles to adjourn the meeting at 2:26 p.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, June 10, 2015 at 7:00 p.m.

Respectfully Submitted,

---

Dean Holub, Clerk  
Pentwater Township

---

Date