

1 MINUTES - PRAIRIEVILLE TOWNSHIP Regular Board Meeting
2 November 13, 2024, 6:30 PM at Prairieville Township Hall

3
4 CALL TO ORDER

5 The meeting was called to order at 6:30 p.m. by Clerk Goebel.

- 6
7 • **Motion by Trustee DeVries, supported by Treasurer Pence, to appoint Clerk**
8 **Goebel as moderator of the meeting in Supervisor Stoneburner's absence;**
9 **all ayes, motion carried.**

10
11 ROLL CALL

12 Members present: Clerk Goebel, Treasurer Pence, Trustee DeVries and Trustee Doster

13
14 Members absent: Supervisor Stoneburner

15
16 There were 8 members of the public present.

17
18 PLEDGE OF ALLEGIANCE – MOMENT OF SILENCE FOR OUR TROOPS

19 All who were present stood for the Pledge of Allegiance to the flag of the United States of
20 America and a moment of silence for our troops.

21
22 APPROVAL OF AGENDA

- 23 • **Motion by Trustee DeVries to approve the agenda as amended, supported by**
24 **Trustee Doster; all ayes, motion carried.**

25
26 APPROVAL OF MINUTES

- 27 • **Motion by Trustee DeVries, supported by Trustee Doster, to approve the**
28 **minutes of October 16, 2024, regular board meeting; all ayes, motion**
29 **carried.**
30 • **Motion by Trustee DeVries, supported by Trustee Doster, to approve**
31 **minutes of October 21 special public hearing board meeting for Pine Lake**
32 **weed assessment; all ayes, motion carried.**

33
34 COMMISSIONER'S REPORT

35 No one was in attendance to report.

36
37 PUBLIC COMMENT (3 minutes per person) (Please state your name and address for
38 the Recording Clerk.)

39 Matthew Gilfillan

40 14050 Kane Rd.

41 Mr. Gilfillan introduced himself and stated he enjoys being in the community. He is a
42 Navy vet and in the Army Reserve. He wants to get involved with the township and
43 looks forward to meeting people.

47 Dan Rogers
48 12705 Merlau
49 Mr. Rogers wondered if his rezoning request would be resolved.
50 Clerk Goebel replied that Supervisor Stoneburner wants to be in attendance and has
51 requested it not be dealt with tonight. The Supervisor wants more information. There
52 was a conversation.

53
54 Mr. Gilfillan asked about how he could get the information on the Rogers rezoning
55 request. He was directed to the website and the Planning Commission for more
56 explanation.

57
58 Tammy McGuire
59 12754 Merlau Ave.
60 Mrs. McGuire read a letter in support of the Rogers request. The letter follows.

61
62 *11/08/2024*

63 *Paul & Tammy McGuire Letter of Support for*
64 *Dan Roger's Application to rezone from Agriculture to R2 (4 Parcels)*

65
66 *My husband Paul and I live directly across the street from the zoning/parcels in*
67 *question. As a member of the Planning Commission (PC) I, Tammy McGuire, abstained*
68 *from the recommendation made at the September meeting as required. However, as*
69 *residents, both my husband, Paul and I fully support the application and request of Dan*
70 *Rogers to rezone from agriculture to R2. We respectfully submit the following to the*
71 *Prairieville Township Board for further consideration.*

- 72
73 1. *Cited concern of increased traffic on Merlau:*
74 A. *Those interested in purchasing parcels most likely already live along the*
75 *roadway and therefore would not increase or further contribute to the existing*
76 *traffic flow.*
77 B. *The R1 zoning (3 parcels) instead of R2 (4 parcels) would have a negligible*
78 *impact on any traffic concerns due to reduction of only one drive.*
79 C. *The R1 zoning onerously reduces the Owner's potential income from the sale*
80 *of his property with no commensurate benefit to the neighborhood.*

- 81
82 2. *Cited concern of R2 being inconsistent with the area:*
83 A. *Although R2 zoning is intended for lake front only, the four parcels would be*
84 *smaller and better aligned with existing lakeside lots. R1 zoning would create*
85 *three larger parcels that would not align as well with existing lots on the*
86 *lakeside of Merlau (Smaller lots, less buildable square feet, limit residential*
87 *use and encourage personal storage verse additional residences).*

88
89 *Further, if the above concerns persist, we would ask the board to consider conditions on*
90 *the use of the property similar to a recent zoning request that was granted to*
91 *commercial business after PC suggested the applicant (Ned's) present conditions (in*
92 *this case limiting the use to single family or personal storage) to go with the parcels at*

93 *point of sale.*

94

95 *Lastly, the Rogers have been exemplary neighbors to many on Merlau. They are always*
96 *there to help and have proven to be thoughtful and considerate neighbors. As an*
97 *example, dedicating a portion of their land (near the proposed parcels in question) for*
98 *drainage improving traffic visibility and greatly reducing the disturbance to all neighbors*
99 *that would have been required for road drainage if they had not stepped up. It would be*
100 *a loss to all the neighbors if they had to compromise this area to address the financial*
101 *burden the current recommended reduction would create for them.*

102

103 *Sincerely,*

104

105 *Tammy & Paul McGuire*

106 *12754 Merlau Ave.*

107 *Plainwell, MI 49080*

108

109

110 FIRE REPORT

111 Chief Uridge was unable to attend but a report was received and will be put on file.

112

113 POLICE REPORT

114 Chief Reizin was unable to attend but he sent a report and it will be put on file.

115

116 PARKS REPORT

117 No one was in attendance from the parks.

118

119 SUPERVISOR'S REPORT

120 Absent

121

122 TREASURER'S REPORT

123 Treasurer Pence:

124

- 124 ○ \$1.7 million is in the pooled account.
- 125 ○ There is money not in the system yet but has been received.
- 126 ○ Tax bills will be mailed out in the last week of the month.
- 127 ○ There will be a newsletter on the back of the tax bill. There are changes to using
- 128 the credit card to pay bills to the township. During this change the access might
- 129 shut down but will start back up. Call Judy if you have questions.
- 130 ○ Also, in the newsletter there will be information on the website update. The
- 131 address will change with the new website prairievilletwp-mi.gov

132

133 TRUSTEES' REPORTS

- 134 ○ Trustee Doster: Planning Commission granted Dennis DeHaan a special land use
- 135 permit for an accessory building. NEDS restaurant requested a special land use
- 136 permit for an outdoor activity beer garden. There were some concerns, and he will
- 137 report back to the Planning Commission with answers.

138

- 139 ○ Trustee DeVries: At ZBA last week there was a variance request on Shelp Lake
140 that was denied. The ZBA did approve a relaxed variance from their request.
141 Looking forward to a new and updated website with a calendar, search engine on
142 ordinances and hoping to go live in early December. There will not be training until
143 we go live. Pine Lake Weed meeting is December 3. Budget workshop days were
144 discussed. It was decided to do Parks on Monday, Jan 27, and others Tuesday,
145 January 28 at 9 and 11 and Wednesday, January 29 at 10.

146

147 CLERK'S REPORT

148 Clerk Goebel: The remodel project will soon move forward, and the election is ongoing as
149 retabulations continue.

150

151 APPROVE PAYMENT OF BILLS

- 152 • **Motion by Clerk Goebel, supported by Treasurer Pence, to approve**
153 **payment of the township bills for \$63,812.28, discussion; all ayes, motion**
154 **carried.**

155

156 BOARD APPOINTMENTS

157 Sewer Authority

158 There is a need to approve representatives on the two sewer boards.

- 159 • **Trustee Doster nominated Supervisor Stoneburner to another term to fill**
160 **those positions, supported by Clerk Goebel; all ayes, motion carried.**

161

162 Planning Commission

- 163 • **Clerk Goebel moved to appoint Trustee Doster to another term on the**
164 **Planning Commission, supported by Treasurer Pence; all ayes, motion**
165 **carried.**

166

167 ZBA

- 168 • **Clerk Goebel moved to nominate Trustee DeVries to the ZBA, supported by**
169 **Trustee Doster; all ayes, motion carried.**

170

171 OATHS OF OFFICE

172 Treasurer Pence and Trustee DeVries need to be sworn in as township officers. Treasurer
173 Pence also needs to be sworn in as a member of the library board. These will be done
174 before Jan. 1, 2025.

175

176 PUBLIC COMMENT (3 minutes per person) (Please state your name and address for
177 the Recording Clerk.)

178 Dan Rogers

179 12705 Merlau Ave.

180 Mr. Rogers asked if an actual date is set for the next go round with his request for
181 rezoning. He is concerned about paying for a survey until he knows if the change will
182 be approved. He would do a survey if approved. Mr. Rogers is hoping this can be
183 addressed in a timely manner. There was a discussion.

184

185 Lorraine Brown
186 12710 Merlau
187 She is concerned about what is allowed on an R2 lot. Could this affect property value?
188 She was speaking for some of her neighbors and Richard Van Niman's children.

189
190 Tammy McGuire
191 12754 Merlau Ave.
192 She shared that R2 allows more safety and provides better restrictions for the
193 neighborhood.

194
195 Paul McGuire
196 12754 Merlau Ave.
197 He asked that the rezoning be on the agenda for December 18, 2024, meeting.

198
199 BOARD COMMENTS
200 Supervisor Stoneburner: absent

201
202 Treasurer Pence: Thanks for being here.

203
204 Trustee Comments:
205 Trustee Doster: Happy Thanksgiving
206 Trustee DeVries: Thank you for attending.

207 Clerk Goebel: Thank you for being here.

208
209 Adjourned at 7:30.

210
211 Respectfully submitted,

212
213
214 MaryAnn Bliss DeVries