

Cherry Grove Township
4830 E. M-55
Cadillac, MI 49601
Regular Meeting
April 10, 2024

Members Present: Coffey, Pearson, Pullen, Hanus

Absent: Nixon

1. Call to Order: Pearson 5:30pm Pledge
2. Set/Amend Agenda: Move Lawn Care to #1; move STR Ordinance to #2. Coffey made a motion to approve agenda as amended. Support by Pullen. All in favor.
3. Approval of minutes March 13, 2024. Hanus stated date needed to be changed to March 13th. Pullen made a motion to accept March 13th minutes as amended. Support by Coffey. All in Favor unanimously.
4. Public Comment: Paul Hanus stated the importance of short-term rentals to this area and acknowledged that there are some that have trouble with them. Gary Huyge read a letter from LMPO stating that they appreciate the time the Board is taking to write the ordinance. He stated that this is a very importance issue and should be well thought out. Kevin Dewey set the date and time for the cemetery clean-up; May 11 from noon-3pm.
5. Cash Summary Report:
6. Approval of bills: Hanus made a motion to approve the bills as presented. Support by Pullen. All in favor unanimously.
7. Fire Report: Chief reported that things are busy. They will be holding a class for parents, as well as other events coming up. The fire department had their first walk-in emergency. The paramedic position should be filled shortly.
8. Board Member Comment: Coffey stated that he will not be seeking reelection as Trustee. Pullen stated that he will not be seeking reelection as Trustee. Pearson stated that the deadline to apply is April 23, 2024.
9. Unfinished Business: Lawn Care: Received 3 bids for lawn care. Bid #1 was from Blade Runner, our current provider. They were the least expensive for mowing, bagging, trimming at a budget of \$29,650. Bid #2 was from Birdie. They came in at a budget of \$35,000. Bid #3 was from Chuck Moss's Rolling Acres (Chief recommends). His bid was a budget of \$30,000. Budget was based on 20 mowings and spring and fall clean-ups. Coffey made a motion to go with Chuck Moss's Rolling Acres for a maximum budget of \$30,000. Pullen supported. All in Favor unanimously.
10. Short term rental ordinance: Lots of discussion. Coffey would like to see the following changes: Prove ownership, written opinion from our attorneys, restricted move in/frequency in a week, period of application specified, density provision, removal of section 4:A, add 12 months to section 4:C, clarification of who signs in section 4:C#5, remove section 5:H, add "or without a certificate to the end of section 9:A#2, clarification on section 9:B if two violations occur in one stay, section 11:B shouldn't give parameters making it seem as though we are not going to enforce. Pearson said he will follow up with attorneys. Pullen expressed concerns on monitoring and enforcement. Pearson expressed concern on over regulating. Pearson stated that he was satisfied with the definitions of rooms, bedrooms, etc. written in the current revision of the ordinance. The subject was tabled until next month, waiting to hear back from our attorneys.

11. LMSA Update: Pearson said 6 grinder pumps are done. There are some issues with brackets on the pumps causing low water alarms. There are also some issues with the piping causing some spacial problems. The appropriations committee has sent out a request to John Moolenaar's office. The A/V alarms need updating.
12. New Business: Birchwood Lane Road Resolution #1. Coffey made a motion to accept Resolution as stated. Pullen supported. All in favor unanimously. A public hearing will be held on May 8, 2024 @ 5:15pm, previous to the regular Board Meeting. Coffey made a motion to schedule the public hearing as such. Pullen supported. All in favor unanimously.
13. New email service: New service with Shumaker Group is \$80 per account or \$115 per account with disaster recovery. Coffey made a motion to support \$115 per account for 6 computers (Clerk, Treasurer, Fire, Assessor, Supervisor, Chief) and \$80 per for remaining. Pullen supported. All in favor unanimously.
14. Budget Amendments: New Server; Coffey motioned, Pullen supported, all in favor unanimously. Cemetery tree removal; Coffey motioned, Pullen supported, all in favor unanimously. Audit; Coffey motioned, Pullen supported, all in favor unanimously. Pension; Coffey motioned, Pullen supported, all in favor unanimously.
15. Schedule budget meeting: Budget workshop scheduled for Wednesday, May 1, 2024 at 5:15pm.\
16. May cleanup days: Pearson reminded everyone that the ~~fall~~-spring cleanup will look a little different this year. It will be held at the Township Hall on Saturday, May 11 and Saturday, May 18.
17. Public Comment: Jay Puvogel stated that he has 3 short-term rentals in close proximity to his house, two of them have signs out front. He is concerned with density and also property values. Jack Prebay questioned whether short-term rentals should pay commercial tax. Kevin Dewey suggested that the next time we put lawn service out for a bid that we make the bid uniform with the same requirements and specs. Gary Huyge thanked the board for their diligence in studying the short-term rental ordinance. He wished that the original sub committee could have not dissolved. Teresa Williams stated that she would like to see a separation between small and large short-term rentals. She would like to see a minimum number of nights and higher application fees to help cover costs. She volunteered to work the application process. Chris Carlson thanked Coffey and Pullen for their time on the Board. He asked if someone could serve on the Board but be gone for 2 monthly meetings during the winter. He asked Pullen how many hours it used to take him to mow township grounds. He wondered if a part-time employee would be more cost effective. He stated that he would like to see density taken into consideration regarding short-term rentals. He would also like to see higher application fees. He fears that the Board would be playing judge and jury when it comes to applications. He stated that he would like to see auto renewal each year to those short-term rentals that have good standing. He asked if the township has blight enforcement. Angie Carlson stated that there was a blight problem on M-55. Jackie Erway said that there is positive movement on the sewer front. She stated that there is a need for more volunteers for sub committees. She asked about the sewer having wireless capabilities. Pearson said it is not set up that way now because of cost but is built for that capability in the future. Chad Edwards stated that he thinks that the rules for short-term rentals are too restrictive for where he lives. He asked about public comment time not being Q & A and asked when the public can meet with the Board.
18. Adjourn: Coffey made motion to adjourn; Pullen supported; All in favor unanimously. 7:59pm Adjourned.