

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
March 09, 2026**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustees: DeWard, Fryling, Haagsma, Vander Stel
Staff: Manager Weersing, Community Development Director Wells

Absent: None

Opening prayer was given by Board Member Haagsma and the Pledge of Allegiance was recited.

1. The meeting was called to order at 07:03 p.m. by Board Member Terpstra.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

No items were removed for in-depth discussion

4. Meeting Agenda

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the published agenda.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

5. Communications ~ Non-action Informational Items

- a) February 2026 Gaines Charter Township Fire Dept. Run Report
- b) February 2026 Community Policing Officers' Report
- c) Building Department February 2026 Revenue Report
- d) Voting Equipment Update
- e) Push-in Ceremony ~ Email from guest
- f) Service Recognition ~ Stephen Downing

6. Scheduled Speakers

None.

7. Recognition of Individuals and/or Delegations for agenda and non-agenda items.

No one spoke.

8. Public Hearings

A. 8390 Eastern Avenue – Conditional Rezone Reversion

Motion by Board Member Haagsma and seconded by Board Member Fryling to open the public hearing for the reversion of the conditional rezone for 8390 Eastern Avenue.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to close the public hearing for the reversion of the conditional rezone for 8390 Eastern Avenue.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

B. 8390 Eastern Avenue – Rezone to Neighborhood Commercial (NC)

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to open a public hearing to change the zoning of 8390 Eastern Avenue to Neighborhood Commercial (NC).

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to close the public hearing to change the zoning of 8390 Eastern Avenue to Neighborhood Commercial (NC).

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

9. Approval of the Consent Agenda

Motion by Board Member Lemke and supported by Board Member Vander Stel to approve the Consent Agenda including the February 09, 2026 draft minutes; the Treasurer's Financial Report; General fund expenditures from 02/01/2026 through 02/28/2026 totaling \$92,604.53; Public Safety Special Assessment District expenditures totaling \$166,883.84; Building inspections totaling \$14,141.33 and Water and Sewer expenditures totaling \$3,128.06.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Haagsma - yes. Motion carried by roll call vote.

10. New Business

A. Reversion of Conditional Rezone - 8390 Eastern Avenue

Motion by Board Member Haagsma and supported by Board Member Vander Stel approve the recommendation of the planning commission to revert the conditional rezoning of 8390 Eastern Avenue.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

B. Rezone 8390 Eastern Avenue to Neighborhood Commercial (NC)

Motion by Board Member Lemke and supported by Board Member Haagsma to approve the rezone of 8390 Eastern Avenue property to Neighborhood Commercial per their request.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Haagsma - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes. Motion carried by roll call vote.

C. Hoffman Estates Phase 3 Final Preliminary Plat Approval

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the final preliminary plat for Hoffman Estates phase 3.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

D. Recognition of Service ~ Stephen Downing

Motion by Board Member Haagsma and supported by Board Member Lemke to approve the resolution recognizing Stephen Dowling.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes. Motion carried by roll call vote.

E. Liquor License Renewals

Motion by Board Member Haagsma and supported by Board Member Lemke to approve the liquor licenses for Peppinos, Applebees, Stone Water FireRock Grill, Briarwood. Grinning Mitten Railtown, and Celebration Cinema.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes. Motion carried by roll call vote.

F. Dutton Station 2 Roof Replacement

Motion by Board Member Haagsma and supported by Board Member Fryling to approve the staff's recommendation to accept Tyco Roofing updated bid of \$61,600 and authorize another \$1,500 in discretionary funds for any added expenses.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Fryling - yes, Board Member DeWard - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Vander Stel - yes, Board Member Brew - yes. Motion carried by roll call vote.

G. Appointment to Parks and Trails Committee

Motion by Board Member Vander Stel and supported by Board Member Lemke to approve Phil Steffes for appointment to the Parks and Trails Committee.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

H. Building Department Vehicle

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the purchase of the building official's vehicle as presented.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes. Motion carried by roll call vote.

I. Gaines Charter Township Fire Department ~ Replace Car 1

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the recommendation of staff to purchase a replacement vehicle.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - no. Motion carried by roll call vote.

J. Dutton Center ~ Streetlight Special Assessment District

Motion by Board Member Lemke and supported by Board Member Haagsma to set a public hearing for the next meeting, April 13, 2026.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

K. Kent County Sheriff's Office Drone Docking Station

Motion by Board Member Vander Stel and supported by Board Member Lemke to approve the permanent drone docking station at Gaines Charter Township Fire Department Station One.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

11. Public Comments

Three residents spoke in opposition to data centers being built in Gaines Charter Township near neighborhoods and Caledonia's new elementary school.

A candidate for the 20th district state senate seat introduced himself to the board.

12. Manager's comments

The planning commission meeting to rezone the Steelcase property is Wednesday, April 15, 2026 at 6:00 pm at South Christian High School auditorium. If the planning commission were to approve the request, the board would consider the request in late April and the middle of May as a second monthly meeting due to the interest of the public in the rezoning.

Three employment posting are on the township website; 3 full time fire fighters, a full time building inspector, a part-time electrical inspector.

13. Supervisor's comments.

The push in ceremony for the new fire engine went very well.

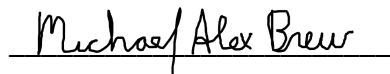
Condolences extended to Board Member Vander Stel and her family in the passing of her father.

14. Trustees comments

Board Member Lemke put in formal notice to miss the April 13, 2026 township board meeting.

15. Adjournment

Meeting adjourned at 8:08 p.m.


Michael Alex Brew, Clerk

Robert Terpstra, Supervisor