

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 6:00 PM MEETING
July 14, 2025**

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

Absent with notice: Supervisor Terpstra

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

1. The meeting was called to order at 06:02 p.m. by Board Member Brew. Board Member Lemke motioned and Board Member Haagsma seconded to have Board Member Brew to chair the meeting in Supervisor Terpstra's absence.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

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 Vander Stel and seconded by Board Member Haagsma to approve the published agenda minus the Natural Resources Inventory Update which will be postponed until next month.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

5. Communications ~ Non-action Informational Items

- a) June 2025 Gaines Charter Township Fire Department Run Report
- b) June 2025 Community Policing Officers' Report
- c) LGROW Seasonal Newsletter
- d) Parks & Trails Meeting Minutes
- e) Building Department June 2025 Revenue Report
- f) 2nd Quarter Expenditure Reports

6. Scheduled Speakers

Christina Taulaar, Lance Warner, and Kiosha Jeltema gave the Kent District Library Annual Report

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

No one spoke

8. Public Hearings

A. Authentix Gaines Planned Unit Development (PUD) Rezoning

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to open the public hearing for Authentix Gaines PUD rezoning.

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

No one spoke

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to close the public hearing for Authentix Gaines PUD rezoning.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

B. 1264 100th Street Southeast Rezoning

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to open the public hearing for 1264 100th Street SE rezoning.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Board Member Haagsma and seconded by Board Member Vander Stel to close the public hearing for 1264 100th Street SE rezoning.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

9. Approval of the Consent Agenda

Motion by Board Member Fryling and seconded by Board Member DeWard to approve the Consent Agenda including the June 09, 2025 draft meeting minutes; Treasurer's Financial Report; General fund expenditures from 06/01/2025 through 06/30/2025 totaling \$103,722.17; Public Safety Special Assessment District expenditures totaling \$144,610.40; Building inspections totaling \$20,241.04 and Water and Sewer expenditures totaling \$899,557.76.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Vander Stel - 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. Authentix Gaines PUD Rezoning

Motion by Board Member Fryling and seconded by Board Member Haagsma to approve the Authentix Gaines PUD rezoning request.

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

B. Rezone 1264 100th Street SE

Motion by Board Member Lemke and seconded by Board Member Haagsma to adopt the ordinance to rezone 1264 100th Street from Agricultural Rural Residential to Village Residential.

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

C. Preliminary Major Condo Plan for Dutton Center Phase 2

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve Preliminary Major Condominium Plan for Dutton Center Phase 2.

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

D. Zoning Ordinance Text Amendment request from EMC Signs

Motion by Board Member Fryling and seconded by Board Member Haagsma to set a Public Hearing for August 11, 2025 for a zoning ordinance text amendment.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

E. Code of Ordinances Text Amendments for Early Starts for multi-family

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to set a Public Hearing for August 11, 2025 for text amendments to the Code of Ordinances for Early Starts for multi-family with the removal of bond language in the amendments.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

F. Tentative Preliminary Plat Phase 3 for Hoffman Meadows

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the tentative preliminary plat phase 3 for Hoffman Meadows.

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

G. Prairie Wolf Station Water and Sewer Contracts 3 and 4

Motion by Board Member Lemke and seconded by Board Member Vander Stel to approve the Water and Sewer contracts 3 and 4 for Prairie Wolf Station.

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

H. Department of Natural Resources (DNR) Cooperative Mutual Aid Fire Control

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve entering into a Cooperative Mutual Aid Agreement for Fire Control.

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

I. Cummins Generator Maintenance Agreement

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the planned maintenance agreement with Cummins for the Gaines Charter Township Fire Department.

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

J. Taste of Gaines Funding Request

Motion by Board Member Lemke and seconded by Board Member Vander Stel to approve fronting up to \$10,000 to organize a Taste of Gaines Festival for September 27, 2025 dependent on attorney review.

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

K. Taste of Gaines Special Event Liquor Licenses

Motion by Board Member Brew and seconded by Board Member Vander Stel to allow the Supervisor, Township Clerk, and Township Treasurer to send liquor license requests to the Sherrif patrol for this event only.

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

11. Public Comments

No one spoke

12. Manager's comments

E-mail fraud scam that was sent to a resident from the township.

Sewer work on Kalamazoo Avenue will close the street for two days.

Township Board additional meeting will be July 28, 2025 to discuss budget planning.

13. Supervisor's comments.

None

14. Trustees comments

Citizen request for a fence at Dutton Cemetery to keep dogs out of the cemetery due to new housing developments.

Comment on lighting the flags at the cemetery.

Questions about fishing at the golf course

Replacement of the Gaines Township Hall digital signs to advertise events

Upgrading the generator at Gaines Township Hall to serve as a shelter in the event of disaster

Question about Gaines Charter Township Fire Department stations being dispatched together

15. Adjournment

Meeting adjourned at 08:15 p.m.

Michael Alex Brew

Michael Alex Brew, Clerk

Robert Terpstra

Robert Terpstra, Supervisor