

Rutland Charter Township

# Regular Board Meeting

July 9, 2025 / 7PM

Meeting called to order by Supervisor Mayack at 7pm. Moment of Silence. Pledge of Allegiance.

## Roll Call - Members Present:

Sandy Greenfield, Marti Mayack, Robin Hawthorne, Sandy James, Gene Hall, Jason Watson

## Members Not Present:

Brenda Bellmore - excused

## Others Present:

Ed Hickey, Steve Pachulski, Matt Levitt, Pat Sharpe, Sue Bender, John Archer, Mike Jones, Terrick Smith, Doug and Rebecca Lectka, Bob Teunessen, Mark Jordan, Dave Jackson, Nickie Haight

## Approval of Agenda:

Motion by Greenfield, seconded by Watson to accept the July 9, 2025 agenda. All ayes. Motion passes.

## Guests:

Rebecca Lectka gives an update from the Library monthly meeting and her report is available on the back table.

## Open Comments:

Pat Sharpe asks the board to please explain the details of the sewer and water issues for Meijer.

## Consent Agenda:

Motion by James to accept the consent agenda, seconded by Hall. All ayes. Motion passes.

## Supervisor:

Mayack says he needs to be reappointed onto the JPC. Hall makes a motion, seconded by Hall to reappoint Marti Mayack to the JPC. All ayes. Motion passes.

Mayack would also like to appoint Gene Hall to replace Brenda Bellmore as a Planning Commission Member and to be the Liaison between the Board and the PC. Motion by Mayack to appoint Gene Hall to replace Brenda Bellmore as a Planning Commission Member and to be the Liaison between the Board and the PC. All ayes. Motion passes.

Mayack also mentions that RCT has been working with other BIRCH members to provide an ambulance for BIRCH. The hope is to expand in the future.

## Clerk:

Board Members have the Clerk's Report Voucher/Payroll and there are no questions. Hawthorne shares that there are no elections scheduled for this year.

## Treasurer:

Greenfield says her report is in the board member's packets and on the back table. She shares that she has started collecting taxes as of this past Monday.

Trustees: None

## Planning Commission Liaison Report - None

### Commissioners Report:

Commissioner Dave Jackson shares an update from the county commissioners.

He says dash cams, body cams, and radios have been purchased for the sheriff department and jail.

The Rock the Country Concert was a big success and they plan to return in the future.

The ground breakings at the new COA and CopperRock building sites were well attended.

Commissioners are looking into child care options for families due to the high cost. The YMCA is adding daycare options.

The high speed internet grants were paused but will become available again soon.

Commissioners and other community members continue their research on building a new jail in regards to offering more rehabilitation during incarceration.

The Health Department will be dealing with cuts to their funding and some employees will likely lose their jobs.

Greenfield asks Commissioner Jackson why the traffic was such a problem at the Rock the Country concert. She says Patrick came to the RCT board meeting before the concert and said that there was a plan for traffic and a drop off lane and shuttles for people to get into the concert, but none of that happened. Jackson says he did hear there was traffic backed up that was worse Friday than Saturday. Fire Chief Jordan shares that campers were still trying to get into the campground area on Friday while concert goers were trying to get into the park.

Board members hope that future concerts will have a better plan for traffic. James says the entertainment was wonderful but the trash was terrible. Jordan says the entertainment company hired local people to clean up the trash and they did not show up when they were supposed to. However, the grounds were clean a few days after the concert.

### Unfinished Business:

#### **Meijer Infrastructure agreement discussion**

Hall reads through the proposed agreement and benefits. He explains that this is just the start of the process and the lawyers will still need to work on the legal documents if the 3 parties agree to the proposal. The City of Hastings approved the concept in June 2025, if the RCT Board agrees tonight, it would then go to Meijer.

Mayack and Hall explain that this agreement will protect other parcels and residents in that area. The proposal will only include the potential Meijer property only.

Watson asks what RCT is getting from the agreement, since RCT land will be turned over to the city. Hall explains that RCT will get revenue of 1 mill for the first 25 years, and ½ mill the 25 years after that. RCT will also retain the zoning and tax structure for the rest of that area. Future businesses that come into that area will remain RCT and will not have access to the water line that the city will run specifically for Meijer. Mayack and Hall feel that since the city wanted the whole area as a new 425 Urban Services area, they have conceded to some of RCT's conditions.

Watson says since the city is only running water for Meijer, they will hold that over RCT's heads when other businesses come in and want to hook up to the water. Mayack agrees that is a concern.

Greenfield is absolutely against giving any more land to the city. She says it is too much of a loss for RCT and the board has told residents they would not give more land to the city. The RCT board was not in favor of entering a new 425 plan, and even though some have changed their minds, she has not. She agrees that the city will continue to demand more and more land from RCT if we continue to give it to them.

Hawthorne says that there is not enough commercial land in RCT for another large business to come in. She believes the smaller businesses will be more than capable of running on a well and will not need city water.

Motion by Mayack, seconded by Hall, to agree in principle of the terms presented. Roll Call Vote: Hall - Yes, James - Yes, Greenfield - No, Mayack - Yes, Hawthorne - Yes, Bellmore - Absent, Watson - No. Motion passes 4-2.

### **New Business:**

#### **Accept Ordinance #2025-197 Construction Code Ordinance for first reading**

Hawthorne explains the memo from the attorney is the most updated information. Hall clarifies that this is an update to the one that the state did not agree to. Hall asks Mayack to explain the process. Mayack and Hawthorne explain that the Electrical and Building inspections are done in house by AGS, but the Plumbing and Mechanical are done by PCI. RCT has a checklist for residents for the Electrical and Building to make the process easy to get through. AGS has struggled getting communication back from PCI, which is delaying the final approval. So the hope is to handle those in house as well.

Hall asks who is on the Construction Board of Appeals. Mayack says: Chris Morgan (Electrician), Lloyd Jarman (Building), Dave Bellmore (Plumbing), Claire Sherwood (HVAC), Henry Arens (Excavating)

Motion by Hall, seconded by James, to accept Ordinance #2025-197 for first reading. Roll Call Vote: Hall - Yes, James - Yes, Greenfield - Yes, Mayack - Yes, Hawthorne - Yes, Bellmore - Absent, Watson - Yes. Motion passes.

#### **New updated Zoning Map**

Hawthorne shares that all board members have a copy of the new zoning map, and there are copies on the back table for guests. Board members discuss that there is no difference between Medium Density and High Density except for the uses. Mayack will find out more details, because some board members think the uses should be the same. Hawthorne explains that most of the high density in RCT is trailers or a trailer park.

### **Open Comments:**

Sue Bender asks how the ambulance services are coming from Thornapple. Hawthorne says there are reports on the back table for the public to take.

Pat Sharpe asks if RCT will lose revenue when the Meijer property is turned over to the city. Mayack explains that RCT will get revenue for the first 50 years and the agreement can be renegotiated. That revenue is more than RCT gets with the property sitting empty. Once the building is complete, the city will get the rest of the tax income. Hawthorne says from what she has heard, the Hastings Meijer will be similar in size to the Caledonia Meijer and will also have a gas station. There is a lot of speculation about when the build could start and when it could be completed. Sharpe agrees with Watson that the city will keep coming for more RCT land once they have the potential Meijer property.

Terrick Smith lives on Penny Ave, on a lot that shares a property line with the proposed Meijer property. He asks how much will the hospital retain and will go to Meijer. Hawthorne says Corewell will keep 6 acres and the hope is that it will border the Penny Ave neighborhood, but that is not guaranteed. Smith asks why RCT would enter this agreement to give Meijer city water when they denied it to Culver's. Hawthorne says smaller businesses like Culvers and Starbucks can run on a well, but larger stores like Meijer cannot.

Mike Jones also lives on Penny Ave and asks about the DEQ water testing that was done on the potential Meijer property back when Pennock Hospital was thinking about building there. He says he has asked to see the report and has also sent a FOIA request for it and has gotten no response and no report. Hawthorne explains that Pennock dug 4 wells and sent samples to the state, but never gave RCT that report since they decided not to build there. Jones is concerned about the water quality flowing in the drainage ditch that runs through the neighborhood between the potential Meijer property and the township hall. He wants each board member to agree on record that they believe the water draining through there is safe. Board members have not seen any information to be able to make an informed decision.

**Adjournment:**

Motion by James, second by Hawthorne, to adjourn at 8:40, all ayes. Meeting adjourned.

Submitted by Nickie Haight, Recording Secretary

PROPOSED