

The regular meeting of the Greenville City Council was called to order by Mayor Hoppough, in the Council Chambers, in the Municipal Complex located at 415 S. Lafayette Street, Greenville, Michigan 48838 at 7:30 p.m.

Present: Mayor Hoppough; Councilpersons Cunliffe, Lehman, Moss, Dora, Linton, and Warner; City Manager Bosanic; City Engineer Hinken; and Clerk-Treasurer Rasmussen.

Absent: None

1. The Pledge of Allegiance was led by Mayor Hoppough.
2. The Statement of Citizens consisted of the following: Kathleen Dunne, 601 W. Washington Street, spoke about her perceived lack of government transparency.
3. Councilperson Lehman MOVED: The Consent Agenda be approved as presented. Councilperson Cunliffe seconded. Unanimously adopted.

The Consent Agenda consisted of the following:

- a. Approval of minutes for the regular City Council meeting held April 16, 2019.
- b. Approval of minutes for the special City Council meeting held April 23, 2019.
- c. Approval of payroll report for the regular pay period ending March 23, 2019, in the amount of \$133,377.29, and accounts payable report for the period ending April 10, 2019, in the amount of \$298,562.21.
- d. Approval of minutes from the regular Downtown Development meeting held April 9, 2019.
- e. Approval of the April Financial Report.
- f. Approval of the Investment Report.

Public Hearings

4. To receive comments on a recommendation from the Planning Commission to approve a request from Maplegrove Development, LLC for a major amendment to the Hathaway Green Planned Unit Development (PUD) Zoning District. This request is for the Final PUD Site Plan.
 - a. A presentation was given by Lee Vander Meulen of Progressive A&E.

- b. Mayor Hoppough opened the public hearing at 8:12 p.m.
- c. Kathy Engel, 10208 Hathaway Drive, concerned with the increased in density that wasn't approved originally, the number of handicapped units, objected to 3 floors and no elevators. Concerned that the apartments are too close to the trail and so is the dog park.
- d. Ed Skinner, 623 S. Nelson Street, concerned with Section C & D of Finding of Fact, no "backdoor" to the PUD, there's only a single access/exit street, should extend Crestview to Satterlee Road, and address the turn lanes on M57.
- e. Denny Benard, 1020 Grosvenor Drive, concerned about the width of Grosvenor, need another egress of Grosvenor, and concerned about the increased traffic.
- f. Tim Robinson, 498 Mills Park Street, would like to maintain the status quo but realizes people have different visions for the city.
- g. Pam Wheeler, 362 W. Baldwin Lake Drive, concerned about the number of parking spaces in the development.
- h. Samantha Robinson, 498 Mills Park Street, presented a circulated petition of signatures from residents which included 97 signatures.
- i. Bruce Rowland, 10241 Hathaway Drive, doesn't like the location of the proposed project.
- j. Rose May Klackle, 10051 Hathaway Drive, concerned about the increased traffic on Baldwin Lake Drive, Satterlee Road, and Stakes Road and the quality of the roads from people accessing this development.
- k. Sarah Robinson, 498 Mills Park Street, concerned about the capacity of the city's infrastructure.
- l. Bart Brown, 322 E. Benton Street, presented the Council with a newspaper article. He doesn't like the dog park and is not in favor of the development. Concerned about the compliance of legal notice and thinks the west side of the city needs to be fixed.
- m. Samantha Robinson, 498 Mills Park Street, indicated Shawn Wheat said the WWTP is at capacity.
- n. Todd Taylor, 925 Marvel Drive, is concerned about the stormwater runoff drainage and presented a proposed drain issue.
- o. Paula Christensen, 108 W. South Street, is concerned about the increased traffic that will be generated.
- p. Kathleen Dunne, 601 W. Washington Street, concerned about the demographics of the project versus elderly housing.
- q. Mari Wise, 10324 Hathaway Drive, concerned with the increased traffic, infrastructure, and drainage.

- r. Bart Brown, 322 E. Benton Street, stated his appreciation of the City's elected officials here tonight. Stated this project is strictly special interest, and the city should take more time to be diligent.
- s. Maureen Burns, 1041 E. Baldwin Lake Drive, stated her support for the project.
- t. Kathy Engel, 10208 Hathaway Drive, concerned with the traffic and price of the apartments.
- u. Samantha Robinson, 498 Mills Park Street, reiterated that 97 people signed the petition.
- v. Mayor Hoppough closed the public hearing at 9:36 p.m. after hearing public comments.

Councilperson Moss MOVED: To table the Planning Commission Amendment discussion regarding the Hathaway Green Planned Unit Development until the next meeting on the 21st. Councilperson Dora seconded. Denied with a vote of (3) Ayes: Dora, Moss, and Linton; (4) Nays: Hoppough, Cunliffe, Warner, Lehman; and (0) Absent.

- 5. To receive comments on the proposed annual budget for the fiscal year 2019-2020.
 - a. Mayor Hoppough opened the public hearing at 10:44 p.m.
 - b. Paula Christensen, 108 W. South Street, questioned whether \$50,000 for cemetery paving project would be in addition to \$50,000 included from the previous budget? Stated the cemetery is an asset that needs to be cared for.
 - c. Kathleen Dunne, 601 W. Washington Street, the City has a legal obligation for the care of the 5832 residents at the cemetery.
 - d. Bart Brown, 322 E. Benton, stated the cemetery is important to the community.
 - e. Mayor Hoppough closed the public hearing at 10:58 p.m. after hearing public comments.

New Business

- 6. Council considered a request from Maplegrove Development, LLC for a major amendment to the Hathaway Green Planned Unit Development (PUD) Zoning District. This request is for the Final PUD Site Plan.

Councilperson Lehman MOVED: To approve a recommendation from the Planning Commission to approve the major amendment to the Hathaway Green PUD Central Park Phase by Maplegrove Development, LLC as the amendment meets the PUD approval standards of Section 46-164 (m) of

the Greenville Zoning Ordinance. This approval applies to the following plans as may be amended by this motion:

- The Final PUD site plan set dated 4-01-19 prepared by Progressive AE;
- An amended Site Plan for the entire Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design.
- An Amenities Summary for Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design.
- Building elevation drawings dated 1/2/19 prepared by Progressive AE.

The following conditions are attached to this approval:

1. This amendment increases the maximum number of dwelling units within the Hathaway Green PUD from 541 as was approved by the City Council in 2004 to 604 as illustrated on the approved site plans.
2. The site plans shall be corrected as follows:
 - (a) Add three more pole lights to better illuminate the parking area.
 - (b) Label the curbs on Sheet C201.
 - (c) Note the width of the access lanes on both sides of the boulevard.
 - (d) On the Planting Plan Sheet L201:
 - Note the use of areas with the small dot pattern.
 - Remove some of the trees within the open area east of the playground to allow this area to function as an open play field.
 - Remove the PG trees at the north end of the parking area between Buildings 1 and 2 to provide a more open view of the pond.
 - (e) On the Amended Site Plan for Hathaway Green PUD dated March 2019 and the Amenities Summary for Hathaway Green PUD dated March, 2019 in the Site Development chart, revise the far right column to change the date at the top of the column to April 2019 and revise the density at the bottom of the column to show 604 dwelling units / 159 gross site acres = 3.79 dwelling units / acre.
3. The final corrected site plans will be signed and dated by the City Zoning Administrator and a copy provided to the applicant. The applicant shall provide a digital version of the approved final site plan to the City before a building permit is issued.

4. The City Council accept the applicants offer to donate 3.714 acres of land east of the Fred Meijer Flat River Trail as shown on the approved site plan and \$10,000 to construct a dog park on the donated land.
5. The clubhouse, as illustrated on the site plan, shall be completed by January 31, 2020.
6. The sidewalk within the right-of-way of South Greenville West Drive as illustrated on the Site Plan shall be installed by November 30, 2019.
7. Landscaping, as illustrated on the site plan, shall be installed following the completion of each building or as weather permits with all landscaping installed before an occupancy permit is issued for the final building.
8. The limits of grading and tree removal shall be clearly marked in the field and verified by the City Engineer prior to a building permit being issued.
9. The applicant shall construct a wood chip path from Grosvenor Drive to the Scenic Overlook labeled as Item E on the Amenities Summary Plan for the Hathaway Green PUD dated March, 2019 prepared by Progressive AE and RJM Design before an occupancy permit is issued for the final building.
10. The Department of Public Safety shall review the plan for proper turning radius for emergency vehicles and fire hydrant locations and revisions made to the site plan as required.
11. The Final PUD site plan is subject to approval by the City Engineer.

Councilperson Warner seconded. Adopted with a vote of (5) Ayes: Hoppough, Lehman, Cunliffe, Dora, and Warner; (2) Nays; Moss, and Linton; and (0) Absent.

7. Council considered the approval of the proposed annual budget for the fiscal year 2019-2020.

Councilperson Moss MOVED: To adopt the proposed annual budget for the fiscal year 2019-2020 as presented. Councilperson Lehman seconded. Unanimously adopted.

8. Council considered the approval of an MDOT Airport Contract 2019-0407 and Resolution 19-12, a resolution authorizing the approval of a contract for runway airfield crack sealing and rehabilitation runway airfield paint marking at the Greenville Municipal Airport.

Councilperson Lehman RESOLVED: To approve proposed Resolution No. 19-12;

WHEREAS the City of Greenville Municipal Airport seeks to rehabilitate the runway airfield crack sealing and rehabilitate runway airfield paint marking (under the 2019 Statewide Program); and

WHEREAS, the project is eligible for federal funding under the federal Airport Improvement Program, pursuant to 49 USC 47101 et seq., including 47128; and

WHEREAS, MDOT has received a block grant from the Federal Aviation Administration (FAA) for airport development projects; and

NOW, THEREFORE BE IT RESOLVED: The City of Greenville approves the proposed contract for Runway Airfield Rehabilitation at the Greenville Municipal Airport with the Michigan Department of Transportation/Bureau of Aeronautics in the amount not to exceed \$29,500 in Federal, State and Local Funds and authorize the City Manager to sign the contract as presented.

Councilperson Cunliffe seconded. Unanimously adopted.

9. Council considered the approval of MDOT Contract #2017-0057/P6 for the acquisition of a medium duty 10 plus 3 passenger bus.

Councilperson Moss MOVED: To approve the contract with the Michigan Department of Transportation for the acquisition of a medium duty 10 plus 3 passenger bus in the amount of \$104,808 and authorize the City Manager and Clerk-Treasurer to sign on behalf of the City of Greenville as presented. Councilperson Cunliffe seconded. Adopted with a vote of (6) Ayes: Hoppough, Moss, Dora, Linton, Cunliffe, and Warner; (1) Nay: Lehman; and (0) Absent.

10. Council considered the approval of certain street closures in connection with the annual Gus Macker Basketball Tournament to be held June 28-30, 2019.

Councilperson Cunliffe MOVED: To approve the request to close M-91 (Lafayette Street) between M-57 (Washington Street) and Montcalm Street, Cass Street and Grove Street to the alley/parking lot entrances east and west of Lafayette Street on Friday, June 28, 2019, at 5:00 pm until Sunday, June 30, 2019, at 9:00 pm as presented. Councilperson Warner seconded. Unanimously adopted.

11. Council considered the award of a bid to purchase and install a fence in connection with the Fitzner Road project.

Councilperson Lehman MOVED: To award a bid for the purchase and installation of a fence to Fence Consultants of West Michigan in the amount not to exceed \$8,000 in connection with the Fitzner Road project as presented. Councilperson Linton seconded. Unanimously adopted.

12. Council considered accepting a grant award from the Greenville Area Community Foundation for Annual Trail Maintenance.

Councilperson Moss MOVED: To accept a trail maintenance grant from the Greenville Areal Community Foundation in the amount of \$5,483 as presented. Councilperson Linton seconded. Unanimously adopted.

Councilperson Cunliffe MOVED: The meeting be adjourned. Councilperson Moss seconded. Unanimously adopted.

Meeting adjourned at 11:31 p.m.

John M. Hoppough
Mayor

Norice Rasmussen
Clerk-Treasurer