

The regular meeting of the Greenville City Council was called to order by Mayor Cunliffe. This meeting was held virtually via Zoom in Greenville, Michigan 48838 at 7:30 p.m.

Present: Mayor Cunliffe; Councilpersons Lehman, Barrus, Moss, Linton, and Johnson; City Manager Bosanic, Public Services Director Pollock, and Clerk-Finance Director Rasmussen. All board members attended the virtual meeting in Greenville, Montcalm County, Michigan except Mayor Pro-Tem Moss who attend from Grand Rapids, Kent County, Michigan.

Absent: Councilperson Scoby

1. The Pledge of Allegiance was led by Mayor Cunliffe.
2. The Statement of Citizens: None
3. Councilperson Lehman MOVED: The Consent Agenda be approved as amended. Councilperson Johnson seconded. Unanimously adopted.

The Consent Agenda consisted of the following:

- a. Approval of the minutes for the regular City Council meeting on March 16, 2021.
- b. Approval of the payroll report for the regular pay period ending March 20, 2021, in the amount of \$125,620.90.
- c. Approval of the accounts payable report for the period ending March 25, 2021, in the amount of \$327,689.67.
- d. Approval of the minutes from the regular Planning Commission meeting held on March 11, 2021.
- e. Information on training opportunities provided.
- f. Approval to add addendum items VI.I through VI.M to the agenda.

Public Hearing

4. To receive comments regarding the following two requests from Tori Brayton of Brayton Homes, LLC:
 - a. A request to rezone property from the R-2, Single- and Two-Family Residential Zoning District to the Planned Unit Development Zoning District;
 - b. A request to establish a site condominium development containing 12 attached single family dwelling condominium units.

The vacant property consists of 2.55 acres and is located west of the dead-end portion of North Street west of Walnut Street. Parcel numbers 59-052-718-013-00 and 59-052-715-030-00.

The Planning Commission has been working with the developer on a site plan to construct 12 attached single-family dwelling condominium units on property currently zoned Single and Two-Family Residential. After much consideration and discussion, the developer and the Planning Commission agreed that the property should be rezoned to Planned Unit Development and subsequently negotiated a mutually agreed upon site plan. A public hearing was held at the Planning Commission level in accordance with our zoning ordinance and State Law and a recommendation for approval of the proposal is now made to the City Council.

- i. Mayor Cunliffe opened the public hearing at 7:49 p.m.
- ii. Jack Cooper, 902 E. North St., spoke on concerns with traffic, layout of the unit on the west will be close to his house, and rental vs. sold.
- iii. Martin Paul, 1100 N. 6th St., spoke on concerns with his property taxes with this development.
- iv. Julie Beach, 914 E. Summit, spoke on concerns with traffic and the rental prices of the condos.
- v. Mayor Cunliffe closed the public hearing at 7:59 p.m.

5. To receive comments on the proposed 2021 Master Plan for the City of Greenville. This proposed plan is an update of the 2012 Master Plan and is intended to serve as a guide to the future development of the City of Greenville. The proposed 2021 Master Plan contains information about existing land use, demographics of the City, recommendations about future land use, goals and policies, citizen survey results, analysis of land use issues, proposals for future development on the Flat River, and recommendations to implement the Plan.

- a. Mayor Cunliffe opened the public hearing at 8:08 p.m.
- b. Mayor Cunliffe closed the public hearing at 8:08 p.m. after receiving no comments.

New Business

6. Council considered a recommendation from the Planning Commission to rezone the property from R-2, Single and Two-Family Residential Zoning District to Planned Unit Development Zoning District for parcel numbers 59-052-718-013-00 and 59-052-715-030-00.

Councilperson Lehman MOVED: To approve the recommendation from the Planning Commission to approve the request from Tori Brayton of Brayton Homes, LLC to rezone Parcel 59-052-718-013-00 and Parcel 59-052-715-030-00 from R2, Single and Two-family Residential to the North Wood Planned Unit Development Zoning District in order to develop the property with six attached single family dwellings for a total of 12 condominium dwelling units as the proposed PUD rezoning meets the Planned Unit Development Approval Standards of Section 46-164(m) contained in the City of Greenville Zoning Ordinance. Approval is granted subject to the following conditions:

1. Approval is granted based on compliance with the Final PUD Site Plan dated 03-23-21 prepared by Hula Engineering.
2. Each two-family residential building in the North Wood PUD shall be constructed as shown on the Final PUD Site Plan. The lot area, lot width, and road frontage required for a residential condominium unit shall be as determined by the Planning Commission and as approved by the City Council.
3. The proposed two-family dwellings shall be constructed generally in compliance with the elevation drawing labeled Plan # D-663 prepared by Bruiner & Associates as submitted with the application materials from Tori Brayton.
4. The applicant shall provide an Open Space Preservation and Maintenance Agreement in accordance with the requirements of Section 46-164 (e)(2)(E) of the Zoning Ordinance. This Agreement is subject to the approval of the City Attorney before a building permit is issued.
5. Approval of the City Engineer is required before construction of the project commences.
6. Minimum building setbacks and distances between dwelling units shall be as illustrated on the Final PUD Site Plan. All other requirements which would apply to the uses permitted in the R-2 Zone shall otherwise apply.
7. Three copies of the Final PUD Site Plan shall be signed by the Chair of the Planning Commission in accordance with Section 46.41(d) of the Zoning Ordinance. The applicant shall also provide a digital copy of the final site plan to the Zoning Administrator.

Councilperson Moss seconded.

Adopted with a vote of (6) Ayes: Cunliffe, Barrus, Moss, Johnson, Lehman, and Linton; (0) Nays; and (1) Absent: Scoby.

7. Council considered the approval of a request to establish a site condominium development containing six attached single-family dwellings for a total of 12 condominium dwelling units.

Councilperson Lehman MOVED: To approve a recommendation from the Planning Commission to approve a request from Tori Brayton of Brayton Homes, LLC to develop a site condominium to be known as North Wood Condominiums consisting of six attached single-family dwellings with a total of 12 condominium dwelling units on Parcel 59-052-718-013-00 and Parcel 59-052-715-030-00 as the proposal meets the requirements of Section 46-42 of the Greenville Zoning Ordinance. Approval is subject to the following conditions:

1. Approval is granted based on compliance with the Final PUD Site Plan dated 03-23-21 prepared by Hula Engineering.
2. Each two-family residential building in the North Wood Condominium PUD shall be constructed as shown on the Final PUD Site Plan. The lot area, lot width, and road frontage required for a residential condominium unit shall be as determined by the Planning Commission and as approved by the City Council.
3. The proposed two-family dwellings shall be constructed generally in compliance with the elevation drawing labeled Plan # D-663 prepared by Bruiner & Associates as submitted with the application materials from Tori Brayton.
4. The applicant must provide a copy of the use and occupancy restrictions that will be included in the master deed for the site condominium. This document is subject to the approval of the City Attorney before a building permit is issued to ensure there are no conflicts between the requirements of the PUD Zone and the master deed.

Councilperson Moss seconded.

Adopted with a vote of (6) Ayes: Cunliffe, Barrus, Moss, Johnson, Lehman, and Linton; (0) Nays; and (1) Absent: Scoby.

8. Council considered a recommendation from the Planning Commission to approve Resolution No. 21-10, a resolution to adopt the 2021 Master Plan.

Councilperson Moss RESOLVED: To approve Resolution No. 21-10, a Resolution to Adopt the 2021 Master Plan:

WHEREAS, the City of Greenville has determined that it was necessary to update the 2012 Master Plan and that a new master plan is needed to guide the future development of the City; and

WHEREAS, a new Plan must be prepared in accordance with the Michigan Planning Enabling Act, being Act 33 of 2008; and

WHEREAS, the Greenville Planning Commission has been charged with the responsibility to prepare the new Master Plan: and

WHEREAS, the Master Plan prepared by the Planning Commission contains information describing the City of Greenville, goals and policies to guide the future growth of the City, concept plans for the redevelopment of former industrial properties, specific recommendations for North Lafayette Street, recommendations to implement the Plan, a map setting forth the future use of lands in the City, and a re-affirmation of the Joint Development Plan with Eureka Township; and

WHEREAS, the future land use recommendations of the proposed 2021 Master Plan were supported by over 79% of the respondents to a citizen survey; and

WHEREAS, the Planning Commission held a public hearing on March 11, 2021 on the proposed 2021 Master Plan in accordance with the requirements of the Planning Enabling Act and adopted Resolution 21-08 recommending that the Greenville City Council adopt the proposed 2021 Master Plan; and

WHEREAS, the Greenville City Council held a public hearing on April 6, 2021 on the proposed 2021 Master Plan;

NOW THEREFORE BE IT RESOLVED that the Greenville City Council does hereby adopt the 2021 Master Plan as recommended by the Greenville Planning Commission.

Councilperson Linton seconded.

Adopted with a vote of (5) Ayes: Cunliffe, Barrus, Moss, Johnson, and Linton; (1) Nay: Lehman; and (1) Absent: Scoby.

9. Council considered accepting a grant from the Greenville Youth Advisory Council (GYAC) with the Greenville Area Community Foundation in connection with the Greenville Area Community Center for the purchase of a portable sound system.

Councilperson Moss MOVED: To accept the proposed grant award from the Greenville Youth Advisory Council with Greenville Area Community Foundation for portable

sound system equipment in the amount of \$2,192.00 as presented. Councilperson Linton seconded. Unanimously adopted.

10. Council considered accepting a grant from the Greenville Youth Advisory Council (GYAC) with the Greenville Area Community Foundation in connection with the Greenville Area Community Center to provide up to 75 scholarships to Greenville Public School students to participate in the Tri-Greenville Kids Triathlon.

Councilperson Lehman MOVED: To accept a grant award from the Greenville Youth Advisory Council (GYAC) through the Greenville Area Community Foundation for up to 75 youth scholarships in the amount of \$2,475.00 as presented. Councilperson Johnson seconded. Unanimously adopted.

11. Council considered further discussion on Marijuana Ordinances.

Councilperson Moss MOVED: To send the proposed zoning ordinances to the Planning Commission for their review and recommendations and subsequent recommendations back to City Council. And that we set aside the regulatory ordinances for consideration until the Planning Commission recommendations are received and considered. We recommend reasonable changes to form for final review.

Councilperson Linton seconded.

Adopted with a vote of (5) Ayes: Cunliffe, Barrus, Moss, Johnson, and Linton; (1) Nay: Lehman; and (1) Absent: Scoby.

12. Council considered the approval of an application from Chris Peterson of Chef Hand Specialties.

Councilperson Lehman MOVED: To approve the proposed application from Chris Petersen to operate a food truck at 110 West Washington from April 12, 2021, to November 15, 2021, with the following conditions:

- The location and operation of the food truck shall not impede traffic flow to or from adjacent properties or businesses nor shall it adversely impact them in any way.
- The operation of the food truck shall comply with all health department rules and regulations including social distancing provisions for employees and customers.
- The permit is suspended during the Danish Festival Event, August 19 - 22, 2021.

Councilperson Johnson seconded. Unanimously adopted.

13. Council considered a motion to authorize the Clerk/Finance Director to represent the City of Greenville in small claims court against Dennis Parker DBA Parker Septic.

Councilperson Moss RESOLVED: To authorize Norice Rasmussen, Clerk/Finance Director to represent the City in small claims court against Dennis Parker DBA Parker Septic for outstanding invoices as presented. Councilperson Johnson seconded. Unanimously adopted.

14. Council considered the award of a bid for a farmland lease.

Councilperson Lehman MOVED: To award a bid for the planting of crops on city-owned property to Thorlund Brothers of Greenville, Michigan in the amount of \$13,320.00 which is \$4,240.00 for the first year, \$4,440.00 for year 2, and \$4,640.00 for year 3 as presented. Councilperson Linton seconded. Unanimously adopted.

15. Council considered the award of a bid for a Code Enforcement Lawn Mowing Contract.

Councilperson Lehman MOVED: To award a bid for the annual Code Enforcement Lawn Mowing contract to Green Pro Landscape Management of Rockford, Michigan in the amount not to exceed:

- \$50/hr for 66ft x 132ft lots, \$50/hr per lot as a total
- \$50/hr for lots over 66ft x 132ft, \$75 per lot as a total

As presented. Councilperson Johnson seconded. Unanimously adopted.

16. Council considered the award of a bid for the purchase of 200 yards of mulch for the downtown district, parking lots, parks, and bike trail.

Councilperson Moss MOVED: To award a bid for the purchase of mulch to Brinks Wood Products, Inc. of Byron Center, Michigan in the amount of \$2,900.00 as presented. Councilperson Linton seconded. Unanimously adopted.

17. Council considered the award of a bid for the placement of 200 yards of mulch with weed preventative for the downtown district, parking lots, parks, and bike trail.

Councilperson Lehman MOVED: To award a bid for the placement of mulch with weed treatment in downtown planting areas, parks, and bike trail to Green Pro Landscaping Management of Rockford, Michigan in the amount not to exceed \$4,450.00 as presented. Councilperson Johnson seconded. Unanimously adopted.

18. Council considered the award of a bid for the rebidding of the remainder of the mowing contract.

Councilperson Moss MOVED: To award bids for mowing of certain city properties for the remaining 2 years of the current contracts as follows:

Option 1: To Green Pro Landscaping LLC of Rockford, Michigan in the amount not to exceed \$8,500.

Option 3: To Schofield Lawn Care of Greenville, Michigan in the amount not to exceed \$8,500.

Option 9: To Hopkins Lawn and Snow Removal, LLC of Sheridan, Michigan in the amount not to exceed \$5,000.

As presented. Councilperson Linton seconded. Unanimously adopted.

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

Meeting adjourned at 9:36 p.m.

Jeanne Cunliffe
Mayor

Norice Rasmussen
Clerk – Finance Director