

The regular meeting of the Greenville City Council was called to order by Mayor Cunliffe in the Council Chambers, in the Municipal Complex located at 415 S. Lafayette Street, Greenville, Michigan 48838 at 7:30 p.m. This was a hybrid meeting format, in-person and virtual.

Present: Mayor Cunliffe; Councilpersons Lehman, Moss, Barrus, Scoby, Linton, and Johnson; City Manager Bosanic, Assistant City Manager Feazel, Clerk-Finance Director Rasmussen, Public Safety Director Magirl, and Public Services Director Pollock. Council members attended the meeting in-person.

Absent: None

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 presented. Councilperson Johnson seconded. Unanimously adopted.

The Consent Agenda consisted of the following:

- a. Approval of minutes for the regular City Council meeting on November 16, 2021.
- b. Approval of payroll report for the regular pay period ending November 13, 2021, in the amount of \$155,577.64.
- c. Approval of the accounts payable report for the period ending November 24, 2021, in the amount of \$1,485,328.73.
- d. Approval of payroll report for the regular pay period ending November 27, 2021, in the amount of \$129,504.31.
- e. October Monthly Financial Report.
- f. Information on the training opportunities provided.

Public Hearing:

4. To receive comments regarding an amendment to revise the requirements for the use of a non-conforming lot.
  - a. Mayor Cunliffe opened the public hearing at 7:43 p.m.
  - b. Mayor Cunliffe closed the public hearing at 7:43 p.m. after receiving no comments.
5. To receive comments regarding an amendment to allow a non-conforming building in a residential zone used for residential purposes to be built in the same location if damaged or destroyed.

- a. Mayor Cunliffe opened the public hearing at 7:45 p.m.
  - b. Jacob Vandenburg, 309 North Street, asked about duplexes.
  - c. Mayor Cunliffe closed the public hearing at 7:49 p.m.
6. To receive comments on a recommendation from the Planning Commission to amend the Zoning Ordinance to add regulations for major and minor amendments to approved special land uses.
- a. Mayor Cunliffe opened the public hearing at 7:52 p.m.
  - b. Mayor Cunliffe closed the public hearing at 7:54 p.m. after receiving no comments.
7. To receive comments on a recommendation from the Planning Commission to amend the Zoning Ordinance to change the number of members of the zoning board of appeals from seven to five, to require that one member be a member of the Planning Commission, and to provide for three-year staggered terms.
- a. Mayor Cunliffe opened the public hearing at 7:59 p.m.
  - b. Mayor Cunliffe closed the public hearing at 7:59 p.m. after receiving no comments.

New Business:

8. Council considered the approval of Ordinance 21-02, an amendment to Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by deleting section 46-7(b)(1), nonconforming lots of record.

Councilperson Lehman MOVED: To approve Ordinance 21-02, an amendment to Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by deleting section 46-7(b)(1), nonconforming lots of record.

The City of Greenville Ordains:

**SECTION 1** Section 46-7(b)(1) of the City of Greenville Zoning Ordinance is hereby **AMENDED TO DELETE** the following language:

Where a residential lot of record in existence at the time of the adoption or amendment of this chapter does not meet the minimum requirements for lot width or lot area, such lot of record may be used for any purposes permitted by the district in which the lot is located, provided that the lot meets at least 80 percent of the required lot area, lot width, and side yard required by that district, and further

provided that any building or structure constructed on the lot complies with all other yard setback requirements.

Councilperson Moss seconded.

Adopted with a vote of (7) ayes: Scoby, Moss, Lehman, Cunliffe, Linton, Barrus, and Johnson: (0) Nays; and (0) Absent.

9. Council considered the approval of Ordinance 21-02, an amendment to Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville amending section 46-7(d)(4), reconstruction of residential buildings in nonresidential districts.

Councilperson Moss MOVED: To approve Ordinance 21-02, an amendment to Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville amending section 46-7(d)(4), reconstruction of residential buildings in nonresidential districts.

The City of Greenville Ordains:

**SECTION 2** Section 46-7(d)(4) of the City of Greenville Zoning Ordinance is hereby **AMENDED** to read as follows:

*Reconstruction of a residential building in nonresidential and residential districts.*  
Should a nonconforming residential building in a residential or nonresidential zoning district which is used for residential purposes be damaged or destroyed, it may be reconstructed in its previously nonconforming location, provided, however, the degree of nonconformity shall not be increased.

Councilperson Johnson seconded.

Adopted with a vote of (7) ayes: Scoby, Moss, Lehman, Cunliffe, Linton, Barrus, and Johnson: (0) Nays; and (0) Absent.

10. Council considered the approval of Ordinance No. 21-03, an amendment to Chapter of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by adding regulations to amend an approved special land use.

Councilperson Moss MOVED: To approve Ordinance No. 21-03, an amendment to Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by adding regulations to amend an approved special land use.

City of Greenville Ordains:

**SECTION 1** Section 46.185 of the City of Greenville Zoning Ordinance is hereby **ADDED** to the Zoning Ordinance to read as follows:

**46-185. - AMENDMENT TO AN APPROVED SPECIAL LAND USE**

- (1) Any person owning or operating land for which a Special Land Use has been approved shall notify the zoning administrator of any proposed amendment to the approved Special Land Use, any conditions attached to the approval of the Special Land Use and site plan. Any proposed change to the conditions that were attached to the approval of the Special Land Use or any proposed change to the Special Land Use itself shall be reviewed by the Planning Commission, which shall determine if the proposed changes constitute a major or minor change.
- (2) A major change is defined as a change in the conditions of approval of the Special Land Use which would substantially alter the intensity of the use of the property so as to call into question compliance with the Special Land Use approval standards of Section 46-184(1) herein. Examples of a major change may include but are not limited to a substantial increase in the hours of operation, a substantial expansion of the land area devoted to outdoor activity, a substantial increase in the number of items displayed or stored outdoors, an increase in the intensity of the use which would substantially increase traffic or a change in the conditions of approval which may result in a substantial adverse impact on nearby residents or property. In addition, a major change would also include expanding the land area that was approved for the existing Special Land Use and expanding the building containing the use if such expansion would increase the intensity of the use.
- (3) Any major change shall be considered in the same manner as set forth in Section 46-183 of this Ordinance which would require a public hearing. A requested change to an approved Special Land Use which is considered to be a minor change may be approved by the planning commission without a public hearing. If the requested change or changes apply only to a component of an approved site plan which is part of an approved Special Use the requirements of Section 46-41(d)(2).c herein shall apply.

Councilperson Lehman seconded.

Adopted with a vote of (7) ayes: Scoby, Moss, Lehman, Cunliffe, Linton, Barrus, and Johnson: (0) Nays; and (0) Absent.

11. Council considered the approval of Ordinance 21-04 to amend Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by amending section 46-36(a)(1), composition and terms of the Zoning Board of Appeals.

Councilperson Lehman MOVED: To approve Ordinance 21-04 to amend Chapter 46 of the Greenville Code of Ordinances being the Zoning Ordinance of the City of Greenville by amending section 46-36(a)(1), composition and terms of the Zoning Board of Appeals.

City of Greenville Ordains:

**SECTION 1** Section 46-36(a)(1) of the City of Greenville Zoning Ordinance is hereby AMENDED to read as follows:

a) Membership and meetings.

(1) *Composition and terms.* The zoning board of appeals shall consist of five members appointed by the city council who shall be residents of the City of Greenville. A member of the Planning Commission shall be a member of the Zoning Board of Appeals. Members are appointed for three-year staggered terms. An employee or contractor of the city council may not serve as a member of the zoning board of appeals.

Councilperson Johnson seconded.

Adopted with a vote of (7) ayes: Scoby, Moss, Lehman, Cunliffe, Linton, Barrus, and Johnson: (0) Nays; and (0) Absent.

12. Council considered the approval of wage increases for certain public services and water employees.

Councilperson Lehman MOVED: To approve the proposed wage increases for certain positions in the Department of Public Services and Water Department as presented. Councilperson Linton seconded. Unanimously adopted.

13. Council considered the award of a contract for the installation of commercial water meter radio readers.

Councilperson Moss MOVED: To award a contract to Master Meter Inc. of Mansfield, Texas in the amount not to exceed \$72, 070.00 to install all remaining

commercial/industrial water meter radio readers as presented. Councilperson Barrus seconded. Unanimously adopted.

14. Council considered the approval of a food truck request from William Drake to operate a food truck at 1325 W. Washington St. Drive (CDS Pallets).

Councilperson Moss MOVED: To approve the food truck request from William Drake to operate a food truck at 1325 W. Washington St. Drive (CDS Pallets) with the following conditions:

- The location and operation of the food truck on the property 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 provision for employees and customers.

Councilperson Lehman seconded. Unanimously adopted.

15. Council considered the award of a bid for purchase of five sets of ballistic plates and carriers for the Public Safety Department.

Councilperson Lehman MOVED: To award a bid for the purchase of five sets of ballistic plates and carriers to Bulletproof IT, LLC of Vancouver, Washington in the amount not to exceed \$1,550.00 as presented. Councilperson Scoby seconded. Unanimously adopted.

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

Meeting adjourned at 8:46 p.m.

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Jeanne Cunliffe  
Mayor

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Norice Rasmussen  
Clerk – Finance Director