

# Pleasant Plains Township Board Meeting

7333 M-37 Baldwin, MI 49304  
P.O. Box 239 Baldwin, MI 49304

134 min

## REGULAR MEETING MINUTES MONDAY JULY 31<sup>st</sup>, 2023 AT 6:00 PM

### Call to Order

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Meeting called to order at 1800 (6:00pm)

Members Present			
Trustee Lemm	Present	Trustee Russell	Excused Absent
Treasurer Hanna	Present	Deputy Clerk Schaap	Present
Supervisor Braddy	Present	Clerk Knight	Excused Absent

### Agenda

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Motion	Approve Agenda with Corrections				
Motioned By	Treasurer Hanna		Seconded:	Trustee Lemm	
Voice Vote					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

### Public Comments – Agenda Items ONLY

None

### Board Meeting Minutes – June 26<sup>th</sup>, 2023

Regular Board Meeting Minutes for Monday June 26<sup>th</sup>, 2023, Presented.

Motion	Approve Regular Meeting Minutes for Monday June 26 <sup>th</sup> , 2023				
Motioned By	Trustee Lemm	Seconded:	Treasurer Hanna		
Voice Vote					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

## Reports

### Clerk’s Report

Check Register for June 2023 presented.

Motion	Approve June 2023 Check Register				
Moved By	Trustee Lemm	Seconded	Treasurer Hanna		
Roll Call Vote					
Trustee Lemm	Yes				
Treasurer Hanna	Yes				
Clerk Knight	Excused				
Trustee Russell	Excused				
Supervisor Braddy	Yes				
Tally					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

Ordered new pens for use with vote ballots due to issues with other pens’ ink residue interacting with the tabulator.

### Treasurer’s Report

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Treasurer’s Reports for May, June of 2023 presented.

Motion	Approve Treasurer’s Report for May, June 2023				
Moved By	Trustee Lemm	Seconded	Supervisor Braddy		
Roll Call Vote					
Trustee Lemm	Yes				
Trustee Russell	Excused				
Treasurer Hanna	Yes				
Clerk Knight	Excused				
Supervisor Braddy	Yes				
Tally					
In Favor	3	Opposed	0	Abstained	0
					<b>Motion Passed</b>

### Commissioner’s Report: Clyde Welford

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West Michigan Shoreline Regional Development is looking into bringing 24 / 7 AV Stations to Lake County.

Dale Kirby set a meeting for October to revisit US 10 / M-37 light.

Discussion over roundabouts and need for traffic lights.

### Sheriff’s Report: Sheriff Martin

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68<sup>th</sup> ST. owner went in front of judge and was given time to get affairs dealt with before incarceration. Individual failed to show, may or may not affect current sentence of 1 year.

Federal Fraud / Embezzlement indictment of individuals who took \$400,000, part of wider national fraud case, worked with FBI and other agencies.

Deceased female in vehicle at Ellsworth township cemetery was medical related, and no foul play suspected.

Dial-a-ride will have service Fridays and Saturdays from 4:00pm and 8:00pm, and on Sundays from 9:00am to 1:00pm with reservation needed by Friday at noon.

Looking into recycling possibilities for county, and possibility of having driver’s ed instructor in Lake County.

### Supervisor’s Report

EGLE: Department of Environment, Great Lakes, and Energy  
 DEQ: Department of Environmental Quality (now EGLE)  
 Wash King Laundry: Former business whose land is contaminated.

Background: 30+ years ago DEQ forced Wash King owners to put in place a water system for the community, due to ground contamination. Contamination plume spreading southeast to northwest. Wells are being pumped to keep contamination contained to area. The water system is being handled by the community. The current condition is one pump is running and their backup well is down.

Had a discussion with EGLE and Audrey from Clean Water Association about the condition of the system and wells. Discussed division of responsibility. CWA have a \$7,500 quote for repairs, but only \$4,000 in their accounts, and are looking into grants for help.

Next week, Wednesday the 9<sup>th</sup> at 10:00am there will be an emergency meet and walkthrough at site.

Tabled Washington St project until more info on Webber township’s contribution to project is obtained.

AT&T is asking to extend Metro Right of Way under Metro Act, which expires December 31<sup>st</sup>, 2023, and asking to extend to December 31<sup>st</sup>, 2028.

Further info on Metro Act: <https://www.michigan.gov/mpsc/regulatory/telecommunications/metro>

Motion	Approve AT&T (Michigan Bell) Metro Right of Way extension from December 31 <sup>st</sup> , 2023, to December 31 <sup>st</sup> , 2028.				
Motioned By	Treasurer Hanna		Seconded:	Trustee Lemm	
Voice Vote					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

### Trustee Report: Sondra Lemm

Light poles arrived and 4 will be installed.

### Zoning Report: Greg Nichols

Permits Issued		
Temporary Land Use Permits	Land Use Permits	Camping Permits
1	5	7

Concerns over pickup of contracted number of bags collected by A1 Services.

**Assessors Report: Mark Barnett**

Property Transfers via Deed	63
Property Transfers Affidavits Processed	28
PRE Added	5
PRE Removed	4
Property Combinations Processed	6
Address Changes Processed	26

**Cemetery Report: Greg Nichols**

Burials	
Full Burials	Cremation Burials
0	2

**Fire Department Report: Chief Schaap**

Presented water rescue gear that had been ordered.

**Old Business**

**Special Assessment Refuse**

Motion	Approve moving forward with special assessment refuse increase from \$50 per parcel to \$100 per parcel				
Motioned By	Trustee Lemm			Seconded:	Treasurer Hanna
Voice Vote					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

### Gibson Park

Presented Property Management Solutions quote for Gibson Park improvements:

Property Management Solutions Gibson Park Improvements Quote	
Services	Total
Removal of ground cover, flatten 70ft x 150ft area, and install cedar mulch	<b>\$13,695</b>
Dig up and remove old signage	
Cleanup broken concrete, trees, and old post in driveway island	
Cleanup around new sign	
Demo old tanks and lids, backfill concrete vaults for picnic area	
Cut down and remove 4 dead and hazardous oak trees, leaving 16in stump above ground for later management	
10ft cedar split rail fence installation	

Motion	Approve Property Management Solutions Contract Quote of \$13,695 for Gibson Park Improvements				
Moved By	Trustee Lemm	Seconded	Treasurer Hanna		
Roll Call Vote					
Trustee Lemm	Yes				
Treasurer Hanna	Yes				
Clerk Knight	Excused				
Trustee Russell	Excused				
Supervisor Braddy	Yes				
Tally					
In Favor	3	Opposed	0	Abstained	0
					<b>Motion Passed</b>

**Gibson Park (cont.)**

Presented Property Management Solutions quote for township hall improvements:

Property Management Solutions Township Hall Improvements	
Services	Total
4ft wide concrete walkway from shed across front of building turning corner to slab going into fire department hall	<b>\$3,900</b>
One handicap ramp in front of main entrance door	
One handicap ramp in southeast portion going towards parking lot	
Ramp grade ADA compliant: 1in per foot	
Prep and lay 2in of stone along south edge between sidewalk and building	

Motion	Approve Property Management Solutions Contract Quote of \$3,900 for Township Hall Improvements				
Moved By	Treasurer Hanna	Seconded	Trustee Lemm		
Roll Call Vote					
Trustee Russell	Excused				
Treasurer Hanna	Yes				
Trustee Lemm	Yes				
Clerk Knight	Excused				
Supervisor Braddy	Yes				
Tally					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

**New Business**

None

**Public Comments**

**James White**

Asked for clarification on restrictions with campers on properties:  
 4-5 years previous rescinded zoning ordinance that allowed campers to stay on properties year-round.  
 105 Properties currently grandfathered in and are allowed campers on property year-round.  
 Current requirement is to obtain seasonal camper permit, season lasts from May 1<sup>st</sup> to November 31<sup>st</sup>

Motion	Adjourn meeting				
Moved By	Treasurer Hanna		Seconded:	Trustee Lemm	
Voice Vote					
In Favor	3	Opposed	0	Abstained	0
<b>Motion Passed</b>					

**Meeting adjourned at 2014 (8:14pm)**

The monthly board meeting can be heard in its entirety in the Clerk’s office for up to 30 days after the meeting was held.

Meeting minutes prepared by Patrick Evans

**Meeting Minutes Approval**

<p><u>X</u> _____                  Jessica Schaap                  Deputy Clerk</p>	<p><u>X</u> _____                  Kevin Braddy                  Supervisor</p>
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