

The regular meeting of the Greenville City Council was called to order by Mayor Scoby, in the Council Chambers, in the Municipal Complex located at 415 S. Lafayette Street, Greenville, Michigan 48838 at 7:00 p.m.

Present: Mayor Scoby; Councilpersons Barrus, Moss, Johnson, Lehman, Cunliffe, and Linton; City Manager Bosanic, Assistant City Manager Feazel, Clerk Finance Director Rasmussen, and City Engineer Hinken.

Absent: None.

1. The Pledge of Allegiance was led by Mayor Scoby.
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 held May 16, 2023.
- b. Approval of the minutes for the closed session City Council meeting held May 16, 2023.
- c. Approval of the payroll report for the regular pay period ending May 13, 2023, in the amount of \$147,421.32.
- d. Approval of the payroll report for the special pay period ending May 13, 2023, in the amount of \$639.28.
- e. Approval of the accounts payable report for the period ending May 25, 2023, in the amount of \$464,077.49.
- f. Approval of the payroll report for the regular pay period ending May 27, 2023, in the amount of \$153,431.04.
- g. Approval of the payroll report for the special pay period ending May 27, 2023, in the amount of \$280.00.
- h. Approval of the May Financial Report.
- i. Information on training opportunities provided.
- j. Approval to place delinquent water bills and invoices on summer taxes.
- k. Approval to add addendum item VI.H to the agenda.

Public Hearing:

4. To receive comment regarding a request from Green Development Ventures, LLC for an amendment to the Forest View Planned Unit Development (PUD) and final site plan approval for the Forest View PUD, located on 27 acres of land generally to the north and east of Forest View Drive.

Councilperson Johnson MOVED: To excuse Councilperson Lehman from participation in the discussion for agenda items IV.A and VI.A due to a conflict of interest. Councilperson Moss seconded. Unanimously adopted. Councilperson Lehman recused himself and left the chamber.

- a. Mayor Scoby opened the public hearing at 7:23 p.m.
- b. Greg Brabbs, 1412 Trail View Drive, asked about the possibility of a crosswalk across Greenville West Drive, more mailbox locations, and trash bins.
- c. Jill Magnan, 1472 Trail View Drive, stated concern about incorrect map regarding the parcels on front, the density and size of homes, and the narrowness of the streets.
- d. Bill Willison, 1461 Trail View Drive, stated concern about space between units and there being only one entrance/exit.
- e. Jane Truesdell, 1416 View Point Drive, stated concern about drainage and access to Youngman Road.
- f. Greg VanderMark, 1022 Grosvenor Drive, concerned about what the developer plans for green space in Phase III and Phase IV.
- g. Greg Brabbs, 1412 Trail View Drive, stated concern about the 5% grade in open spaces.
- h. Jill Magnan, 1472 Trail View Drive, stated concern with accessibility for Beechwood Avenue, and asked about having a different developer.
- i. Greg Brabbs, 1412 Trail View Drive, stated concern with the Forest View Master Deed from 2005 he brought with him not being a legal document.
- j. Jane Truesdell, 1416 View Point Drive, asked if any commissioners have walked the property, she stated she wants it done right.
- k. Jill Magnan, 1472 Trail View Drive, stated concern with property values.
- l. Bill Willison, 1461 Trail View Drive, stated concern with fire or an evacuation with only one exit.
- m. Lois Edgar, 1423 Trail View Drive, stated concern with multiple trucks making deliveries and the width of the streets.
- n. Mayor Scoby closed the public hearing at 7:54 p.m.

New Business:

5. Council considered a recommendation from the Planning Commission to approve a request from Green Development Ventures, LLC for an amendment to the Forest View Planned Unit Development (PUD) and final site plan approval for the Forest View PUD, located on approximately 27 acres of land generally to the north and east of Forest View Drive.

Councilperson Moss MOVED: To approve the Forest View Planned Unit Development Site Plan submitted by Green Development Ventures LLC located on approximately 27 acres of land generally to the north and east of Forest View Drive

last revised on May 5, 2023. The City Council's decision is based on the representations made orally and in writing by the applicant findings and recommendations of the Williams & Works staff reports dated October 20, 2022, December 1, 2022, January 6, 2023, April 20, 2023, and June 2, 2023, which are hereby incorporated by reference. Further, the City Council finds that the site plan and application materials last revised on May 5, 2023 comply with the applicable standards of the Planned Unit Development Zoning District in section 46-164(M) and the site plan review standards of section 46-41(c)(3). This approval is subject to the following conditions:

1. Prior to the issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with requirements from the City's Department of Public Works, Engineer, Fire Department, Police Department, City Attorney, or other City officials.
3. The planned unit development shall comply with all applicable federal, state, and local requirements, and copies of all permits shall be submitted to the City.
4. The applicant shall continually comply with applicable ordinances, codes, standards, and requirements of the City of Greenville.
5. All landscaping, street trees, open spaces, sidewalks, trails, fences, and other site improvements shall be continuously maintained to ensure that the planned unit development will be adequately buffered from surrounding public and private property.
6. The applicant shall enter into a development agreement and open space agreement with the City in a form acceptable to the City Manager and City Attorney.

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

Councilperson Lehman returned to the meeting.

6. Council considered the approval of an event request from the Danish Festival for the Open-Air Breakfast on July 21, 2023.

Councilperson Moss MOVED: To approve the event request from the Danish Festival for the Open-Air Breakfast on July 21, 2023, as presented. Councilperson Linton seconded. Unanimously adopted.

7. Council considered the award of a quote for the installation of a boiler at the Wastewater Treatment Plant.

Councilperson Johnson MOVED: To award a contract for the installation of a boiler at the Wastewater Treatment Plant to Northwest Kent Mechanical Company of Cedar Springs, Michigan in the amount not to exceed \$36,915.00 as presented. Councilperson Barrus seconded. Unanimously adopted.

8. Council considered the award of a bid for the preparation of a path to Central Bark Park.

Councilperson Lehman MOVED: To award a bid for the preparation of a path to the Central Bark Park to North Land Excavating, LLC of Greenville, Michigan in the amount not to exceed \$10,000 as presented. Councilperson Cunliffe seconded. Unanimously adopted.

9. Council considered the award of a grant from the Greenville Area Community Foundation (GACF) in the amount of \$8,000.00 to seal coat a portion of the Fred Meijer Flat River Trail.

Councilperson Moss MOVED: To accept the award of a grant from the Fred and Lena Meijer Foundation through the Greenville Area Community Foundation in the amount of \$8,000 for the annual trail maintenance as presented and authorize the City Manager to sign on behalf of the City. Councilperson Johnson seconded. Unanimously adopted.

10. Council considered the approval of a food vendor application from Tucker Haynes of The Drift Snow Co.

Councilperson Lehman MOVED: To approve the proposed application from Tucker Haynes to operate a food truck at 313 S. Lafayette Street (Danish Festival Lot) 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.
- The permit is authorized for use on Wednesdays June 7 to October 30, 2023.
- The permit is suspended during the Danish Festival Event, August 17 – 20, 2023.
- The applicant must pay the food vendor license fee to the City of Greenville.

Councilperson Linton seconded. Unanimously adopted.

11. Council considered the approval of a food vendor application from Hannah Bliss to distribute boxed lunches at Veteran's Park.

Councilperson Lehman MOVED: To approve the proposed application from Hannah Bliss at Veteran's Park with the following conditions:

- The distribution of boxed lunches shall comply with all health department rules and regulations.
- The permit is authorized for use on Thursday, June 22, 2023.
- The food vendor license fee is waived.
- No traffic backups of customers shall occur on West Washington Street at any time.

Councilperson Moss seconded. Unanimously adopted.

12. Council considered a motion to go into closed session as permitted by Section 8 (h) of the Open Meetings Act to discuss a written legal opinion from counsel which is exempt from public discussion or disclosure by state statute.

Councilperson Moss MOVED: To approve a motion to go into closed session as permitted by Section 8 (h) of the Open Meetings Act to discuss a written legal opinion from counsel which is exempt from public discussion or disclosure by state statute. Councilperson Lehman seconded. Unanimously adopted.

13. Councilmembers entered into executive session at 8:56 p.m.

14. Councilmembers returned to the regular meeting at 9:30 p.m.

Councilperson Lehman MOVED: The regular meeting reconvene. Councilperson Cunliffe seconded. Unanimously adopted.

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

Meeting adjourned at 9:30 p.m.

Jeff Scoby
Mayor

Norice Rasmussen
Clerk-Finance Director