

**NILES CHARTER TOWNSHIP  
MAY 1, 2017  
REGULAR MEETING**

Supervisor Stover called the meeting to order at 7:00 p.m. at the Township Hall, 320 Bell Road. Hoese led the Pledge of Allegiance.

**Roll Call:** Cooper, Hoese, Pulaski, Ringler, Stover, Vella. Board Member Absent: Eull. Others present: Angie Cole

**Agenda Approval:** Ringler motioned to approve the agenda as submitted. Vella supported. All voting in favor. **MOTION CARRIED.**

**Special Guests:** Zoning Administrator, Peg Hartman.

**Comments from the Public on Agenda Items:** None.

**Consent Agenda:**

Cooper motioned to approve the consent agenda. Hoese supported.

1. May 1, 2017 Expenditures and Transfers:

General O & M	\$24,673.53	Fire O & M	\$42,704.83
Sewer O & M	\$20,641.48	Water O & M	\$1,886.13
SAW Grant	\$108,346.57	Fire Cap. Imprv	\$1,244.78
<b>GRAND TOTAL</b>	<b>\$199,497.32</b>		
2. April 17, 2017 regular meeting minutes.

ROLL CALL AYES: Cooper, Hoese, Pulaski, Ringler, Vella, Stover  
NAYS: None.

**MOTION CARRIED.**

**Correspondence/Announcements:** None.

**Unfinished Business:** None.

**New Business:**

**2017 Master Plan:** Zoning Administrator, Peg Hartman, explained the process of adopting the 2017 Master Plan. Cooper motioned to approve the 2017 Master Plan for distribution to neighboring jurisdictions and the Berrien County Planning Commission. Pulaski supported. Ringler advised we should consider the implementation of future plan use of industrial vs office business at Niles-Buchanan and U.S. 31 for possible manufacturing growth.

ROLL CALL AYES: None.

NAYS: Hoese, Pulaski, Ringler, Vella, Stover, Cooper

**MOTION DENIED.**

After further discussion on various areas of implementing industrial, Ringler motioned to refer the Master Plan back to the Planning Commission recommending future land use as industrial at the Mayflower corridor at Niles-Buchanan and U.S. 31. Vella supported.

ROLL CALL AYES: Pulaski, Ringler, Vella, Stover, Hoese

NAYS: Cooper

**MOTION CARRIED.**

Text Amendment Rescinding Section 14.05 of 11<sup>th</sup> Street District Overlay Requirements: Zoning Administrator, Peg Hartman, advised that she is in disagreement with the recommendation of the Berrien County Planning Commission not to rescind section 14.05 of the 11<sup>th</sup> Street district overlay. The Planning Commission and the Zoning Board of Appeals have reviewed and agreed that section 14.05 is restricting business growth due to front and rear setback requirements. Ringler advised he spoke with Dan Fette of Berrien County Community Development and he understands the rescinding of section 14.05, but it should be replaced not just repealed. Vella motioned to approve the rescinding of the text amendments of the 11<sup>th</sup> Street Overlay. Ringler supported.

ROLL CALL AYES: Ringler, Vella, Stover, Cooper, Hoese, Pulaski  
NAYS: None.

**MOTION CARRIED.**

Arlington Forced Main SAD: Ringler explained the resolution is the intent to create a special assessment district for the Arlington forced main and set the public hearing. Ringler motioned to accept the intent to create a special assessment district for the Arlington forced main and set the public hearing for June 5, 2017 regular meeting. Vella supported.

ROLL CALL AYES: Vella, Stover, Cooper, Hoese, Pulaski, Ringler  
NAYS: None.

**MOTION CARRIED.**

Brandywine Shores SAD Township Funds Contributed to the Project, Rate, and Term: Stover advised the Berrien County Road Commission has estimated \$660,713.00 the cost of the paving Brandywine Shores Subdivision. Ringler motioned to approve the Township pays 50% of the cost. Cooper supported. After, further discussion the cost reflected is just the paving and doesn't include consideration of 9 drainage areas.

ROLL CALL AYES: Stover,  
NAYS: Cooper, Hoese, Pulaski, Ringler, Vella.

**MOTION DENIED.**

Board consensus to table for more information.

Comments from the Public: Steve Vandenburg inquired of the new lighting for the Township. Advised waiting for grant. Myrna Hunt of Country Club Drive had questions regarding Brandywine Shores SAD. Peg Hartman thanked all board members for their participation in the Township Clean-up on April 29, 2017. The Township collected 96 tires.

**Committee Reports:**

Cooper: None.

Eull: Absent

Ringler: Advised is getting prices on a new zero turn tractor for Parks. Advised the new DPW Manager started today.

Pulaski: None.

Vella: advised she will attend audit meeting tomorrow with SMCAS

**Supervisor's Report:** None.

Cooper motioned to adjourn at 8:29 p.m. Hoese supported the motion.  
All voting in favor.

**MOTION CARRIED.**

Respectfully submitted,

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Angie Cole, Deputy Clerk

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James W. Stover, Supervisor