

Hopkins Township Board Minutes

Regular Meeting

November 8, 2021

Meeting Called to order at 7:30 pm by Supervisor Evans.

Supervisor Evans Appointed Morris to take minutes due to Clerk Alberda's absence.

Roll Call – Evans, Modreske, Wamhoff, Morris.

Absent – Alberda with notice.

Motion by Wamhoff supported by Modreske to approve the agenda as presented. All ayes, motion carried 4-0.

Motion by Modreske supported by Wamhoff to approve the minutes for the October 11, 2021 Regular Meeting. All ayes, motion carried 4-0.

Motion by Wamhoff supported by Modreske to approve the September and October Financial Reports. All ayes, motion carried 4-0.

Motion by Modreske supported by Morris to approve the bills in the amount of \$42,767.14. All ayes, motion carried 4-0.

Correspondence – Supervisor Evans presented the Department of Licensing and Regulatory Affairs State Boundary Commission Notice of Public Hearing set for November 10, 2021 at 7pm regarding the proposed annexation of certain parcels. Notice is attached. Evans also received an emailed letter from Jerry & Deborah Arms regarding their position on the 12th Street Development. Letter is attached.

Public Comment – There was no public comment.

Reports:

County Commissioner Report – Commissioner Dugan gave his Commissioner's Report.

County Commissioner District Map – Supervisor Evans distributed the map showing the redistricting of the County Commissioners district areas.

Old Business:

There was no old business.

New Business:

The Planning Commission has approved the Barn 1888 Liquor License.

Allegan County Road Commission culvert work order. The Road Commission recommends the 14th St culvert be replaced 1660 ft north of 133rd Ave. Motion by Modreske supported by Wamhoff to allow Supervisor Evans & Clerk Alberda to sign the maintenance work order. All ayes, motion carried 4-0.

Public Comment: Bob Beck gave public comment from 7:56-7:58. Public comment was closed at 7:58.

Board Comment:

There was no board comment.

Motion by Evans supported by Wamhoff to adjourn at 7:59. All ayes, motion carried 4-0.

Respectfully submitted by Treasurer Sandra Morris.

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
STATE BOUNDARY COMMISSION
NOTICE OF PUBLIC HEARING

Proposed annexation of lands from the Township of Hopkins and the Township of Wayland to the City of Wayland; Petition No. 20-AP-1

The area proposed for annexation consists of the following parcels of land:

PARCEL ID & ADDRESS

10-001-018-00	12TH STREET	10-012-019-00	3148 12TH STREET
10-001-018-60	1226 135TH AVE	10-012-019-10	12TH STREET
10-001-019-00	1204 135TH AVE	10-013-001-00	3148 12TH STREET
10-001-020-00	1212 135TH AVE	10-013-001-10	3122 12TH ST
10-001-021-00	3450 12TH STREET	10-013-006-00	12TH & 13TH STREET
10-001-021-30	12TH STREET	10-013-007-00	3064 12TH STREET
10-001-022-00	3456 12TH STREET	10-013-009-00	130TH AVE
10-012-001-00	130TH AVE	10-013-009-20	130TH AVE
10-012-001-10	130TH AVE	10-013-009-30	12TH STREET & 130TH AVE
10-012-002-00	3404 12TH STREET	10-013-010-00	1221 130TH AVE
10-012-002-10	3318 12TH STREET	24-006-002-00	12TH STREET
10-012-011-00	3316 12TH STREET	24-006-003-00	12TH STREET
10-012-011-10	12TH STREET	24-006-004-00	12TH STREET
10-012-011-20	3308 12TH STREET	24-007-001-00	3404 12TH STREET

If your property is not listed above, **YOUR PROPERTY IS NOT IN THE AREA BEING CONSIDERED FOR ANNEXATION.** You are receiving this notice because your property is within 300 feet of a parcel under consideration.

The State Boundary Commission will hold a public hearing on Wednesday, November 10, 2021, at 7:00 p.m. at the Hopkins Elementary School, Gymnasium, located at 400 Clark Street, Hopkins, MI 49328.

The public hearing is being held to receive comments from the public and interested parties on the proposed annexation and gather information relative to the review criteria outlined in MCL 123.1009 of the State Boundary Commission Act, 1968 PA 191.

Oral or written comments may be presented in person at the hearing on November 10, 2021, or submitted in writing by mail, email, or facsimile by close of the hearing on November 10, 2021, to the address stated below. If your presentation at the public hearing is in written form, please provide a copy to the LARA staff at the conclusion of your testimony at the hearing.

Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Office of Land Survey and Remonumentation (OLSR)
P.O. Box 30254
Lansing, MI 48909
Telephone (517) 241-6321
Facsimile (517) 241-0130
bccolsr@michigan.gov

The meeting site and parking are accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should contact OLSR as stated above at least 14 days prior to the hearing.

hopkins

From: Hopkins Twp Clerk <clerk@hopkinstownship.org>
Sent: Thursday, November 4, 2021 2:55 PM
To: Twp Supervisor
Subject: Fwd: Jerry and Deborah Arms Position on 12th Street Development

Correspondence.

----- Forwarded message -----

From: Deborah Arms <jwdlarms@gmail.com>
Date: Wed, Nov 3, 2021 at 9:59 AM
Subject: Jerry and Deborah Arms Position on 12th Street Development
To: <jeggleston@cityofwayland.org>, <clerk@hopkinstownship.org>
CC: Facebook <jwdlarms@gmail.com>

Good morning Mr. Alberda and Mr. Eggleston,

We are emailing in regards to the development project being proposed for 12th Street (Hopkins Downtown Development or the Wayland Annexation).

We want to thank you for your communication and clarity during this process.

We realize there are meetings upcoming but want to be clear with our stance, as well as make some observations.

Stance

We do not want any development on our land. We live on land that's been in our family for almost 150 years. We have no intention of moving or selling the land. We live in a relatively new home. We are recently retired and on a fixed income, therefore have no ability or desire to pay higher taxes or special assessments. We spent a sizable amount of money to develop our own water and sewer, we will not require another source.

Observations

Further, based on the detailed letter recently received outlining the \$14+ million dollar cost to pay for the infrastructure project. We understand a city would need to have \$30 million in taxable property value to not require assessment. A few things we think should be considered.

1. Properties not participating. I believe a number of our neighbors to the south also have no desire to sell (up to 128th Ave). I think infrastructure built from our property south would be very difficult to pay for with property tax. If we understand our neighbors correctly, that would mean half the infrastructure project may stay farmland for decades. Would it be more prudent to build infrastructure for the business areas to the north only?
2. \$30 million is taxable value seems to be a lofty target and above the risk threshold of our small area. We have limited knowledge of commercial property tax but we did do some research. Several news articles refer to the big box stores moving into smaller Michigan cities and successfully litigating taxable property values to under \$4 million. Just the litigation would be scary, not to mention the sizable chunk of land not recouping the investment on infrastructure. There has also been talk of Wayland Chrysler, which is a wonderful business that we have been a customer of for generations. The car dealership is just a large pole barn and a parking lot, I would assume their property taxes would be low. Repocast, truck sales, and tire sales are all the same type of businesses.

3. We understand the East side of the expressway may already have infrastructure yet very little development past the RV Center. Would that not be a more cost effective and less risky option?

We would ask our land be left out of the development plans.

Thank you again for your clarity in this matter.

Please contact Deborah if we may clarify anything further.

All the best,

Jerry and Deborah Arms
3122 12th Street
Wayland MI (Hopkinsburg Township)
JWDLArms@gmail.com
(269) 744-4820

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Thanks,

Eric Alberda
Hopkins Township Clerk