FERRYSBURG CITY COUNCIL MEETING

AGENDA

MONDAY, MAY 15, 2023
7:00 P.M

FERRYSBURG CITY HALL
17520 RIDGE AVENUE, FERRYSBURG, MI 49409

1. Call to Order: Mayor Blease

2. Roll Call: Blease, O'Donnell, Carlson, Montgomery, Sias, Murdoch, Cate

3. Invocation by Council Member Cate

4. Pledge of Allegiance

5. Public Comments:

This time on the agenda is for any citizen to direct brief comments or questions to the City Council. Time for public comments will be given when an agenda item is discussed. If you have a comment or question, please raise your hand to be recognized by the Mayor, and after being recognized by the Mayor, please give your name, and address for the record, and proceed with your comment or question. Please limit your comments to three (3) minutes.
6. Consideration for Approval of Consent Agenda:
   a. Approve the May 1, 2023, City Council meeting minutes as printed.
   b. Adopt Ordinance No. 327, an ordinance to regulate miscellaneous offenses in the City.

7. New Business:
   a. Discussion, and to take action if appropriate, to approve a recommendation from the Planning Commission to amend the City Code, Chapter 154 Zoning, Article IX Districts and District Standards, to rezone from RG2 Medium Density Residential to GC General Commercial, a part of parcel no. 70-03-09-300-039, commonly known as vacant land. Area to be rezoned is 4 acres more or less.
   b. Discussion, and to take action if appropriate, to approve a recommendation from the Planning Commission to City Council to amend the City Code, Chapter 154 Zoning, to amend Section 2.20 to include the definitions of personal and commercial storage suites and self-storage facility; to amend Section 4.80 to include special land use specific standards for personal and commercial storage suites and self-storage facilities; to amend Section 9.110 to allow accessory dwelling units, personal and commercial storage suites, and self-storage facilities as special land uses in the GC General Commercial zoning district; and to amend Section 9.120 to allow self-storage facilities and personal and commercial storage suites as special land uses in the Light Industrial LI-1 zoning district.
   c. Discussion, and to take action if appropriate, to approve a recommendation from the Planning Commission to approve to approve a Special Land Use and for Site Plan Approval for a Church on parcel no. 70-03-09-300-059, commonly known as 17685 174th Avenue, Leppinks Food Centers.
   e. Discussion, and to take action if appropriate, to adopt a resolution regarding Public Employer Contributions to Medical Benefit Plans.
   f. Consideration for approval of a resolution to authorize the City’s 2023 summer Tax Levy at 10.5943 mills.
   g. Discussion, and to take action if appropriate, adopt a resolution adopting sewer and water rates and charges.
   h. Approve a resolution adopting the 2023-2024 City budget of $6,328,822 and appropriating funds for said purposes.
i. Discussion, and to take action if appropriate, to approve/not approve a proposal from CM Contractors for $66,503.00 for the Mary Avenue Street Drain Outlet Dredging Project.

j. Discussion, and to take action if appropriate, to approve the appointment of ______ as an alternate to the Police Commission for the period June 1, 2023, through June 30, 2023.

k. Discussion, and to take action if appropriate, to schedule a work session as a regular agenda item on June 5, 2023.

8. Public Comments:

9. Reports:
   City Manager
   City Council Members
   Mayor

10. Adjournment
CITY OF FERRYSBURG
CITY COUNCIL MINUTES
MAY 1, 2023

The meeting was called to order by Mayor Blease at 7:00 PM. Council Member Cate gave the invocation. Mayor Blease led those present in the pledge of allegiance.


Absent: None

Also present: City Manager Bessinger, and 2 citizens.

23-063 Moved by Council Member Carlson, seconded by Council Member O’Donnell, to approve the April 17, 2023, City Council minutes as printed. The motion passed unanimously.

23-064 Moved by Council Member O’Donnell, seconded by Council Member Sias, to table a bid from Wolf Kubota for $20,016.00 for new riding lawn mower with bagger. The motion passed unanimously.

23-065 Moved by Council Member Montgomery, seconded by Council Member Murdoch, to waive Personnel Manual Section 2.5 C) Nepotism, to hire for seasonal help a relative of an employee who works in the same department. The motion passed, 6 yeas, 1 nay (O’Donnell).

23-066 Moved by Montgomery, seconded by Carlson, to approve up to $2,000 for three (3) family nights at Wm. Ferry Park. The motion passed unanimously.

23-067 Ordinance No. 327, an ordinance to regulate miscellaneous offenses was introduced on first reading.

23-068 The consensus of City Council was to direct staff to draft a Solicitation Ordinance.

23-069 The consensus of City Council was to assign various tasks from the Economic Development Task Force Report to the City’s Boards and Commissions.

23-070 Manager Bessinger presented highlights from the proposed 2023-2024 City Budget. The consensus of City Council was to schedule a public hearing on the proposed budget at the Monday, May 15 City Council meeting.

The City Manager, the City Council Members, and the Mayor, reported on several current items.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Scott Blease
Mayor

Craig Bessinger
Acting City Clerk
May 10, 2023

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Proposed Ordinance No. 327

At the May 1 City Council meeting, Ordinance, No. 327 was introduced on first reading. The draft ordinance has been revised by adding the last sentence in (3): “Penalty, see §91.99.

§ 91.99 PENALTY. (A) Civil Infraction. A violation of Ch. 91 shall be a civil infraction subject to a fine. Increased civil fines will be imposed for repeated violations that occur within a 60-month period. The civil fine for a first offense is $50. The civil fine for the first repeat offense is $250. The civil fine for the second repeat offense is $500. The city shall also be entitled to equitable relief to abate the violation and to such other relief as may be available to the city pursuant to Chapters 83 and 87 of the Michigan Revised Judicature Act, as amended, being M.C.L.A. §§ 600.8301 et seq. and 600.8701 et seq. Each day on which any violation of those sections occurs shall constitute a separate offense. Nothing in this section shall restrict other remedies available to the city. (B) Nuisance. A violation of Ch. 91 is declared to be a nuisance per se. (C) Enforcement. The Building Inspector, Zoning Administrator and all police officers of the city are authorized to issue civil infraction citations pursuant to this subchapter. (D) Violation of § 91.05. Any person violating the provisions of § 91.05 shall be responsible for a municipal civil infraction with a civil fine of $1,000.00 for each violation of the section. Five hundred dollars ($500.00) of the fine collected shall be remitted to the local law enforcement agency responsible for enforcing the article. (Ord. 231, passed 7-17-06; Am. Ord. 303, passed 3-22-19)

c: Amber Schaner, City Clerk
CITY OF FERRYSBURG

Ordinance No. 327

An Ordinance to amend the City Code by amending Chapter 91, Nuisances, adding Section 91.06, an ordinance to regulate miscellaneous offenses in the City.

THE CITY OF FERRYSBURG ORDAINS:

Section 1. Chapter 91, Nuisances, is hereby amended by adding Section 91.06 Miscellaneous Offenses, to read:

It shall be unlawful for any person to:

(1) Engage in any window peeping

(2) Swim or bathe in the nude in any public place or on private property without the specific permission of the owner.

(3) Expectorate, urinate, defecate or perform any other act which creates a hazardous, unsanitary, or deleterious condition in any public place or upon the property of any other person. This subsection shall not apply to the property use of public or private restroom facilities. Penalty, see § 91.99

Section 2 EFFECTIVE DATE

This Ordinance was approved and adopted by the City Council on the ___ day of ___, 2023, and shall take effect upon publication in the Grand Haven Tribune, a newspaper of general circulation in the City of Ferrysburg.

CITY OF FERRYSBURG

________________________
Scott Blease, Mayor

________________________
Amber Schaner, City Clerk
CITY OF FERRYSBURG

Ordinance No. 328

An Ordinance to amend the City Code by amending Chapter 154, Zoning, Section 9.20 Zone District Map

THE CITY OF FERRYSBURG ORDAINS:

Section 1. Chapter 154 Zoning, Section 9.20 Zone District Map, is hereby amended to provide that the following described property be changed from RG-2 Medium Density Residential, to GC General Commercial:

A part of parcel no. 70-03-09-300-039, commonly known as vacant land. Area to be rezoned is 4 acres more or less. (exact legal description to be inserted).

Section 2. This Ordinance was approved and adopted by the City Council on the ___ day of __________, 2023, and shall take effect upon publication in the Grand Haven Tribune, a newspaper of general circulation in the City of Ferrysburg.

CITY OF FERRYSBURG

_____________________________
Scott Blease, Mayor

_____________________________
Amber Schaner, City Clerk
By KAYLA TUCKER
Grand Haven Tribune

The Ferrysburg planning commission voted in favor of recommending a change to the city code in hopes of allowing a developer to construct a multi-use storage facility on the east side of 174th Avenue south of Van Wagoner Road.

The development still needs to be approved by City Council.

The developer, Todd Kamps, owns a vacant, four-acre parcel of land on the corner. He hopes to purchase the nine acres of general commercial land adjacent, and asked the commission to request a rezoning of the land from residential to commercial.

The commission voted to recommend the rezoning change and a change to the city code to allow for more storage uses within the commercial zone. They are typically only allowed in a light industrial zone, explained City Manager Craig Bessinger. “The developer requested to have that as a permitted use in a general commercial zone,” Bessinger said.

The proposed amendment to the city code would allow for “personal and commercial storage suites and self-storage facilities,” which allows for more than a traditional storage facility.

“You can have your own personal storage, a man cave, in a way – you could have a contractor that uses it for storage and staging before they go out on a job site, or store your boat or RV,” said Dave Jioresek of Horizon Community Planning.

Several residents expressed concern during the public hearing portion of last week’s planning commission meeting - from possible noise or light issues, businesses operating out of the site, trash blowing into residential properties, and wetlands in the area.

“There’s not going to be a lot of light pollution, noise pollution,” Kamps said. “If someone pulls into their unit with their lights at night, the lights are going to face the building, not the property. We’ve taken into account; I think, the best way to lay that out.”

Kamps added that he would follow recommendations from the Michigan Department of Environment, Great Lakes and Energy on how to address the wetlands. “Whatever they dictate is what we need to do,” Kamps said. “We’ll work through that process.”

“There’d be some regulations on noise and music that could be a violation of city code,” Bessinger added.

Resident Tara Deverney, who said she lives next door to the land where the storage facility is being planned, proposed a privacy fence to deter people from walking onto her property and trash from blowing over. Planning Commission Chair John Reifel said it could be reviewed in a future site plan that would be reviewed at a later date.

“I’m almost 100 percent sure you wouldn’t want this next to your house,” Deverney told the commission.

Reifel said the proposed development could be an economic boost for the city. "That corner has been vacant for so long - we wanted something around there and couldn't exactly envision what that would be until we got this proposal."

Deverney said. "One of the issues Ferrysburg has been dealing with for a long time is we'd like to see a little bit more economic development in the city."

Next, the commission approved a recommendation to City Council to approve a change in land use and a site for a church at a space used to house Curves Fitness Center at 17685 174th Avenue, Leppink’s Food Center owns the property.

“We have no idea exactly where this will go, will say we want to be in the community, we have this particular spot so very accessible to the community,” said Dan Turner, pastor of TOV Community Church. "Whatever Ferrysburg needs for us to be neighbors, that’s what we plan to do."

Turner said his church has 30 members currently and they have only paid per wall of the space, no other structural change planned.

City Council will vote on the recommendations at their May 15 meeting.

Contact Kayla Tuck
ktucker@grandhaventribune
APPLICATION FOR REZONING

Information Requested From Applicant

1. Name of Applicant: Terry A Kompe, LLC (aka Farrel
Address of Applicant: 17477 U3 Spring Lake Rd
Sprng Lake Mi 49456
Telephone Number(s) Home: ____________ Office: ____________ Cell: 616-638-6079

2. Any other persons with interest in parcel proposed for rezoning:
Name(s): H1 Land & Water Corp
Address(es): 941 College Ave SE
Grand Rapids MI
Telephone Number(s) Home: ____________ Office: ____________ Cell: 616-304-8346

3. Common Address of Parcel: Vacant Land

4. Legal Description of Parcel: Part of 70.03.09.380-039

4.4 acres south of creek


6. Requested Zoning of Parcel: General Commercial

7. Date of current Zoning: N/A

8. What conditions regarding parcel have changed since current zoning was assigned:
Undeveloped Vacant Land
9. Reasons for requested zoning: To develop small site condos for use as personal storage facilities and live work concept.

10. Existing use of Property: Vacant

11. Proposed use for parcel if requested rezoning is granted: (Note: This information is needed to determine whether or not the requested zoning is appropriate for the intended use. Permitted uses will be governed by the Zoning Ordinance.) To build similar building as Chateau Side Storage, land to also include 3 lots for larger personal storage buildings. Would like to have option for live work concept if allowed.

12. Is the current Street System adequate to serve the proposed zoning of the parcel? Yes

   If not, explain changes needed: __________________________

13. Is the current Water System adequate to serve the proposed zoning of the parcel? Yes

   If not, explain changes needed: __________________________

14. Is the current Sewer System adequate to serve the proposed zoning of the parcel? Yes

   If not, explain changes needed: __________________________
15. Is the current Storm Sewer/Drainage System adequate to serve the proposed zoning of the parcel? Yes
If not, explain changes needed:

16. Does the site contain an Environmentally Sensitive area? Creek runs north of property

17. Is the current Electric System adequate to serve the proposed zoning of the parcel? Yes

18. Will the proposed zoning of the parcel result in changes or increased demands on the following services:
   A. Police: No
   B. Fire Protection: No
   C. Emergency Medical (Ambulance): No
   D. Solid Waste Disposal: No
   E. School System: No
   F. Recreation Services: No

19. A. Will adequate parking be provided on site to serve the proposed zoning of the parcel? Yes

   B. Are any parking requirement variance requests anticipated? No

   If yes, please explain:

20. Please explain any impact on the following items caused by the proposed rezoning:
   A. Noise: No
   B. Air Quality: None
   C. Glare from Lighting: Less than 76% R-2
D. Other Environmental Impact: We will do env study

21. Other comments: We are negotiating with seller and hope to purchase the parcel to the north to continue development

22. Signature of Applicant(s): [Signature]

23. Date: Feb 4, 2023

24. Signature(s) of any other parties with ownership interest(s) in parcel: [Signature]

25. Date: Feb 4, 2023

For Office Use:

A. Date Application filed with City: 2-6-2023
B. Name of person receiving application: [Name]
C. Date of Application transmitted to Planning Commission: 3-3-2023
D. Date Planning Commission scheduled Public Hearing: 3-2-2023
E. Date of Publication of Public Hearing Notice: 3-5-2023
F. Date Planning Commission report is transmitted to City Council:
G. Date of 1st reading of Ordinance by City Council:
H. Date of Final Action by City Council:
I. Date of Ordinance Publication (If Approved):
J. Effective Date of Rezoning (If Approved):
City of Ferrysburg Planning Commission

Memo Date: March 30, 2023  
Meeting Date: April 6, 2023  
Request: Rezoning AG to AGMD  
Applicant: MI Land & Water Corp./T. Kamps  
Address: 174th Street  
Acres: 4 +/-  
Parcel: Part of 70-03-09-300-039  
Prepared By: David M. Jirousek, AICP

Overview

The applicant requests the rezoning of a four-acre portion of the subject parcel from RG2- Medium Density Residential to GC-General Commercial. The applicant proposes to develop a storage facility potentially with accessory dwellings.

Existing Conditions: The subject area of land is primarily wooded, with a creek that bisects the property. Adjacent lands and zoning designations include the following (see Exhibits 1-2):

- North: Undeveloped land (GC)
- South: Undeveloped land (RG2)
- East: Non-residential uses (RG1 and GC)
- West: Undeveloped land (RG1)

Section 12.40 Consideration of Amendment

The following guidelines shall be used by the Planning Commission and City Council pursuant to the consideration of amendments to the Zoning Ordinance and Zoning Map (12.40 b).

1. The change shall be consistent with the City Master Plan.

Comment. The City of Ferrysburg's Master Plan designates the subject property MR-Mixed Residential (Exhibit 3). The RG3-High Density Residential zoning district corresponds to MR, is consistent with the Future Land Use Map, and implements the Master Plan. However, adjacent land to the north is planned for commercial use and is zoned GC-General Commercial. Land to the east, north, and west is planned for future commercial use.
The Future Land Use Map and Master Plan are important considerations for rezoning land, and the guidance is typically considered to be general in scope. It is not, in most cases, intended to establish precise boundaries of land use or exact locations of future uses in the same way as the City’s Zoning Map. Further, the City is not obligated to zone property in the exact manner as shown on the Future Land Use Map, but it is a required consideration.

The City could take a strict approach to zoning based on the Future Land Use Map, or the general spirit of the guidance could be followed. In this case, GC zoning would not be a significant departure from the Master Plan based on the site’s proximity to GC planned and zoned lands. However, other factors must be considered.

2. **The range of uses permitted by the proposed change shall be consistent with the character of the area.**

   **Comment.** Large swaths of land to the north, south, and west are generally undeveloped. Lands to the east are used for non-residential purposes. Uses authorized by the GC zoning district would not be inconsistent with nearby properties based on the lack of established land uses.

3. **The existing or planned infrastructure including streets, sanitary sewers, storm sewer, sidewalks, and street lighting shall have sufficient capacity to support those uses provided for within the proposed zoning district classification.**

   **Comment.** Use of the site will be subject to development standards, such as landscaping, lighting, screening, and stormwater management if developed. Measurable impacts on public services and infrastructure are not anticipated, and the site has direct access to 174th Avenue. While there are no immediate concerns with existing or planned infrastructure, all City Departments will review future development proposals.

4. **Existing City facilities and services including, but not limited to, police and fire protection, recreational facilities, educational facilities, and waste collection shall have sufficient capacity to support those uses provided for within the proposed zoning district classification.**

   **Comment.** While the City must consider all potential land uses since the request is not a “conditional” rezoning request, the capacity of City facilities and services are not a significant concern. However, all City Departments will review future development proposals.

   While typically accessible 24-7, self-storage facilities generate very little traffic and activity compared to typical retail, office, or service businesses.

5. **The proposed change shall not result in the economic decline of adjoining property values.**

   **Comment.** The proposed rezoning is not anticipated to result in the economic decline of adjoining property values. Development requirements related to landscaping, lighting, screening, and stormwater management ensure that non-residential development is compatible with adjacent properties and that land values are not impacted.
6. The proposed change shall be governed by sufficient standards to ensure that the potential for problems of incompatibility between the proposed and adjoining districts shall be minimal.

Comment. As mentioned earlier, development requirements related to landscaping, lighting, screening, and stormwater management ensure that non-residential development is compatible with adjacent properties. Additionally, uses authorized by the GC zoning district would not be inconsistent with nearby properties based on the lack of established land uses.

7. The proposed change shall not endanger the public health, safety, or welfare.

Comment. Negative impacts are not anticipated as long as future development meets City requirements and is reviewed by all applicable public agencies and City Departments.

Recommendation

Based on a review of the approval standards, rezoning the subject land to GC would not be a significant departure from the City’s Master Plan, and all other standards are satisfied. However, the Planning Commission must consider these standards and the rezoning as it relates to the Future Land Use Map boundaries.
Exhibit 1: 2021 Aerial
Exhibit 3: Future Land Use Inset

Future Land Use Designations

- **DR** Dune Residential
- **TNR** Traditional Neighborhood Residential
- **LCS** Lakefront Cottage Settlement
- **LDR** Low Density Residential
- **MR** Mixed Residential
- **C** Commercial
- **P** Public
- **PP** Parks and Preservation
- **CB** Central Business
- **LI** Light Industrial
- **WR** Waterfront Redevelopment
- **PI** Port Industrial

**A** Pine St/Ridge Ave. Corridor Subarea
**B** Port Subarea
**C** Van Wagoner Road Subarea

← Future Road Connections
Future Pathway
**TYPE OF REQUEST**
- Site Plan Approval
- Special Land Use Permit & Site Plan Approval
- Planned Unit Development Plan Approval
- Site Condominium Plan Approval
- Subdivision Plat Approval

**APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Name</th>
<th>Todd Kamps</th>
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<tbody>
<tr>
<td>Address</td>
<td>17972 W. Sunny Lane Rd S/L</td>
</tr>
<tr>
<td>Telephone (home)</td>
<td>616-638-6019</td>
</tr>
<tr>
<td>Business name</td>
<td>Kamps Commercial Real Estate</td>
</tr>
<tr>
<td>Business address</td>
<td>See above.</td>
</tr>
<tr>
<td>Telephone (business)</td>
<td></td>
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<tr>
<td>Business FAX</td>
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<tr>
<td>Project architect/engineer</td>
<td>Westshore Eng.</td>
</tr>
<tr>
<td>Address of architect/engineer</td>
<td>Kamps Construction/KMO Architects</td>
</tr>
<tr>
<td>Telephone of architect/engineer</td>
<td>Cell 4855 616-677-5997</td>
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**PROPERTY/PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Address of subject property</th>
<th>8 Port 26 70-03-09 300-037</th>
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<tr>
<td>Parcel identification number</td>
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<tr>
<td>Property owner (name/address)</td>
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<td>Current zoning</td>
<td>R-2</td>
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<tr>
<td>Current use</td>
<td>Vacant</td>
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<tr>
<td>Proposed use</td>
<td>Commercial Condo Storage Units</td>
</tr>
<tr>
<td>Construction start date</td>
<td>Summer/Fall 2023</td>
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</table>
### PLANNING COMMISSION APPLICATION - Page 2

| Owner of subject property (if different than applicant). If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary. | M1 Land + Water Corp  
941 Belleclair Ave SE  
Grand Rapids MI |
| Address of property owner (if different than applicant). | see above |
| Real Estate Firm/Broker handling sale of property (if applicable). Provide name and address. Note: If you do not own the subject property, you must provide a copy of a Purchase Agreement or instrument acceptable to the City indicating the owner is fully aware of, and in agreement with, the requested action. | Kemp's Commercial Real Estate |
| City Business License Permit Number (if applicable). |  |

### APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City to enter the property associated with this application for purposes of conducting necessary site inspections.

By: [Signature]  
Name: [Type/Print]  
Date: [Type/Print]  
Date: [Type/Print]

### CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION

<table>
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<tr>
<th>ITEM</th>
<th>ACTION</th>
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<tbody>
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<td>Date application received:</td>
<td>FEB 06 2023</td>
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<tr>
<td>Fee paid:</td>
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<tr>
<td>Does application require public hearing?:</td>
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<td>Planning Commission</td>
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<td>City Council</td>
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<td>Staff review date/reviewer name:</td>
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<td>Planning Commission final action:</td>
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<td>City Council final action:</td>
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<td>Other:</td>
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</table>
TENTATIVE DEVELOPMENT EXHIBIT

---

VAN WAGONER ST.

- NOT TO SCALE

---

LOT 1 PROPOSED SITE CONDO
LOT 3 PROPOSED SITE CONDO
SANITARY SEWER AND PUBLIC WATER TO BE EXTENDED ALONG PRIVATE ROAD.

PARCEL ID: 70-03-03-300-039
CITY OF FERRYSBURG, OTTAWA CO., WI
ZONING RG-2
PROPOSED ZONING I-1
City of Ferrysburg Planning Commission

Memo Date: March 30, 2023
Request: Zoning Text Amendment
Topic: Storage/ADUs
Meeting Date: April 6, 2023
Applicant: Todd Kamps
Prepared By: David M. Jirousek, AICP

Overview

A Zoning Ordinance Text amendment was requested to allow storage units and accessory dwelling units in the General Commercial zoning district. Because the Channel Side model is unlike typical self-storage facilities, the proposed language addresses traditional self-storage facilities and is expanded to include "personal and commercial storage suites."

The proposed regulatory framework is as follows:

1. Define self-storage facilities and personal and commercial storage suites.
2. Develop specific use requirements.
3. Authorize accessory dwelling units, self-storage facilities, and personal and commercial storage suites as special land uses in the General Commercial zoning district.
4. Authorize self-storage facilities and personal and commercial storage suites as special land uses in the LI-1 zoning district (storage use is currently not explicitly referenced under LI-1, but a similar use determination was made by the City).

Language proposed since the original public notice is included in red font.
An Ordinance to amend the City Code by amending Chapter 154, Zoning, to amend Section 2.20 to include the definitions of personal and commercial storage suites and self-storage facility; to amend Section 4.80 to include special land use specific standards for personal and commercial storage suites and self-storage facilities; to amend Section 9.110 to allow accessory dwelling units, personal and commercial storage suites, and self-storage facilities as special land uses in the GC General Commercial zoning district; and to amend Section 9.120 to allow self-storage facilities and personal and commercial storage suites as special land uses in the Light Industrial LI-1 zoning district.

THE CITY OF FERRYSBURG ORDAINS:

Section 1. Chapter 154 Zoning, Section 2.20 Definitions, is hereby amended to include the following terms and definitions to be inserted in alphabetical order:

PERSONAL AND COMMERCIAL STORAGE SUITES a facility within a building or group of buildings in a private compound that contains individual storage warehouse suites for personal or business purposes. If authorized, warehouse suites may include accessory office, kitchen, and bathroom facilities, as well as accessory dwelling units.

SELF-STORAGE FACILITY is building or group of buildings in a controlled access and/or fenced compound that contains varying sizes of individualized, compartmentalized, and controlled access rooms, stalls, or lockers for storing customers’ goods or wares.

Section 2. Chapter 154 Zoning, Section 4.80 Special Land Use Specific Standards is hereby amended to include the following paragraphs s) and t) to read in their entirety as follows:

s) **Personal and Commercial Storage Suites**

1) Two (2) parking spaces are required per personal or commercial storage suite.

2) Business operations shall not be conducted out of personal or commercial storage suites unless the use is a permitted or a special land use within the applicable zoning district and approved by the Zoning Administrator or Planning Commission, as applicable. Any business use beyond basic storage shall comply with all other requirements for the use, including minimum parking requirements.

3) Where abutting a residually zoned lot or parcel, setbacks shall be no less than 25 feet.

**t) Self-Storage Facility**

1) Parking spaces required by Section 6.40 E may be reduced or deferred if the
applicant demonstrates that it is not necessary based on anticipated use.

2) Use of any storage unit for the conduct of manufacturing, repair, service, sales, fabrication, assembly, or any other business purpose other than the storage of goods or merchandise is prohibited.

3) Areas provided for outdoor storage of automobiles, boats, recreational vehicles, trailers, and similar personal property shall be designated on the site plan.

4) Outdoor storage shall not be located within any required setback area and shall be on an asphalt or concrete surface.

5) Outdoor storage areas shall be screened from view by a six-foot privacy fence, thick evergreen vegetation, or a combination of privacy fencing and evergreen vegetation.

6) Where abutting a residentially zoned lot or parcel, setbacks shall be no less than 25 feet.

Section 3. Chapter 154 Zoning, Section 9.110 Zone Districts - Core Commercial (CC) and General Commercial (GC) is hereby amended to include the following rows to Table 9.110 under 7. Miscellaneous in the following manner, and to classify accessory dwelling unit, personal and commercial storage suites, and self-storage facilities as special land uses in the General Commercial Zoning District:

<table>
<thead>
<tr>
<th>Use</th>
<th>CC</th>
<th>GC</th>
</tr>
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<tbody>
<tr>
<td><strong>7. Miscellaneous</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Accessory dwelling unit</td>
<td>NP</td>
<td>S</td>
</tr>
<tr>
<td>j. Personal and commercial storage suites</td>
<td>NP</td>
<td>S</td>
</tr>
<tr>
<td>k. Self-storage facility</td>
<td>NP</td>
<td>S</td>
</tr>
</tbody>
</table>

Section 4. Chapter 154 Zoning, Section 9.120 LI Zone Districts - Light Industrial District (LI-1, LI-2, and LI-3) is hereby amended to include the following special land uses in the LI-1 zoning district, to be inserted as numbers 12 and 13 under paragraph e).

12) Self-storage facility
13) Personal and commercial storage suites

Section 5. This Ordinance was approved and adopted by the City Council on the ___ day of ______________, 2023 and shall take effect upon publication in the Grand Haven Tribune, a newspaper of general circulation in the City of Ferrysburg.
Scott Blease, Mayor

Amber Schaner, City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Ferrysburg, Ottawa County, Michigan, do hereby certify that the above Ordinance, or a summary thereof, was published in the Grand Haven Tribune, a newspaper of general circulation in the City on ________________, 2023.

Dated: ____________, 2023

______________________________
**PLANNING COMMISSION APPLICATION**
CITY OF FERRYSBURG, 17520 RIDGE AVENUE, P.O. BOX 38, FERRYSBURG MI 49409

### INSTRUCTIONS
Print or type requested information. Incomplete applications may delay processing of your request.

<table>
<thead>
<tr>
<th>TYPE OF REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Approval</td>
</tr>
<tr>
<td><strong>Special Land Use Permit &amp; Site Plan Approval</strong></td>
</tr>
<tr>
<td>Planned Unit Development Plan Approval</td>
</tr>
<tr>
<td>Site Condominium Plan Approval</td>
</tr>
<tr>
<td>Subdivision Plat Approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>Telephone (home)</td>
</tr>
<tr>
<td>Business name</td>
</tr>
<tr>
<td>Business address</td>
</tr>
<tr>
<td>Telephone (business)</td>
</tr>
<tr>
<td>Business FAX</td>
</tr>
<tr>
<td>Project architect/engineer</td>
</tr>
<tr>
<td>Address of architect/engineer</td>
</tr>
<tr>
<td>Telephone of architect/engineer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY/PROJECT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of subject property</td>
</tr>
<tr>
<td>Parcel identification number</td>
</tr>
<tr>
<td>Property owner (name/address)</td>
</tr>
<tr>
<td>Current zoning</td>
</tr>
<tr>
<td>Current use</td>
</tr>
<tr>
<td>Proposed use</td>
</tr>
<tr>
<td>Construction start date</td>
</tr>
</tbody>
</table>
### PLANNING COMMISSION APPLICATION - Page 2

| Owner of subject property (if different than applicant). If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary. | LCL Development |
| Address of property owner (if different than applicant). | 303 W. Main Street Belding MI 48809 |
| Real Estate Firm/Broker handling sale of property (if applicable). Provide name and address. Note: If you do not own the subject property, you must provide a copy of a Purchase Agreement or instrument acceptable to the City indicating the owner is fully aware of, and in agreement with, the requested action. | LCL Development 303 W. Main Street Belding MI 48809 |
| City Business License Permit Number (if applicable). | |

### APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City to enter the property associated with this application for purposes of conducting necessary site inspections.

| By: [Signature] | By: [Signature] |
| Name: DANIEL N. TURNER [Type/Print] | Name: [Type/Print] |
| Date: 03-22-2023 | Date: |

### CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date application received:</td>
<td>3-22-2023</td>
</tr>
<tr>
<td>Fee paid:</td>
<td>$1,000 -</td>
</tr>
<tr>
<td>Does application require public hearing?: Planning Commission [☑️] City Council</td>
<td></td>
</tr>
<tr>
<td>Staff review date/reviewer name:</td>
<td></td>
</tr>
<tr>
<td>Planning Commission final action:</td>
<td></td>
</tr>
<tr>
<td>City Council final action:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>
Dear Members of the Planning Commission,

We respectfully request a special use permit for 17685 174th Avenue, Spring Lake Michigan 49456. We have leased this space in an effort to start church meetings for residents of Ferrysburg and the surrounding areas.

We are currently a group of 30 folks with the desire to show the love of Christ to this community and surrounding area. We have met in homes and worked through where we could grow as we have increased in number since we started in October of 2022. After pursuing another property in Spring Lake Township we were drawn to this space in your community as there is potential for expansion over time as other suites are available in this complex. Today we do not have the attendance to support a larger space but have a vision of growth and loving care for this community. We have intentionally not publicized what we are doing to manage growth as we work through where to meet and how to partner most effectively with the community.

In the interest of partnership with the City of Ferrysburg and the surrounding communities we plan to:

1. Occupy only the area that is leased to us per the lease we have provided.
2. Utilize only the parking spaces allotted to us per the lease we have provided.
3. All signage will be per the lease and follow local ordinance if required.
4. Follow all occupancy requirements for total number of occupants per fire code and local ordinance.
5. Look for ways to help in the community of Ferrysburg.
6. Show the love of Christ to all that enter our premises.

We look forward to working with you and discussing this project with you in more detail.

Thank you for your consideration!

Dan Turner – Pastor
TOV Community Church
EXHIBIT A

"Premises"
EXHIBIT C-1

Location of Tenants' Sign Box
EXHIBIT C-2

Location of Tenant's Panels on Pylon Sign
EXHIBIT E

Parking Area
City of Ferrysburg Planning Commission

Memo Date: April 28, 2023  Meeting Date: May 4, 2023
Request: Special Land Use  Applicant: TOV Church
Address: 17685 174th Street  Acres: 7.9
Parcel: 70-03-09-300-059  Prepared By: David M. Jirousek, AICP

Overview

The applicant proposes a change of use for space within a multi-tenant shopping center to a place of worship. The parcel is zoned General Commercial, and places of worship are classified as special land uses in this zoning district (Section 9.110 b). A public hearing is required prior to action by the Planning Commission.

Site Plan and Zoning Review

Site improvements are not proposed, so the site plan review standards of Section 5.80 are not applicable. The primary review concern is the provision of off-street parking spaces. Section 6.20.h states the following:

Use Enlargement or Change - In the event an existing use is enlarged or changed to a different use, the available on-site parking provided shall be adjusted to reflect the parking requirements of the expanded use or new use, provided, however, should the expansion or new use require less parking than the former use, the applicant shall not be required to modify the existing parking.

The current congregation includes 30 people. One (1) parking space is required per three (3) seats, which means 10 parking spaces are required for the use. The site plan shows over 40 spaces, so parking is not a concern now, and the congregation may increase significantly without the need for additional spaces beyond what is permitted by the lease.

Special Land Use Review

Prior to approving a special land use application, the following general standards, in addition to any specific requirements for a use, shall be satisfied. The proposed use or activity shall:

1. Be compatible and in accordance with the City of Ferrysburg Master Plan.
Meets standard. The Master Plan anticipates a variety of non-residential uses within the “Commercial” future land use designation. The General Commercial zoning district corresponds to this designation and implements the plan.

2. Be designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.

Meets standard. There will be no exterior change to the structure or site. The character of the area includes a mix of commercial businesses, and the place of worship is not anticipated to impact the character of the area.

3. Be adequately served by public facilities and services such as streets, police and fire protection, drainage structures, water and sewage facilities, recreation facilities, and primary and secondary schools.

Meets standard. Activity is anticipated in this area. However, the hours of operation will be limited and have less impact than other allowable commercial activities.

4. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare due to excessive production of traffic, noise, smoke, odors or other nuisance.

Meets standard. Excessive impacts associated with the use are not anticipated. Traffic will be noticeable around service hours, but the overall impact will be negligible.

5. Promote the public interest through provision of a service, facility, or use determined to be beneficial to the residents of the city.

Meets standard. This area has been identified for a variety of office and service land uses. The proposal is consistent with the vision for the area.

Conclusion

I recommend approval of the special land use application with the condition that all applicable City departments approve the change of use.
PLAN REVIEW

Date: May 5, 2023

To: ☑ City Manager ☑ Public Services Supervisor ☑ Fire Chief ☑ Police Chief ☑ Building Inspector ☐ Zoning Administrator ☐ Ottawa County Drain Commission

☐ Electrical Inspector ☐ Mechanical Inspector ☐ Plumbing Inspector ☐ Planning Consultant ☐ City Engineer ☐ Other: ____________________________

From: Craig Bessinger, City Manager

Proposed project name: TOV Church

Proposed project location: 17685 174 Avenue (Former Curve's Suite in Leppinks Food Center Plaza)

Proposed project: Church

Please review the attached plans, and return this form with your recommendations and comments, if any, to me by Wednesday, May 10, 2023.

1. I recommend approval of the plans as submitted. ☑

2. I recommend approval of the plans with the following changes (suggested, not required. Be specific. Attach additional sheets if necessary.)

3. I do not recommend approval until the plans are revised as follows (required changes. Be specific. Attach additional sheets if necessary.)

Signature: ____________________________ Date: 5/5/2023
PLAN REVIEW

Date: May 5, 2023

To: ☐ City Manager
    ☑ Public Services Supervisor
    ☑ Fire Chief
    ☐ Police Chief
    ☐ Building Inspector
    ☐ Zoning Administrator
    ☐ Ottawa County Drain Commission

☐ Electrical Inspector
☐ Mechanical Inspector
☐ Plumbing Inspector
☐ Planning Consultant
☐ City Engineer
☐ Other: __________________________

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   (suggested, not required. Be specific. Attach additional sheets if necessary.)

   □

3. I do not recommend approval until the plans are revised as follows
   (required changes. Be specific. Attach additional sheets if necessary.)

   □

Signature: ___________________________ Date: 5-8-2023
CITY OF FERRYSBURG
NOTICE OF PUBLIC HEARING
PROPOSED 2023-2024 CITY BUDGET

The Ferrysburg City Council will hold a public hearing on Monday, May 15, 2023, at or after 7:00 p.m. The purpose of the public hearing will be to receive oral and written comments on the Proposed 2023-2024 City Budget.

The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this public hearing.

A copy of the Proposed 2023-2024 City Budget is available for public inspection at Ferrysburg City Hall during regular office hours.

Amber Schaner
City Clerk
May 5, 2023
RESOLUTION

WHEREAS, on September 27, 2011 the Publicly Funded Health Insurance Contribution Act, Act No. 152 of the Public Acts of Michigan of 2011 ("Act 152"), became effective in the State of Michigan; and

WHEREAS, Act 152 establishes standards and a process with respect to medical benefit plans offered by public employers; and

WHEREAS, the City of Ferrysburg has historically recognized, in its role as steward for the public funds entrusted to it, that it must efficiently manage those limited resources.

BE IT THEREFORE RESOLVED that: Pursuant to Section 8 of Act 152, the City of Ferrysburg hereby exempts itself from the requirements of Act 152 for the next succeeding year.

Offered by Council Member _________________.

Seconded by Council Member ________________.

Yeas: ______

Nays: ______

Absent: ______

Resolution ______

I, Amber Schaner, duly appointed Clerk of the City of Ferrysburg, do hereby certify that the above resolution was adopted by the Ferrysburg City Council at its regular meeting held on May 15, 2023, at or after 7:00 p.m.

Amber Schaner, City Clerk
May 15, 2023

RESOLUTION
TO AUTHORIZE THE CITY OF FERRYSBURG
2023 SUMMER TAX LEVY

BE IT RESOLVED, THAT the Ferrysburg City Council does hereby authorize the City of Ferrysburg 2023 Summer Tax Levy, in accordance with the provisions of the Ferrysburg City Charter, in accordance with the provisions of Act 532, Public Acts of Michigan 1978 as amended (Headlee Amendment), and in accordance with the provisions of Act 5, Public Acts of Michigan 1982 as amended (Truth in Taxation Act):

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General Operating</td>
<td>5.0000</td>
</tr>
<tr>
<td>Street Lights</td>
<td>.2500</td>
</tr>
<tr>
<td>Harbor Transit</td>
<td>.6000</td>
</tr>
<tr>
<td>Streets and Drains</td>
<td>1.8383</td>
</tr>
<tr>
<td>Vehicle Replacement</td>
<td>.4955</td>
</tr>
<tr>
<td>Non-Motorized Paths</td>
<td>.4566</td>
</tr>
<tr>
<td>Streets</td>
<td>1.4865</td>
</tr>
<tr>
<td>Museum</td>
<td>.2392</td>
</tr>
<tr>
<td>Council on Aging</td>
<td>.2282</td>
</tr>
<tr>
<td><strong>Total Millage</strong></td>
<td><strong>10.5943</strong></td>
</tr>
</tbody>
</table>

Offered by Council Member __________,
Seconded by Council Member __________

Yes: __
Nays: __
Absent: __
Resolution: __

May 15, 2023

Amber Schaner
City Clerk
**2023 Tax Rate Request** (This form must be completed and submitted on or before September 30, 2023)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

<table>
<thead>
<tr>
<th>County(ies) Where the Local Government Unit Levies Taxes</th>
<th>2023 Taxable Value of ALL Properties in the Unit as of 5-22-2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ottawa</td>
<td>233,721,183</td>
</tr>
</tbody>
</table>

Local Government Unit Requesting Millage Levy

<table>
<thead>
<tr>
<th>City of Ferrysburg</th>
</tr>
</thead>
</table>

For LOCAL School Districts: 2023 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2023 tax roll.

<table>
<thead>
<tr>
<th>(1) Source</th>
<th>(2) Purpose of Millage</th>
<th>(3) Date of Election</th>
<th>(4) Original Millage Authorized by Election Charter, etc.*</th>
<th>(5) ** 2022 Millage Rate Permanently Reduced by MCL 211.34d “Headlee”</th>
<th>(6) 2023 Current Year “Headlee” Millage Reduction Fraction</th>
<th>(7) 2023 Millage Rate Permanently Reduced by MCL 211.34d “Headlee”</th>
<th>(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction</th>
<th>(9) Maximum Allowable Millage Levy *</th>
<th>(10) Millage Requested to be Levied July 1</th>
<th>(11) Millage Requested to be Levied Dec. 1</th>
<th>(12) Expiration Date of Millage Authorized</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHARTER</td>
<td>Operating</td>
<td>1963/76</td>
<td>11.0000</td>
<td>7.6883</td>
<td>1.0000</td>
<td>7.6883</td>
<td>1.0000</td>
<td>7.6883</td>
<td>7.6883</td>
<td>None</td>
<td>12/31/24</td>
</tr>
<tr>
<td>VOTED</td>
<td>Museum</td>
<td>08/07/18</td>
<td>0.2500</td>
<td>0.2392</td>
<td>1.0000</td>
<td>0.2392</td>
<td>1.0000</td>
<td>0.2392</td>
<td>0.2392</td>
<td>12/31/24</td>
<td></td>
</tr>
<tr>
<td>VOTED</td>
<td>Aging Council</td>
<td>08/05/14</td>
<td>0.2500</td>
<td>0.2282</td>
<td>1.0000</td>
<td>0.2282</td>
<td>1.0000</td>
<td>0.2282</td>
<td>0.2282</td>
<td>12/31/24</td>
<td></td>
</tr>
<tr>
<td>VOTED</td>
<td>Motor Equip Repl</td>
<td>05/04/21</td>
<td>0.5000</td>
<td>0.4955</td>
<td>1.0000</td>
<td>0.4955</td>
<td>1.0000</td>
<td>0.4955</td>
<td>0.4955</td>
<td>12/31/31</td>
<td></td>
</tr>
<tr>
<td>VOTED</td>
<td>Bike Path</td>
<td>11/05/13</td>
<td>0.5000</td>
<td>0.4566</td>
<td>1.0000</td>
<td>0.4566</td>
<td>1.0000</td>
<td>0.4566</td>
<td>0.4566</td>
<td>12/31/23</td>
<td></td>
</tr>
<tr>
<td>VOTED</td>
<td>Streets</td>
<td>11/02/21</td>
<td>1.5000</td>
<td>1.4865</td>
<td>1.0000</td>
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<td>1.0000</td>
<td>1.4865</td>
<td>1.4865</td>
<td>12/31/26</td>
<td></td>
</tr>
</tbody>
</table>

Prepared by
Amber Schaner

Telephone Number
(616) 842-5803

Title of Preparer
Clerk/Treasurer

Date
05/15/2023

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

X Clerk
Secretary

Signature

Print Name
Amber Schaner

Date
05/15/2023

X Chairperson
President

Signature

Print Name
Scott Blease

Date
05/15/2023

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2023 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)

For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal

For Commercial Personal

For all Other

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).
OTTAWA COUNTY 2023 CERTIFICATE OF COMPLIANCE

Our Tax Authority **has completed** the following steps as required by M.C.L. 211.24e (Truth in Taxation)

☐ A separate Truth-in-Taxation hearing is **not necessary**. Our Tax Authority complies with Sec. 16 of the Uniform Budgeting and Accounting Act (M.C.L. 141.436). Notice, advertising, and print size must conform to stated requirements. (M.C.L. 141.412)

and

Our meeting was completed by October 1st. *Date of meeting was May 15, 2023.*

OR

☐ Our Board, or Commission, or Council has met and adopted a resolution proposing an additional operating millage rate and proposing a hearing date. (M.C.L. 211.24e, subsection 7)

and

Our Board, or Commission, Council or Authority has published a hearing notice and posted the same at the principal office of our taxing unit. This notice contained the proposed additional millage rate, the percentage increase in operating revenue and the percentage increase over the preceding year if not approved which would be generated from permitted ad valorem tax levies and the Notice was published at least 6 days before the hearing date. (M.C.L. 211.24e, subsections 6 & 9)

and

Our Board, or Commission, Council or Authority held a public hearing pursuant to the hearing notice. (M.C.L. 211.24e, subsection 6) *Date of meeting was__________________________.*

and

Not more than 10 days after the public hearing, a taxing unit has approved the levy of an additional millage rate but has not approved an additional millage rate that is greater than a proposed additional millage rate that was published and on which the public hearing has been held.

OR

☐ Our Tax Authority is exempt from M.C.L. 211.24e because we levied 1 mill or less in the concluding fiscal year for operating purposes.

OR

☐ A Truth-in-Taxation hearing was not necessary because we will not be levying an operating levy which is larger than the base tax rate.

*Our Taxing Authority has verified any Debt Levy being requested on the Tax Rate Request Form (L4029)*

☐ We are not requesting a debt levy

☐ We are requesting a debt levy and have included a report or other document showing the amount of principal and interest that the requested debt levy is intended to retire.

<table>
<thead>
<tr>
<th>NAME OF TAX UNIT</th>
<th>City of Ferrysburg</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNCIL:</td>
<td></td>
</tr>
<tr>
<td>Clerk (Signature)</td>
<td></td>
</tr>
<tr>
<td>Print or Type Name</td>
<td>Amber Schaner</td>
</tr>
<tr>
<td>Mayor (Signature)</td>
<td></td>
</tr>
<tr>
<td>Print or Type Name</td>
<td>Scott Blease</td>
</tr>
<tr>
<td>Dated this</td>
<td>15th day of</td>
</tr>
</tbody>
</table>

*Please return to the Ottawa County Equalization Director with the L-4029 form*
May 10, 2023

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Water/Sewer Rates

The attached resolution reflects the following:

Water rate: $0.74 per cubic meter: a $0.01 per cubic meter increase from 2022-2023
Water ready-to-serve charge: increase of $0.54 per quarter from 2022-2023
Sewer rate: $0.99 per cubic meter, no change from 2022-2023
Sewer ready-to-serve charge: $2.00 decrease per quarter
2018 Sewer Bonds: $0.62 per quarter decrease

Overall, for a typical water/sewer customer a $0.72 per quarter decrease.

Also, the attached resolution offers a 50% discount for water and sewer connection fees if paid by June 30, 2024.


c: Amber Sehaner, City Clerk
RESOLUTION OF THE FERRYSBURG CITY COUNCIL
SEWER & WATER RATES AND CHARGES

WHEREAS, City Code Section 52.37 authorizes the City Council to set water use and
service rates by resolution and City Code Section 52.69 authorizes City Council to set sewer use
and service rates by resolution, and

WHEREAS, City Code Section 52.35 authorizes the City Council to set charges for
connections to the water system by resolution and City Code Section 51.68 authorizes City
Council to set charges for connections to the sewer system by resolution,

NOW, THEREFORE, BE IT RESOLVED THAT:

RATES FOR WATER AND SEWER USE AND SERVICE

1. Rates for Water Use and Service. For water use and service, the City will charge the
sum of the following:

A. Volume Rate. The volume rate will be $0.74 per cubic meter of metered use.

B. Ready to Serve Rate. The Ready to Serve (RTS) Rate will be charged based upon
water meter size and in accordance with the following chart.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>RTS Rate Per Quarter</th>
</tr>
</thead>
<tbody>
<tr>
<td>¾”</td>
<td>$18.45</td>
</tr>
<tr>
<td>1”</td>
<td>$53.36</td>
</tr>
<tr>
<td>1-1/2”</td>
<td>$118.58</td>
</tr>
<tr>
<td>2”</td>
<td>$209.17</td>
</tr>
<tr>
<td>3”</td>
<td>$471.03</td>
</tr>
<tr>
<td>4”</td>
<td>$836.38</td>
</tr>
<tr>
<td>6”</td>
<td>$1,998.25</td>
</tr>
</tbody>
</table>
2. Rates for Sewer Use and Service. For sewer use and service, the City will charge the sum of the following rates:

A. Volume Rate. The volume rate will be $0.99 per cubic meter of metered water use.

1. Residential Customers. (a) For the purpose of determining sewer volume charges for residential customers, the volume of water used will be the water used during the months of January, February, and March. In the event that the Premises utilized no water during the months of January, February, and March, then the volume will be based on water used during the most recent quarter of water usage or 100 cubic meters per quarter per dwelling unit whichever is less. (b) In the event when a resident moves in during a quarter their first billing will be based on actual water usage at a maximum usage of 100 cubic meters. The first full quarter of water usage will set the sewage usage for the remainder of the year based on water used during the most recent quarter of water usage or 100 cubic meters per quarter per dwelling unit whichever is less. (c) In the event that the Premises are not connected to the City water system, then sewer volume charges will be based on an imputed use of 100 cubic meters per quarter.

2. Non-Residential Customers. Sewer volume charges for non-residential customers will be determined by the volume of water used. In the event that non-residential premises are not connected to the City water system, then sewer volume charges will be determined by a well meter purchased from the City by the premise’s owner at cost.

B. Ready to Serve Rate.

1. The Ready to Serve (RTS) Rate will be charged based upon water meter size and in accordance with the following chart.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>RTS Rate Per Quarter</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot;</td>
<td>$83.31</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$93.69</td>
</tr>
<tr>
<td>1-1/2&quot;</td>
<td>$103.49</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$128.32</td>
</tr>
<tr>
<td>3&quot;</td>
<td>$243.20</td>
</tr>
<tr>
<td>4&quot;</td>
<td>$410.23</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$926.57</td>
</tr>
</tbody>
</table>
2. In the event that the premises are not connected to the City water system:

   (a) For residential customers the RTS rate will be based on an imputed ¾” meter size.

   (b) For non-residential customers the RTS rate will be based on the size of the well meter purchased from the City by the premise’s owner at cost.

**WATER AND SEWER CONNECTION CHARGES AND FEES**

3. **Charges for Connection to the Water System.** For connections to the water system, the City will charge the sum of the following rates:

   A. **Water Connection Fee.** The connection fee required by City Code Section 52.35 (A) will be charged for each connection to the City water system and in accordance with the following chart.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>¾”</td>
<td>$2,200</td>
</tr>
<tr>
<td>1”</td>
<td>$3,900</td>
</tr>
<tr>
<td>1-1/2”</td>
<td>$8,800</td>
</tr>
<tr>
<td>2”</td>
<td>$15,642</td>
</tr>
<tr>
<td>3”</td>
<td>$35,200</td>
</tr>
<tr>
<td>4”</td>
<td>$62,568</td>
</tr>
<tr>
<td>6”</td>
<td>$149,600</td>
</tr>
</tbody>
</table>

   B. **Frontage Charge.** Property required by City Code Section 52.35(B) shall pay a frontage charge of $50 per frontage foot for connection to the City water system. Frontage shall be measured along the street right-of-way abutting the property to a maximum of 200 feet.

   C. **Water Service Charge.** Property required by City Code Section 42.35(C) to pay a water service charge shall pay a water service charge as follows:

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>¾”</td>
<td>$850</td>
</tr>
<tr>
<td>1”</td>
<td>$1,400</td>
</tr>
</tbody>
</table>
C (1). The water connection fee, frontage charge and water service charge will be discounted 50% if paid between July 1, 2023 and June 30, 2024.

D. Fire Protection Charge. Each property required by City Code Section 52.35 (D) to pay a fire protection charge shall pay the charge in accordance with the following:

<table>
<thead>
<tr>
<th>Fire Line Size</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>6” fire line</td>
<td>$35/quarter</td>
</tr>
<tr>
<td>8” fire line</td>
<td>$53/quarter</td>
</tr>
<tr>
<td>12” fire line</td>
<td>$113/quarter</td>
</tr>
</tbody>
</table>

4. Charges for Connection to the Sewer System. For connections to the sewer system, the City will charge the sum of the following rates:

A. Sewer Connection Fee. The connection fee required by City Code Section 51.68(A) will be charged for each connection to the City sewer system and in accordance with the following chart. For residential premises that are connected to the City sewer system but not to the City water system, a connection fee shall be paid based on a ¼ inch meter.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>¼”</td>
<td>$2,200</td>
</tr>
<tr>
<td>1”</td>
<td>$3,900</td>
</tr>
<tr>
<td>1-1/2”</td>
<td>$8,800</td>
</tr>
<tr>
<td>2”</td>
<td>$15,642</td>
</tr>
<tr>
<td>3”</td>
<td>$35,200</td>
</tr>
<tr>
<td>4”</td>
<td>$62,568</td>
</tr>
<tr>
<td>6”</td>
<td>$149,600</td>
</tr>
</tbody>
</table>

B. Frontage Charge. Property required by City Code Section 51.68(B) shall pay a frontage charge of $60 per frontage foot for connection to the City sewer system. Frontage shall be measured along the street road right-of-way abutting the property to a maximum of 200 feet.
C. **Sewer Lateral Charge.** The sewer lateral charge required by City Code Section 51.68(C) will be equal to the cost incurred by the City in installing the lateral. In the event that installation is completed by a private contractor at the expense of the owner, then the City will charge a Permit and Inspection fee for inspection of the work. Charges shall be paid at the time a building permit or construction permit is issued.

D. The sewer connection fee, frontage charge and sewer lateral charge will be **discounted** 50% if paid between July 1, 2023 and June 30, 2024.

**OTHER CHARGES AND FEES**

5. **Other Charges and fees.**

A. **Meter Removal and Re-installation Fee.** Each property required by City Code Section 52.35(E) to pay a meter and removal installation fee shall pay a fee of $50 to have service restored prior to the time that a water meter is reinstalled.

B. **Enlargements and Reductions of Water Meter Size.** In the event that a water meter serving a property is increased following the original installation, an additional connection fee will apply for water and, when applicable, for sewer. The additional connection fee shall be the difference between the connection fee for the new meter size and the connection fee for the existing meter size, both determined in accordance with the connection fee charts in Section 3A and 4A of this Resolution. In addition, the owner of the Premises shall pay the cost of the new meter and installation on a time and materials basis with a minimum charge of $425. A connection fee will not be refunded in the event that water meter size is reduced or if service is disconnected.

C. **Hydrant Use.** For use of municipal water from a hydrant meter, a user will deposit $150, or at an amount authorized by the City Manager or his or her representative, at the time application is made. Such water use shall be metered and will be charged at the volume rate specified in Section 1.A. of the Resolution with a minimum charge of $50. Charges for water and damage to the meter may be recovered from the deposit. Water may be withdrawn from a hydrant only for use in the City.

D. **Damaged or Lost Meter.** For the replacement of a damaged or lost meter, remote read device or associated wiring, the user will pay the actual cost of a new meter.

E. **Frozen Meter Service.** For frozen water or sewer meter service during regular business hours, the user will pay $100 plus the cost of parts. During non-regular business hours, the fee is $150 plus the cost or parts.

F. **Oversized Meters.** For the installation of oversized meters a customer shall pay a fee equal to the cost incurred by the City.
G. **Permit and Inspection Fee for Sewer.** For a new building sewer connection lateral, and for a new connection lateral to a sewer main, there will be a charge of $25 per inspection.

H. **Service Calls.** For service calls not otherwise covered, the customer will be charged $50. There is no charge for emergency calls.

I. **Water Shut-Off for Non-Payment and for Re-Connection after Payment.** In the event that water or sewer service is disconnected by reason of non-payment of charges, there will be a charge of $50 to have service restored prior to the time that service is restored.

**BILLING AND DUE DATES**

6. **Billing and Due Dates.** Charges for water and sewer service and other charges provided by ordinance or resolution shall be billed each calendar quarter. Bills shall be mailed by the City Clerk by first class mail to the address on file with the City Clerk on or before the 15th day of the first month following the end of a calendar quarter. Payment is due on or before the 15th day of the month following mailing. Bills shall include charges for late payments when applicable.

**EFFECTIVE DATE**

7. **Effective Date.** The rates and billing procedures for use and service set forth in this Resolution will be effective for use and service commencing on July 1, 2024. The connection charges and fees and other charges and fees will commence on July 1, 2024. Charges currently in effect pursuant to previous Resolutions will continue until Effective Date.

Offered by Council Member _______
Seconded by Council Member _______

Yeas: _
Nays: _
Absent: _
Resolution: _______
CERTIFICATION

I, Amber Schaner, duly appointed Clerk of The City of Ferrysburg, does hereby certify that the above Resolution was adopted by the Ferrysburg City Council at a regular meeting on May 15, 2023.

__________________________
Amber Schaner, City Clerk

STATE OF MICHIGAN  )
                     ) SS.
COUNTY OF OTTAWA  )

On this 15th day of May 2023, before me personally appeared Amber Schaner, City Clerk of the City of Ferrysburg, who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

__________________________
CITY OF FERRYSBURG

17520 RIDGE AVENUE
P.O. BOX 38
FERRYSBURG, MI 49409-0038

PHONE 616-842-5803
FAX 616-844-0200
www.ferrysburg.org

May 15, 2023

RESOLUTION
TO ADOPT A BUDGET FOR THE
CITY OF FERRYSBURG
FOR THE 2023-2024 FISCAL YEAR
AND TO APPROPRIATE FUNDS FOR SAID PURPOSES

WHEREAS, Section 6.5 of the Charter of the City of Ferrysburg provides that the City Council shall adopt a resolution covering the matters set forth in the title hereof, and

WHEREAS, City Council has received and reviewed the proposed 2023-2024 budget document submitted by the City Manager on April 20, 2023, as provided in Section 6.3 of the Charter of the City of Ferrysburg, and

WHEREAS, City Council has held a Public Hearing on the proposed 2023-2024 budget in accordance with Section 6.4 of the Charter of the City of Ferrysburg, and in accordance with the statutes of the State of Michigan,

NOW, THEREFORE, BE IT RESOLVED:

1. That the revenue and expenditure budgets for the several funds of the City of Ferrysburg for the fiscal year beginning July 1, 2023 and ending June 30, 2024, as depicted in the attached City of Ferrysburg Budget 2023-2024 are hereby adopted.

2. That property tax millage rates shall be levied for the following purposes in the following amounts to support the proposed budget:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Operating</td>
<td>5.0000 mills</td>
</tr>
<tr>
<td>Street Lights</td>
<td>.2500 mills</td>
</tr>
<tr>
<td>Harbor Transit</td>
<td>.6000 mills</td>
</tr>
<tr>
<td>Streets and Drains</td>
<td>1.8383 mills</td>
</tr>
<tr>
<td>Vehicle Replacement</td>
<td>.4955 mills</td>
</tr>
<tr>
<td>Non-Motorized Paths</td>
<td>.4566 mills</td>
</tr>
<tr>
<td>Street Millage</td>
<td>1.4865 mills</td>
</tr>
<tr>
<td>Museum</td>
<td>.2392 mills</td>
</tr>
<tr>
<td>Council on Aging</td>
<td>.2282 mills</td>
</tr>
</tbody>
</table>

Total Millage 10.5943 mills
2023-2024 Budget/ Appropriations Resolution
May 15, 2023
Page Two

3. That the expenditure amounts set forth in (1) above be and are hereby
appropriated for the purposes of the particular departments within the
particular funds.

4. That the City Manager is hereby authorized to make budgetary transfers
between and among the line item accounts of departments, and between and
among the departments within the same fund as established through this
budget, with the exception of salaries, wages, and capital outlay line item
accounts, provided that all such transfers shall be reported to City Council.

5. That all transfers between and among funds not listed in this budget, and all
transfers between and among salaries, wages and capital outlay line item
accounts may be made only with the prior approval of City Council pursuant
to provisions of the Uniform Budgeting and Accounting Act, Act 2, Public

Offered by Council Member ________.
Seconded by Council Member ________

Yeas: __
Nays: __
Absent: __
Resolution ________

May 15, 2023

______________________________________
Amber Schaner
City Clerk
May 11, 2023

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Mary Avenue Drain Outlet Dredging Project

In February we advertised for bids for the reference project with bids due at 10AM on February 28. One bid was received on February 28 at 11:35 a.m. for $61,220.00.

On March 20, City Council reviewed and rejected the bid.

On April 5, we rebid the project and mailed the bid specifications to 13 companies with bids due on May 9, 10 a.m. One bid was received, please see attached.

We are reviewing why the original bidder did not resubmit. Also, a contractor contacted us and requested to be put on the mailing list when bids were mailed in April, however, this contractor did not respond. The contractor’s mailing address was changed and we were not notified.

The project was reviewed with CM Contractors who indicated it will most likely take 2 weeks to complete the project. The contractor will place the spoils in a container to drain and he does not expect the material to dry in one (1) week. Per the permit, the contractor cannot begin until fish spawning timelines expire which is typically July 1. The contractor indicated he may request an exemption from this requirement due to the small area to be dredged.

c: Amber Schaner, City Clerk
City of Ferrysburg
17520 Ridge Avenue
PO Box 38
Ferrysburg Mi 49409

RE: Mary Street Drain Outlet Dredging Project (page 1) Contractors Marine Ltd referenced as we/us
Proposal/contract related to a request for bids per EGLE permit WRP035076V.1;

First week cost includes the following;

In advance of start date we are to:
Furnish work boat
Stake area to be dredged under the City of Ferrysburg’s direction
Install 260 linear feet of silt curtain around dredge cut
On start date we are to;
Furnish crane mats as required
Furnish excavator as required to dredge materials (load approximately 60 yards per hour)
Furnish ground protection and materiel storage structure for storage while materials drain (120 yds)
Furnish 2 yard loader to set drainage structures and load material when drained (30 hours per week)
Furnish trucking to haul 25 loads to a location at Verplanks as directed (approximately 600 Yards)
Furnish 2 equipment operators at 40 hours each
Furnish Liability and workmens compensation insurances in the limits as requested

Please note the first weeks cost includes all equipment delivery (mobe) and return (demobe), silt
curtain removal and site restoration, any additional truck loads desired are $180 per load.

Total cost of all of the above; $38,904.00

Second weeks cost to continue should dredged materials not drain in a timely manner to load out in
first week including;
Crane mats, excavator, ground protection and materiel’s storage structure, 2 yard loader for 30 hours,
and 2 equipment operators for 40 hours
Total of 2nd or additional weeks as required; $27,599.00

This proposal/contract is only valid under the following conditions:

The EGLE permit drawing appears to show the dredge cut in the wrong location; the proper location
needs to be finalized by the City of Ferrysburg

The EGLE permit has undated restrictions on fish breeding that must be clarified by the City of Ferrysburg prior to our furnishing a start date
RE; Mary Street Drain Outlet Dredging Project (page 2)
Proposal/contract related to a request for bids per EGLE permit WRP035076V.1;

 Permit condition Y, subsection 9 states; “All dredge/excavated materiel’s shall be immediately placed into trucks or barges and taken to an approved upland disposal site”, we would need the approval of the City of Ferrysburg to drain the materiel’s on site prior to transport.

 A soil erosion permit compatible with the dredge plan shall be furnished by the City of Ferrysburg if required.

 We need permission to use the private property owners near onshore location for materials drainout, she has provided verbal permission that needs to be finalized in writing.

 Typical bottom material migration into the dredge cut rapidly reduces the dredged depth, we typically encourage clients to over dig to minimize this degradation and reduce the future time to redredge. To this end we would request that a representative of the City of Ferrysburg inspect and approve the dredged depth at any intervals they deem reasonable with a workboat furnished by us or as they wish.

 As we not aware of what the dredged materiel’s consist of and have not tested its permeability it’s very difficult to project a drain down time prior to loading from drain down storage into trucks for transport. Although we plan on extensive measures to promote drainage we would request a City of Ferrysburg representative approve the materials consistency prior to loading.

 We do not anticipate and would not assume responsibility for any piling movement caused by this dredging

 We would also request the City of Ferrysburg to furnish any permits required as needed to work in the public right of way, we would assume responsibility for sweeping or washing the road as may be required.

 By signing the below you hereby agree that you have reviewed this proposal, are familiar with it’s terms and conditions, and hereby authorize this work to be done on behalf of the City of Ferrysburg.

 Proposal void if not finalized by 5-16-2023

 Payment to be made as follows; $15,000.00 down, balance upon approval of site restoration

 City of Ferrysburg ________________________________ Date __________

 Contractors Marine Ltd ________________________________ Date __________
Bid Form

The bidder is required to complete the blanks in the bid form below and submit the completed copy to the City at the time and place indicated.

The undersign bidder acknowledges that they have examined the project location, conditions of this RFP and has determined that they can supply the materials and services required.

Bid for the Mary Street Drain Outlet Dredging Project.

See proposal/contract enclosed $38,904

(Use words) (Use figures)

Estimated Number of Days to Complete Projects: 12 Days

Bidder Signature: 

Signature

David Jonassen

Printed Name

Contractors Maritime Ltd

Bidder’s Company Name

2966 Farr Road

Fruitport, MI 49415

Bidder’s Legal Business Address

Date

5-9-2023

Phone Number

616-836-1911

Fax Number

_________
May 11, 2023

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Work Session

By policy, City Council is to consider at its first monthly meeting whether or not to schedule a work session for a special City Council meeting, or to include a work session as an agenda item at the next regular meeting.

At the June 6, 2022, meeting, the consensus of City Council was to schedule a work session on the first monthly meeting.

Suggested topics for a work session:

- Review of 2023 City Council Goals

cc: Amber Schaner, City Clerk