



BOARD OF TRUSTEES MEETING

Date: April 13, 2026

Time: 6:00 PM

309 S. Lincoln Ave, Lakeview MI

Call to Order with Pledge of Allegiance

Brandi Clark-Hubbard

Roll Call

- Supervisor: Brandi Clark-Hubbard
- Treasurer: Jamie Boehm
- Clerk: Ginger Imhoff

- Trustee: Marcy Myers
- Trustee: David Behrenwald
- Other Officials Present: Dave Kelsey, Zoning Administrator

Agenda

Motion 1 Moved by Myers

Supported by Boehm

Motion to approve the agenda as presented.

Vote: Voice vote – all ayes

Motion carried.

Minutes

Motion 2 Moved by Behrenwald

Supported by Myers

Motion to approve the March 9, 2026 Regular Meeting Minutes as presented.

Vote: Voice vote – all ayes

Motion carried.

Public Comment *(on Agenda Items)*

Supervisor Clark-Hubbard provided a detailed timeline regarding the proposed turkey farm on Johnson Road, including communications with the township attorney and MDARD.

Public comment was received from multiple residents expressing concerns regarding the proposed turkey farm, including odor, water contamination, manure management, property values, traffic, road conditions, wildlife impact, and accuracy of mapping and notification procedures. One resident provided comments in support based on experience with an established turkey farm in another community.

Treasurer’s Report

Motion 3 Moved by Behrenwald

Supported by Myers

Approve the Treasurer’s Report as presented.

Vote: Voice vote – all ayes

Motion carried.

Clerk Report

Motion 4 Moved by Myers

Supported by Imhoff

Motion to approve payment of bills in the amount of \$17,656.02.

Roll Call Vote: Myers – Yes; Boehm – Yes; Imhoff – Yes; Behrenwald – Yes; Clark-Hubbard – Yes

Motion carried.

Zoning - Reported by Dave Kelsey.

Permits:	Hubbard	11127 Deaner Rd	Accessory Structure/Demolition
	Everts	9669 Wilcox Dr.	Accessory Structure
	Acosta	6200 James Dr.	Short Term Rental
Violations:	Jenkins	7176 Schmied Rd	Blight - ticket deadline 3/6/26
	James	11845 Elm	Un-plated vehicles - ticket deadline 3/6/26
	James	Across from 11845 Elm	Blight

Land Divisions *Reported by Marcy Myers.*

- One land division finalized following completion of required conditions.

Planning Commission *Reported by David Behrenwald.*

Discussion from the previous meeting included:

- Adult foster care
- Data centers
- Comprehensive amendments to the Township Zoning Ordinance.

Public hearings are scheduled for May 13, 2026.

Fire Department *Reported by Ginger Imhoff*

- 5th annual ROLL INTO SPRING Event was a success.
 - Contract with Winfield Township for fire coverage is still Pending.
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Supervisor’s Report *Reported by Brandi Clark-Hubbard*

Provided updates on:

- One open tax tribunal case is scheduled for a May 6 phone hearing.
 - The State Tax Commission notified the township of upcoming PA660 assessment roll audit.
 - Road project contracts will be considered at the next meeting.
 - Consumers Energy’s 2026 Reliability Action Plan may result in infrastructure work within the township.
 - The village requested the Road Commission consider an all-way stop at Tamarack and Bale Roads.
 - Spring cleanup event was successful, though dumpsters filled quicker than anticipated, indicating additional planning may be needed for next year.
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Old Business

None

New Business

Legal Opinion – Proposed Turkey Farm (11477 N. Johnson Road)

The Board reviewed the township attorney’s memorandum regarding the Michigan Right to Farm Act and GAAMPs. Discussion focused on township limitations under the Michigan Right to Farm Act, MDARD site classification procedures, calculations of non-farm residences, and concerns regarding notification and mapping accuracy.

Motion 5	Moved by Clark-Hubbard	Supported by Myers
	Motion to authorize the township supervisor to contact MDARD regarding the property at 11606 Nimberger Road; request a list of non-farm residences that received notice under the GAAMPs; and request clarification regarding 10615 Getty Drive (Parcel 004-005-020-70) and 10528 Getty Drive (Parcel 004-005-020-43) as non-farm residences.	
	Vote: Voice vote – all ayes	Motion carried.

Motion 6	Moved by Clark-Hubbard	Supported by Imhoff
	Motion to waive attorney-client privilege for the finalized attorney memorandum dated March 27, 2026, specific to the proposed turkey farm.	
	Vote: Voice vote – all ayes	Motion carried.

Public Comment

Additional comments were received regarding mapping accuracy, notification concerns, odor, environmental impacts, and road conditions.

Adjournment

Motion 7	Moved by Boehm	Supported by Imhoff
	Motion to adjourn the meeting.	
	Vote: Voice vote – all ayes	Motion carried.
	The meeting adjourned at 7:16 pm.	

Respectfully submitted,
Ginger Imhoff
Cato Township Clerk

Official