



BOARD OF TRUSTEES REGULAR MEETING MINUTES

September 14, 2026 - 6:00 p.m.
309 S. Lincoln Avenue, Lakeview, Michigan

CALL TO ORDER

Supervisor Clark-Hubbard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

ROLL CALL

Present: Clark-Hubbard, Supervisor; Boehm, Treasurer; Imhoff, Clerk; Behrenwald and Myers, Trustees. Absent: None. Zoning Administrator Dave Kelsey was also present.

APPROVAL OF AGENDA

Motion 1 Moved by Clark-Hubbard, supported by Behrenwald, to approve the agenda with the addition of cemetery needs under New Business. Voice vote: all ayes. **Motion carried.**

APPROVAL OF MINUTES

Motion 2 Moved by Myers, supported by Imhoff, to approve the August 10, 2026 regular meeting minutes as presented. Voice vote: all ayes. **Motion carried.**

PUBLIC COMMENT ON AGENDA ITEMS

Nancy Lundwall, Cato Township, asked when the remaining Honeymoon Heights Road work would be completed.

TREASURER REPORT

Motion 3 Moved by Behrenwald, supported by Imhoff, to approve the Treasurer's report as presented. Voice vote: all ayes. **Motion carried.**

September 14 was reported as the final day to pay summer taxes before interest accrues. Winter tax bills are scheduled to be mailed December 1.

CLERK'S REPORT AND BILLS

Motion 4 Moved by Clark-Hubbard, supported by Myers, to approve payment of the September bills totaling \$20,341.22, excluding check 16115 for \$2,043.89. Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes. **Motion carried, 5–0.**

Motion 5 Moved by Clark-Hubbard, supported by Behrenwald, to authorize the Clerk and Treasurer to pay the QuickBooks Enterprise annual subscription renewal of \$2,210 by credit card before the October 11 due date, then pay off that credit card balance and include the expenditure on the October bills list. Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes. **Motion carried.**

Community Center Matt Hubbard was thanked for volunteering to paint additional portions of the awning. Painting the rear exterior was identified as a future project. The Supervisor and Clerk will arrange seasonal HVAC service and fire extinguisher inspections.

Generator Grant The Supervisor will resubmit the County Community Advancement Committee grant application for a standby generator, emphasizing the building's community and economic benefits.

November Election Clerk Imhoff reported that ballot proofs had been approved, and absentee ballots were expected from the County soon. The Election Commission meeting and public accuracy tests are scheduled for October 9 at 10:00 a.m..

ZONING ADMINISTRATOR

Zoning Administrator Kelsey reported the following permits:

6048 Cutler Rd	Barn
6900 W. Almy Rd	Pole Barn
6782 Gravel Ridge Rd	Car Garage
6351 Lakeshore Drive	3 season room & deck
7234 Lake Montcalm Rd	Addition

An existing blight matter on Lakeview Road still open. Demolition had begun on the fire-damaged Youngman Road house. Kelsey was asked to inspect a deteriorating barn on Gravel Ridge Road and consider follow-up with the owner.

LAND DIVISION

Myers reported one finalized land division on M-46/Howard City–Edmore Road. The Board discussed the published annexation process involving the Village and property access issues previously addressed with the Township.

Site Plan Review Fees The Board discussed an anticipated commercial equipment-storage proposal and the distinction between site plan reviews requiring a public hearing and those that do not. The existing commercial/industrial zoning permit fee was discussed as \$150.

Motion 6 Moved by Clark-Hubbard, supported by Myers, to amend the fee schedule to specify that the \$500 application fee applies to site plan reviews requiring a public hearing. Voice vote: all ayes.

Motion carried.

PLANNING COMMISSION

Trustee Behrenwald reported discussion of possible uses for the former VFW hall in the agricultural-residential district, including whether rezoning would be needed for office use.

Other reported ordinance work addressed vehicle services in the commercial district, nonprofit dog rehabilitation facilities and kennels, and daycare provisions.

FIRE DISTRICT

The participating townships are being added as additional insureds on the Fire District policy. The Supervisor requested a certificate documenting coverage and will follow up around the October 1 policy renewal.

SUPERVISOR'S REPORT

Tax Tribunal case is awaiting an opinion.

The third chloride application has been completed.

Remaining paving on Lakeshore and Hazel is expected within the next few weeks, concluding this year's road projects.

Upcoming meetings include the October 8 MTA regional event in Spring Lake and the October 15 chapter meeting in Coral.

The County Materials Management Plan is available through a link on the Township website, with public comments due September 23.

Preliminary information and a map for the proposed Copperton Transmission Projects was provided. The preliminary route could affect portions of Cato Township. Community listening sessions were announced for October 5 in Alma, October 6 in Midland, and October 7 at Whitefish Lake Golf Course in Pierson, noon–7:00 p.m.

OLD BUSINESS

Bubbler Ordinance The proposed ordinance prohibits bubbler use from October 15 through April 15 on Tamarack and Townline lake to address ice safety concerns. The Board discussed adding Lake Forest.

Motion 7 Moved by Clark-Hubbard, supported by Myers, to approve the proposed bubbler ordinance as presented, adding Lake Forest to Section 3, Definitions, item B, Inland Lake. Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes. **Motion carried, 5–0.**

The Supervisor will coordinate publication with the attorney and notify the lake association. The ordinance was stated to take effect 30 days after publication. Discussion of civil fines and a compliance period was deferred to October for sample language and consultation with the attorney and Village. No fine schedule or compliance period was adopted.

NEW BUSINESS

Auditor Proposals

The Board reviewed three audit proposals, ranging from \$4,500 to \$8,695. The Supervisor recommended Gabridge & Company and reported that the increased audit cost could be accommodated through a budget adjustment

Motion 8 Moved by Imhoff, supported by Myers, to accept Gabridge & Company's three-year proposal as presented. The quoted annual fees were \$8,695 for year one, \$8,950 for year two, and \$9,200 for year three. Roll call: Behrenwald—Yes; Clark-Hubbard—Yes; Imhoff—Yes; Boehm—Yes; Myers—Yes. **Motion carried, 5–0.**

The Supervisor will notify the firms and coordinate the transition. Completion was anticipated in early December, with a Board presentation in December or January.

Website And IT

The current shared website provider plans to retire in April, and the Village is developing a replacement website that may be ready in November. The Township discussed obtaining its own website. The current provider will supply prorated transition pricing.

Cemetery

The Board discussed discrepancies in handwritten cemetery maps and records, including lots sold in an area shown as a roadway. It was clarified that no burials had occurred in those lots. Accurate mapping, record reconciliation, cemetery software, and possible aerial or drone mapping will be investigated.

The Board also discussed reviewing cemetery lot prices and clarifying the sexton's contractual duties and compensation

PUBLIC COMMENT

Darlene Rushmore, Cato Township, expressed concern that a 14-day compliance period for a bubbler violation could pose greater safety risks during freezing winter conditions than in October and suggested considering a shorter period during colder weather.

ADJOURNMENT

Motion 09 Moved by Myers, supported by Boehm, to adjourn. Voice vote: all ayes. **Motion carried.**

The meeting adjourned at 7:44 p.m..

Ginger Imhoff
Cato Township Clerk

Approved by the Township Board on: _____