

**Bellaire Village Council
Meeting Minutes
July 2nd, 2025**

1). **Call to Order:** President Bennett called the meeting to order at 7:00 PM.

2). **Roll Call Attendance:**

Present: President Dan Bennett, Council Trustees Patrick Boyd, Trish Drollinger, Eldon McPherson, Helen Schuckel, and Andrew Turner.

Absent:

Staff Present: Nora Stead; Treasurer, Bradley Keiser; DPW Supervisor, Bill Drollinger; Police Chief

Staff Absent: Angela St. Pierre; Clerk

Also Present: Melissa Zelenak, Terry VanAlstine, Robin Hawley Crumrine, Brian Crumrine, David Schulz, Scott Hartman, Lisa Morris, Steven Folker, Shelly Dayton, Jaime Creason, Margie Boyd, Jason Green, Larry Baumchen, and three unidentified.

3). **Approval of Agenda:** The agenda was approved as amended with the additions of items I) Accept Bryan Hardy Resignation, and J) Nominating Patrick Boyd as President Pro-Tem.

Motion by Boyd, seconded by Schuckel, to approve the agenda as amended. Motion carried by voice vote.

4). **Conflict of Interest:** Trustee McPherson voiced conflict of interest on new business item b. It was determined that Trustee McPherson would not benefit financially and this is not a conflict of interest.

5). **Consent Agenda:** The consent agenda was approved as amended with corrections to the June 4th, 2025 Village Council meeting minutes. Corrections included changing “river” to “ribbon” in old agenda item a., and the addition of “Motion carried by voice vote” under the vote on old agenda item b.

Motion by McPherson, seconded by Boyd, to approve the consent agenda as presented. Motion carried by voice vote.

6). **Public Comment on Agenda Items:**

- **Dave Schulz** addressed new business items f. and g. regarding marijuana. Mr. Schulz felt it was advisable for Public Safety Director to solicit information from Mancelona and Central Lake in terms of the negative impact in their communities both in terms of levels of driving under the influence and minors in possession. He went on to speak about parental responsibility concerning the monitoring of marijuana and the responsibility is of the parents.
- **Robin Hawley Crumrine** spoke in opposition of allowing retail marijuana in the Village. Ms. Hawley Crumrine went on to speak about personal experiences with negative effects of marijuana. Ms. Hawley Crumrine went on to provide statistics regarding marijuana. Ms. Hawley Crumrine also provided a written statement which is attached and incorporated with these minutes.
- **Steven Folker** spoke about track and trace programs for marijuana making it more difficult for minors to obtain marijuana than previously when it was illegal. He spoke about a lack of statistics regarding marijuana use and bipolar disorder or schizophrenic disorders and the predisposition of those disorders. He then stated he was for pushing forward and approving the agenda items.

- **Brian Crumrine** agreed with everything Robin Hawley Crumrine stated and wanted to add that he would change his vote in Oregon as he had voted yes. He also added that the monies received for the operation of these businesses is not very much and if that is influencing the vote, he believes that is a mistake.
- **Kelly Young**, owner of the Torch Cannabis Co. spoke regarding her experiences regarding the petition she wrote for Central Lake. She is encouraging the Council to speak with the people and find out what they want and build a team to realize what the rules should be.
- **Jason Green**, owner and operator of several marijuana retail stores spoke about the positive benefits. Positive benefits included the \$58,000 revenue share from each store, jobs created, and the economic effect. He stated that if there are any negative effects with cannabis, its already here and you aren't going to avoid negatives by not allowing it. He went on to say that it is harder to purchase legal cannabis than it is alcohol. He suggested to speak with the Chief of Police of Mancelona regarding any issues they have had with these businesses.

7). Old Business

- a) **County Update:** Terry VanAlstine was present to give an update on the County. The Commission on Aging project is moving forward. Bellaire lofts project is also moving forward with hopes of being in there on Thanksgiving. They are in the process of hiring a new finance director.
- b) **DDA Update:** Shelly Dayton was present to give an update on the DDA. Sponsor banners were printed the wrong size and ProImage will be correcting that mistake so the banners are a little behind schedule. They are seeking help in moving the piano. Jamie Creason updated about Nora helping with the finances, the art exhibit is now up, and Don Hoyt will be working with the Bellaire Chamber on selfie stations around the Village.
- c) **Rules of Procedure:** The Administration and Personnel committee reviewed the rules of procedure and are recommending to Council.

Motion by Turner, seconded by Boyd to strike the word “member” from the first line following “Village Council” (on page 5, #10.B). Motion carried by voice vote.

8). New Business

- a) **Softball Tournament Request:** Katie Verellen is again requesting the use of the softball fields for a travel softball tournament on October 11th and 12th. DPW Supervisor Keiser spoke that this is the same tournament as was done last year. It was mentioned to inform those attending the tournament that the campground now offers reservations.

Motion by Drollinger, seconded by Schuckel to allow the softball tournament to happen October 11th and 12th. Motion carried by voice vote.

- b) **Bellaire Conservation Club Lease Review:** Melissa Zelenak, the executive director from the Antrim Conservation District was present to speak on behalf of the current lease that the Village, Antrim Conservation District, and Bellaire Conservation Club hold. She asked that the Village of Bellaire transfer the lease to the Antrim Conservation District with the option to include the Bellaire Conservation Club as a sub-leaser. Insure any new lease reflect shared use agreements, access terms, and insurance responsibilities. Trustee McPherson spoke about

the 100 year lease from 1958. This agenda item was directed to the Administration and Personnel committee for review.

Motion by McPherson, seconded by Boyd that we get together with Melissas organization to work something out. Motion carried by voice vote.

- c) **Lisa Morris Property Tax:** Property owner Ms. Morris was present to speak on behalf of a tax payment dispute on her two properties. She had submitted payment for her two properties on one check but was only able to enter the parcel number of one property on the check. She is requesting a letter from the Village to have the delinquent payment removed from her property by the County.

Motion by Turner, seconded by McPherson that the village draft a letter to be sent to Ms. Morris explaining the delinquent taxes were covered by an anonymous individual, the letter should explain how this is to be avoided in the future while still allowing her to use a bill pay service.

Turner retracted his motion.

Motion by McPherson, seconded by Boyd, to put a basic letter together on Village letterhead, to give her what she needs to show the County that it's not her fault and strike off her record. Motion carried by voice vote. Yes- Boyd, Drollinger, McPherson, Schuckel, Turner. No- Bennett

- d) **Bellaire Lofts Sign:** The Bellaire Lofts are requesting that we send the Village logo to them to add to a "thank you" sign for supporting them in the project.

Motion by McPherson, seconded by Boyd to accept the Lofts proposal. Motion carried by voice vote.

- e) **Ordinance #2 of 2025- Tree Ordinance:** DPW Supervisor Keiser was asked about his knowledge, qualifications, and experience with urban forestry that he would be empowered with in this draft ordinance. Mr. Keiser stated that he refers to the County Forester.

Motion by Turner, seconded by Bennett, that throughout this ordinance that we strike anywhere that says "or their designee" following DPW Supervisor. Yes- Turner, No-Bennett, Boyd, Drollinger, McPherson, Schuckel.

Motion by Boyd, seconded by McPherson for a roll call vote to adopt Ordinance #2 of 2025.

Yes- Boyd, McPherson, Drollinger, Schuckel, Bennett

No- Turner

- f) **Ordinance # ZO 4 of 2025- Adult Use Marijuana Zoning Ordinance Amendment:** Trustee Boyd spoke about the recent Planning Commission meeting and their change to the Zoning Ordinance amendment to remove the three individual parcels outside of the Commercial District for the overlay map. They have a strong recommendation for the Village Council to hold a public hearing on the Zoning Ordinance amendment prior to any vote.

Motion by Boyd, seconded by Turner to table items F and G and schedule a public hearing. Motion carried by voice vote.

**Motion by Boyd, seconded by Bennett to schedule the public hearing for July 24th at 6:00 PM.
Motion carried by voice vote.**

g) Ordinance # 3 of 2025- Adult Use Marijuana Establishment Ordinance:

Tabled in previous agenda item.

h) Administration and Personnel committee recommendation: Council Trustee Policy, Procedure, and Guideline Handbook: The Administration and Personnel committee are presenting a draft handbook for Council Trustees to consider for adoption. It was discussed that the presented document is ambiguous.

Motion by Bennett, seconded by Administration and Personnel committee to accept the proposed draft handbook. Yes- Bennett, McPherson, No- Boyd, Drollinger, Schuckel, Turner. Motion failed.

i) Accept Bryan Hardy Resignation: Bryan Hardy has resigned from his position as Trustee and President Pro-Tem effective immediately.

Motion by Boyd, seconded by Turner to accept Bryan Hardy's resignation. Motion carried by voice vote.

Motion by McPherson, seconded by Boyd to remove Bryan Hardy name from the banking account. Motion carried by voice vote.

j) Nominating Patrick Boyd as President Pro-Tem: President Bennett would like to appoint Trustee Boyd as President Pro-Tem.

Motion by McPherson, seconded by Bennett to accept Patrick Boyd as President Pro-Tem. Motion carried by voice vote. Yes- Bennett, Drollinger, McPherson, Schuckel, Turner. Abstain- Boyd.

Motion by Bennett, seconded by McPherson to sit on the Administration and Personnel committee. Motion carried by voice vote.

9). Discussion Items: None

10). Department/Committee Reports:

a) Committee Reports: None Presented.

b) Clerk/Zoning Administrator: None Presented.

c) Treasurer/Deputy Clerk: Nora Stead stated that Darcie is finalizing the audit and that tax bills are being processed and are to be sent out sometime next week. She went on to explain the credit card penalty from non-payment due to not receiving a receipt of purchase. Trustee Boyd asked for an updated budget for review.

d) Department of Public Works: Bradley Keiser stated that pond dredging started Monday and removed over four million gallons out of the pond. Sludge removal will begin now that pond is drained. Pond two is scheduled for August. Broad Street paving is done and are now getting complaints about people going to fast down the street. Trustee McPherson asked how the tree cutting budget is doing. Mr. Keiser stated that they

haven't touched the tree cutting budget yet this year. Trustee Drollinger was asking about water bills being higher than normal with the new reading system. Mr. Keiser explained that their bills were likely estimated for a long time due to no appointment being scheduled to install equipment and the bill after installing the equipment is catching up on water used previously. Trustee Turner asked if we still had the manual reading equipment to get those individuals who have not been able to have new equipment installed. Mr. Keiser explained that that software system crashed. Trustee Turner also asked about the water barricades installed for the events on the street. Mr. Keiser explained that the DPW will put the barricades out and the Fire Department usually fills them with their trucks. Trustee Boyd asked about how the alley behind Village Hall got paved and if there were going to be "no parking" signs installed as discussed at a previous meeting. Police Chief Drollinger stated that there would need to be an ordinance on that to be able to enforce it.

- e) **Police Department:** Bill Drollinger stated that Officer Fisher started with us and that after a few more weeks he will be released on his own for patrol. Trustee Turner asked about the take home vehicle for Officer Fisher and stated he could see some benefit to having that car parked for more visibility on Broad Street. Mr. Drollinger stated that he already spoke with Officer Fisher about the possibility of this.
- f) **Planning Commission:** Trustee Boyd spoke on behalf of the Planning Commission. At the recent meeting a request for a multiple family dwelling was approved on Pine Street.

11. Closing Member/Public Comment:

- a) **Steven Folker** would like the council to consider local small businesses regarding the retail marijuana.
- b) **Dave Schulz** would like to personally thank the Parks Committee, DPW, and Village Council for starting an online reservation system for the parks. He would also like to thank the camp host for visiting them after their recent arrival to their campsite.
- c) **Bradley Keiser** stated that Mr. Waffle is doing a wonderful job at the park and approached Mr. Keiser asking to have a mower supplied to him to take care of the campsite mowing for the Village.
- d) **Unidentified Individual** spoke about the campground. She was under the impression that all the sites were reserved except for a few that were for last minute entries as she received paperwork when arriving saying they were all first-come first-serve. She also spoke about the site she reserved and not being aware that the site has trees separating the site and limiting camper parking.

12. Adjourn: Meeting adjourned at 8:35 P.M.

Compiled by Angela St. Pierre.
Minutes are subject to approval.

Approved: _____

Date: _____