

**Bellaire Village Council  
Meeting Minutes  
April 2, 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:** Bryan Hardy

**Staff Present:** Nora Stead, Treasurer; Bradley Keiser, DPW Supervisor

**Staff Absent:** Bill Drollinger, Police Chief; Angela St. Pierre, Clerk

**Also Present:** Tammy Dewulf, Dave Dewulf, Doreen McGuire, Dave Simcox, Sylvia Schonauer-Kalchik, Terry VanAlstine, Christine Langdon, Margie Boyd, Shelly Dayton, Christy Wilson, Drew Reynolds, Zach Piscopo, and two other unidentified.

**Presidents report:** President Bennett stated that member Boyd cannot vote on any agenda item that he has already voted for at a Planning Commission meeting or Zoning Board of Appeals meeting. He stated that the Sewer Project Update has been removed from the agenda Old Business section and will be covered in the Department & Committee Report section. He stated that clerical changes to meeting minutes can be made at any time by the chairperson, but any changes to the significance, direction, or interpretation need to be address at the meeting.

3). **Approval of Agenda:** The agenda was approved as presented.

**Motion by Schuckel, seconded by Turner, to approve the agenda as presented. Motion carried by voice vote.**

4). **Conflict of Interest:** Member Boyd with New Business items b and c as he voted on these items during a Planning Commission meeting.

5). **Consent Agenda:** A general discussion was held concerning when clerical mistakes are to be corrected in the minutes to be approved. The consent agenda was approved as presented.

**Motion by Schuckel, seconded by Boyd, to approve the consent agenda as presented. Motion carried by voice vote. Yes- Boyd, Drollinger, McPherson, Schuckel, Bennett. No-Turner.**

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

- 1). Drew Reynolds was present on behalf of advocating for New Business item c, Ordinance #03 of 2025. He would like to reiterate what has been stated by Dave Ciganick about the covenants of restrictions for holiday acres. Those properties were changed from residential to commercial and no documentation was found of why they were changed. It is believed to be a change made in error.
- 2). Rick Bechtold sent a letter addressing his public comment on New Business item c, Ordinance #03 of 2025. \*Attached and incorporated herein to these minutes is the letter submitted by Rick Bechtold dated April 2, 2025.
- 3). Laura Rainey contacted the Village offices via phone on March 6th stating that she was not in favor of the rezoning of the properties out by Holiday Acres along M-88.

## 7). Old Business

- a) **County Update:** Terry VanAlstine was present to give an update on the County. He mentioned that they (the County) received a letter from the judges and scale to move forward with their own district court and move away from the Grand Traverse District court. This would provide a better and less expensive court system for residents of Antrim County. He provided information on the Public Safety Center. In August there will be a vote to allow the board of commissioners to bond the twenty-five and a half million dollars to build the jail.
- b) **DDA Update:** Shelly Dayton was present to give an update on the DDA. They are working with Alden State Bank to add the new treasurer. Their next meet and greet is May 20th and should have the art exhibit and banners up at that time. The new DDA logos were provided and discussed.

**Motion by Drollinger, seconded by McPherson to approve the new DDA logos. Motion carried by voice vote.**

Doreen McGuire of the DDA spoke about the banner project. There were 72 submissions total with 28 selected for the banners and 14 selected for the upcoming art exhibition. Submissions were received from youth to Meadowbrook residents along with professional artists. The light post hardware, banner costs, timeline, business sponsorship, and other details were discussed.

**Motion by Boyd, seconded by McPherson to approve the DDA to move forward with the banner program. Motion carried by voice vote.**

- c) **Council Rules of Procedure:** This item was tabled at the last meeting. A general discussion was held concerning revision suggestions. Legal wording concerns were discussed.

**Motion by Turner to amend the rules of procedure to strike out “address and if applicable their affiliation” from 11.D. on page 5, only requiring the name to be given when they address the council. Motion fails due to lack of a support.**

**Motion by Boyd, seconded by McPherson to amend the Village Council rules of procedure section 11.D. to say “may” instead of “shall”. Motion carried by voice vote.**

A general discussion continued about suggested changes to be made that were discussed at the March 5th meeting. It was a general consensus that the suggested changes discussed at the March 5th meeting would be supplied to the office prior to this meeting for review and approval but were not supplied to the office. It was discussed to have the suggested changes supplied to the office prior to the next meeting for approval.

**Motion by Boyd to rescind motion made to amend the Village Council rules of procedure section 11.D. to say “may” instead of “shall”. Motion fails due to lack of support.**

**Motion by McPherson, seconded by Boyd to table this item. Motion carried by voice vote. Yes-McPherson, Boyd, Drollinger, Schuckel, Bennett. No-Turner.**

## 8). New Business

- a) **Ordinance #01 of 2025- Amendment to Section 108 Traffic Control:** At the January 8, 2025 meeting it was discussed and determined to extend the no parking on the south side of Broad Street from Depot Street to Maple Street. This amendment will change where the parking cut-off is. The size of the signs was discussed.

**Motion by Boyd, seconded by McPherson for a roll call vote on Ordinance #01 of 2025. Motion carried by roll call vote.**

**Yes: Boyd, McPherson, Drollinger, Schuckel, Turner, Bennett**  
**No: none**  
**Abstain: none**

- b) **Ordinance #02 of 2025- Amendment to Section 4.02 ZO:** Amendment of section 4.02 of the Zoning Ordinance to allow by special land use for a multifamily in R-3 Residential districts after public hearing and recommendation by the Planning Commission.

**Motion by Drollinger, seconded by McPherson for a roll call vote on Ordinance #02 of 2025. Motion carried by roll call vote.**

**Yes: Drollinger, McPherson, Schuckel, Turner, Bennett**  
**No: none**  
**Abstain: Boyd**

- c) **Ordinance #03 of 2025- Amendment to Zoning Ordinance Map:** Amendment to the Zoning Ordinance Map to rezone several properties along M-88 after a public hearing and recommendation by the Planning Commission. There was discussion concerning Laura Rainey's comment to the office staff and her not being in favor of the rezoning.

**Motion by Drollinger, seconded by Schuckel for a roll call vote on Ordinance #03 of 2025. Motion carried by roll call vote.**

**Yes: Drollinger, Schuckel, McPherson, Turner, Bennett**  
**No: none**  
**Abstain: Boyd**

- d) **Chamber Event May 3, 2025-Kentucky Derby Jamboree:** Christy Wilson, Chamber Director, was present to speak on a new event that they would like to have. They are requesting to block off the road from Broad Street to Grove Street. She then spoke about the events to take place at this new event.

**Motion by Boyd, seconded by McPherson to accept the new added chamber event. Motion carried by voice vote.**

- e) **Fireside Liquor Control:** Christy Wilson also spoke in regard to her business and her request to provide outdoor service during events on 6/25, 7/9, 7/23, 8/6, 8/20, 8/8, 8/15, and 8/16.

**Motion by McPherson, seconded by Boyd to approve the liquor control request. Motion carried by voice vote.**

Prior to the vote Trustee Turner asked about the layout of the events. Mrs. Wilson discussed the set-up for the events.

- f) **Sexual Assault Awareness Month Proclamation:** The Women’s Resource Center is asking the Council to approve a proclamation supporting April as Sexual Assault Awareness month. The approval date will be adjusted to April 2nd.

**Motion by Boyd, seconded by Turner for a roll call vote to approve the proclamation and change the date to the 2nd of April. Motion carried by roll call vote.**

**Yes: Boyd, Turner, Drollinger, McPherson, Schuckel, Bennett**  
**No: none**  
**Abstain: none.**

- g) Chapter 112 Tree Ordinance Review: On several occasions the tree board has been commented on by members of the public and council members. It was believed to have been dissolved in speaking with prior employees and members of the tree board. Currently the DPW Supervisor works with the County Forester regarding the trees.

~~**Motion by Boyd, seconded by Drollinger to eliminate Chapter 112 of the Village Codebook. Yes- Boyd, Drollinger, McPherson, Schuckel, Bennett. No- Turner. Motion carried by voice vote.**~~

**Motion by Boyd, seconded by Drollinger that we officially, finally do away with the tree, the tree committee, the tree board, that was the name of it. That in talking to all staff, former staff, former representatives, former council members that it was already disintegrated. It was, it was gone. It was removed many years ago and somehow it just kind of hung in there. The DPW Director is in charge of, the DPW Director already works with the County Forester. Yes- Boyd, Drollinger, McPherson, Schuckel, Bennett. No- Turner. Motion carried by voice vote.**

- h) **Letter of Support Request- Strategic Management:** Strategic Management is requesting a letter of support from the Village for the BEAD applications to secure federal funding to deploy high speed internet services in Michigan counties.

**Motioned by McPherson, seconded by Drollinger to provide a letter of support. Motion carried by voice vote.**

Prior to the vote it was discussed what the letter of support would say. It was discussed to refer to the letter of support that the County has drafted.

- i) **Dave Simcox- ASI:** Dave Simcox was present to speak on behalf of Area Seniors Inc. and their request for the Village of Bellaire to act as their fiduciary. He further explained what is expected by both parties.

**Motioned by McPherson, seconded by Boyd to act as the fiduciary for Area Seniors Inc. and give the packet to Nora to look at the packet of mutual understanding and if any cost is involved, we (the Village) will be reimbursed for the cost. Motion carried by voice vote.**

9). **Discussion Items:**

- President Bennett had asked Trustee Turner for his suggested changes to the minutes that had been approved earlier in the meeting. President Bennett will meet with office staff to have corrections addressed.

**10). Department/Committee Reports:**

- a) *Committee Reports:* None Presented.
- b) *Clerk/Zoning Administrator:* None Presented.
- c) *Treasurer/Deputy Clerk:* Nora Stead provided a written report.
- d) *Department of Public Works:* Bradley Keiser emailed the council members' information regarding Silversmith software. EGLE is requiring digitization of all maps and this company does this plus many other things. There was further discussion concerning this software. There was discussion concerning the watermain repair and campground reservation specialist.
- e) *Police Department:* None Presented.
- f) *Planning Commission:* Trustee Boyd spoke on behalf of the Planning Commission. At their recent meeting, they had discussed the Short-Term Rental draft ordinance. He spoke about a few residents wanting to divide lots that may be addressed at future meetings. The meeting dates were set for the year. After researching a question asked at the Planning Commission, it was discovered that Trustee Boyd cannot double vote on agenda items. If he is to vote on an agenda item at a ZBA or Planning Commission meeting he cannot vote again at the other or Village Council meeting per Michigan law. It was discussed to have spelled out on their next agenda "Short Term Rental" instead of "STR" to increase transparency for the public.

**11. Closing Member/Public Comment:**

**12. Adjourn:** Meeting adjourned at 8:32 P.M.  
Compiled by Angela St. Pierre.  
Minutes are subject to approval.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

[Amended 5/7/2025]