BOARD OF TRUSTEES
REGULAR MEETING MINUTES

October 12, 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 Myers, to approve the agenda with the addition of the MML directors' ballot and Copperton transmission project discussion under New Business. Voice vote: all ayes. **Motion carried.**

APPROVAL OF MINUTES

Motion 2 Moved by Behrenwald, supported by Myers, to approve the September 14, 2026 regular meeting minutes as presented. Voice vote: all ayes.
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

None.

TREASURER REPORT

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

CLERK'S REPORT AND BILLS

Motion 4 Moved by Clark-Hubbard, supported by Myers, to approve the October bills list as presented, with the addition of check 16115 for $2,043.89, for a total of $71,876.63.
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 prepay KCI $1,422.09 for winter tax bill postage.
Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes.
Motion carried, 5–0.

Community grant

Clark-Hubbard reported that the county community advancement grant application was submitted for a generator at the Community Center.

Other clerk and election updates

The workers' compensation audit has been submitted.

Preparations continue for the November 3 election.

The Election Commission meeting and public accuracy test were completed the previous Friday. Election inspectors were approved.

ZONING ADMINISTRATOR

Zoning Administrator Kelsey reported the following permit activity:

Location	Permit or action
11724 Satterlee Road	Home addition — denied because of the side-yard setback
6221 Honeymoon Drive	Short-term rental
Cutler and Johnson roads	Pole barn
11571 Wren Drive	Pole barn

ZONING ADMINISTRATOR cont.

Cleanup at the Lakeview Road property was reported complete. Cleanup continues at the burned home on Youngman Road. Owner of collapsed barn on Gravel Ridge contacted Dave Kelsey and is working to find a contractor to demolish. There are concerns with nearby power lines.

Clark-Hubbard reported correspondence from the County Building Department regarding an off-grid cabin, a proposed additional dwelling and related permitting and assessing questions on a property on Almy Rd. The Township will contact the owner and coordinate with the Building Department and assessor.

LAND DIVISION

Myers reported one completed land division on Howard City-Edmore Road, which was forwarded to the assessor. Other inquiries are pending, with no additional applications reported.

The Board discussed access to a parcel beyond the end of North Fitzner Road at Lake Montcalm Road. The status of the existing route as an unimproved public road or private driveway remained unclear. Township will seek clarification from road commission.

PLANNING COMMISSION

Behrenwald reported that the next Planning Commission meeting is November 4th.

Short-term rental renewal and fee provisions will be clarified.

Clark-Hubbard will provide Planning Commission Chair Joe Main with sample daycare language reviewed by the Township attorney.

Clark-Hubbard relayed attorney guidance regarding possible continuation of the former VFW property's previous use as an event venue, subject to the ordinance provisions governing nonconforming uses and abandonment. She will follow up with the interested party.

ZONING BOARD OF APPEALS

A variance application involving a pole barn setback was received. Clark-Hubbard will coordinate a hearing date with ZBA members, tentatively in early November, and arrange newspaper publication and neighboring-property notices.

FIRE DISTRICT

Delivery of new fire trucks is underway, with remaining deliveries expected soon.

Two older trucks on loan from the DNR will be returned, and other older trucks will be offered for auction.

Two firefighters registered for Fire Academy.

The requested insurance certificate remained pending. The fire department's policy renewal date is October 28.

The Township received the fire district's audit for the fiscal year ended February 28, 2026. The audit received an unmodified opinion. The auditor also recommended two improvements to the fire district's internal controls.

SUPERVISOR'S REPORT

Township audit: On-site fieldwork for the fiscal year ended June 30, 2026 was completed. Draft financial statements are expected in early November, with the auditor tentatively scheduled to present the results at the December Board meeting.

Assessing: The pending Tax Tribunal case remains awaiting a decision.

Roads: The Road Commission advised that remaining shoulder work and minor paving corrections would be addressed on Hemlock Drive.

Cemetery: Township is working to improve maps and records. Also, following a recent burial without a vault, the sexton requested consideration of a vault requirement as part of future cemetery ordinance updates.

Meetings and notices: Clark-Hubbard and Myers to attend the October 15 Montcalm MTA Chapter meeting in Coral, with State Representative Pat Outman as speaker.

OLD BUSINESS

Bubbler Ordinance And Civil Fines

Clark-Hubbard presented the proposed civil-fines resolution and an amendment to Section 5 of the bubbler ordinance.

Clark-Hubbard withdrew an initial motion concerning sign size and an April 15 deadline before a vote was taken. Discussion continued regarding sign placement and how long signs should remain.

Motion 6 Moved by Clark-Hubbard, supported by Myers, to adopt the Resolution to Adopt Bubbler Ordinance Civil Fines as presented, with a minimum sign size of 3 feet by 3 feet and the last sentence in both violations paragraphs to read:

> "The sign shall be placed on the shoreline such that it is visible from any direction of approach to the open water or thin ice and shall remain in place through April 15th."

Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes.
Motion carried, 5–0.

Motion 7 Moved by Clark-Hubbard, supported by Imhoff, to amend Section 5, Violations and Penalties, of the bubbler ordinance to incorporate the same language adopted in the civil-fines resolution.
Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes.
Motion carried, 5–0.

The sign-placement and removal language adopted in Motions 6 and 7 was changed later in the meeting by Motions 13 and 14.

Motion 8 Moved by Clark-Hubbard, supported by Boehm, to authorize Zoning Administrator Dave Kelsey to enforce the bubbler ordinance and its civil-fines provisions. Voice vote.
Motion carried.

NEW BUSINESS

Repair facility zoning and municipal approval

Motion 9 Moved by Clark-Hubbard, supported by Behrenwald, to authorize the Supervisor to sign the State of Michigan Repair Facility Zoning and Municipal Approval Form for M46 Auto Repair, LLC, indicating that the location meets municipal requirements for operation of a repair facility.
Roll call: Behrenwald—Yes; Clark-Hubbard—Yes; Imhoff—Yes; Boehm—Yes; Myers—Yes.
Motion carried, 5–0.

Budget Amendments

Clark-Hubbard presented Budget Amendment No. 1 for FY2027. Proposed changes addressed cemetery tree work, audit costs and road costs, with reductions in BS&A Cloud appropriations and use of contingency funding. The anticipated budget surplus was reported to decrease from approximately $17,000 to $9,495.

Motion 10 Moved by Clark-Hubbard, supported by Myers, to approve Budget Amendment No. 1 to the FY2027 budget as presented.
Roll call: Myers—Yes; Boehm—Yes; Imhoff—Yes; Behrenwald—Yes; Clark-Hubbard—Yes.
Motion carried, 5–0.

Tamarack Trail Expenditures

The Village submitted invoices requesting reimbursement for one-half of engineering, crushed-asphalt materials and excavation costs for recent work done on the trail. The Township previously committed $50,000 toward the project. Clark-Hubbard to follow up with the Township attorney to ensure proper paperwork is drafted prior to remitting payment.

MML Directors' Ballot

Motion 11 Moved by Clark-Hubbard, supported by Behrenwald, to submit the Township's official MML directors' ballot voting for the two candidates presented on the ballot. Voice vote.
Motion carried.

Copperton Transmission Project

Board members discussed the proposed ITC electric transmission project and information obtained at public listening sessions. Preliminary routes include potential segments through Cato Township; a final route has not been selected. Residents are encouraged to submit feedback to ITC.

PUBLIC COMMENT

Lori Shearer introduced herself as a judicial candidate, described her professional background and provided written materials.

Matt Hubbard raised concerns that shoreline signs related to bubblers might not adequately identify the affected open-water or thin-ice area for people approaching from the lake. He also questioned requiring signs through April 15.

BUBBLER ORDINANCE FOLLOW UP

Motion 12 Moved by Clark-Hubbard, supported by Myers, to reopen discussion of the bubbler penalties. Voice vote.
Motion carried.

The Board discussed removing the shoreline-placement requirement and replacing the fixed April 15 sign-removal deadline with a determination by an authority approved by the Township.

Motion 13 Moved by Clark-Hubbard, supported by Boehm, to amend the bubbler civil-fines resolution approved earlier in the meeting by replacing the sign-placement and removal sentence with the following:

> "The sign shall be placed such that it is visible from any direction of approach to the open water or thin ice and shall remain in place until ice has been deemed safe by an authority approved by the township."

Roll call: Behrenwald—Yes; Clark-Hubbard—Yes; Imhoff—Yes; Boehm—Yes; Myers—Yes.
Motion carried.

Motion 14 Moved by Clark-Hubbard, supported by Boehm, to amend the bubbler ordinance by incorporating the same final sign-placement and removal language adopted in Motion 13 into Section 5, Violations and Penalties.
Roll call: Behrenwald—Yes; Clark-Hubbard—Yes; Imhoff—Yes; Boehm—Yes; Myers—Yes.
Motion carried.

ADJOURNMENT

Motion 15 Moved by Boehm, supported by Myers, to adjourn. Voice vote: all ayes.
Motion carried.
The meeting adjourned at 7:40 p.m.

Ginger Imhoff
Cato Township Clerk
Approved by the Township Board on: _____