

CATO TOWNSHIP

REGULAR BOARD MEETING

Date: April 14, 2025

Time: 6:00 pm

309 S. Lincoln, Lakeview, MI

Pledge of Allegiance Brandi Clark-Hubbard

Roll Call

☒ Brandi Clark-Hubbard, Supervisor
☒ Jamie Boehm, Treasurer
☒ Ginger Imhoff, Clerk

☒ David Behrenwald, Trustee

☒ Marcy Myers, Trustee

Also Present:

Dave Kelsey, Zoning Administrator

Joe Main, Planning Commission Chairman

Jourdan Rasmussen, Jake Cumings, Planning Commissioners

Agenda

Motion #1	Myers	Support	Imhoff	Yes 5	No 0
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Motion to approve the agenda as presented.

Minutes

Motion #2	Behrenwald	Support	Myers	Yes 5	No 0
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Motion to approve 3/10/2025 meeting minutes as presented.

Public Comment

None

Treasurer

Motion #3	Clark-Hubbard	Support	Imhoff	Yes 5	No 0
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Motion to approve the treasurer's report.

Clerk

Motion #4	Myers	Support	Boehm	Yes 5	No 0
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Motion to approve payment of April bills totaling \$18,601.19 from the general fund and pay tax collections of \$109,325.62 to the fire department.

Roll Call: Behrenwald, Clark- Hubbard Imhoff; Boehm; Myers; 5 Yes; 0 No; Motion Carried

Motion #5	Clark-Hubbard	Support	Imhoff	Yes 5	No 0
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Motion to compensate Planning Commission members at their normal rate for attending 4/14 special meeting (see new business).

Roll Call: Behrenwald, Clark- Hubbard Imhoff; Boehm; Myers; 5 Yes; 0 No; Motion Carried

Election Update

The Election Commission (Clerk, Treasurer, Deputy Clerk) held a special meeting to appoint workers and conduct the public accuracy test for the May 06, 2025, special election.

Zoning

Dave Kelsey

Permits: One permit issued for an expanded deck.

Violations: There are ongoing issues at 6685 Hemlock, and fines are accruing. Investigation and communication regarding properties on Terry Dr. and other locations are ongoing.

Land Divisions / Myers

- Assisting multiple residents with potential land divisions; no applications submitted yet.

Planning Commission

Behrenwald

Will be covered in new business.

Fire Department

Imhoff

- The ownership/maintenance of the siren at the Community Center was discussed by the Fire Board, and it was confirmed that it belongs to the fire department.
- The ladder truck incurred damage after hitting low-hanging cable lines during a fire run. Insurance coverage is insufficient.

Supervisor

Clark-Hubbard

- March Board of Review is complete; records turned over to the County Equalization Office.
- Road contract finalization will occur next month.
- ARPA reporting is underway, due April 30.
- MTA chapter meeting at Maple Valley, April 15, 2025
- Cato/Village cleanup day was a success.

Old Business

None

New Business

Motion #6	Clark-Hubbard	Support	Myers	Yes 5	No 0
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Motion to approve the 2025 MCRC Chloride Contract.

Roll Call: Behrenwald, Clark- Hubbard Imhoff; Boehm; Myers; 5 Yes; 0 No; Motion Carried

Motion #7	Myers	Support	Clark-Hubbard	Yes 5	No 0
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Motion to approve BS&A cloud proposal, with tax and assessing modules and training and also approve an additional \$500 for setting up a VPN (virtual private network).

Roll Call: Behrenwald, Clark- Hubbard Imhoff; Boehm; Myers; 5 Yes; 0 No; Motion Carried

Motion #8	Clark-Hubbard	Support	Imhoff	Yes 5	No 0
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Motion to cancel VC3 monthly services effective April 20, 2025.

Roll Call: Behrenwald, Clark- Hubbard Imhoff; Boehm; Myers; 5 Yes; 0 No; Motion Carried**Cato Township Planning Commission & Board Joint Session Summary**

Topic: Zoning Map Project & Zoning Text Amendments

Date: April 2025 Meeting Continuation

Public Hearing Date Scheduled: May 14, 2025 at 6:00 PM

A special meeting of the Planning Commission was held in joint session with the Township Board to prepare for the 5/14 public hearing on proposed map rezonings and zoning text amendments.

Confirmed that all updates to proposed maps were made from the Planning Commission's March meeting. Additional updates were made to expand Lake-Residential to include 1) Honeymoon Heights including Schmeid Rd west to Backus, and 2) 120 feet from the lakeshore inward on Bonet parcel, Zook parcel, and Bass Beach Campground parcel along Bass Beach Drive. Also change Trieber parcel on Lake Rd back to Rural-Residential which is its current zoning. Tamarack Lake parcels to remain Rural-Residential for the time being.

Two school properties on Wilcox/Paden and parcels on Wilcox east of Carol St to be rezoned to Suburban-Residential. Also discussed that changes made to the Commercial District in 2012 were not properly rezoned even though they have been treated as Commercial since then. This will need to be corrected in the current rezoning process per the township attorney.

Proposed zoning text amendments to 1) remove Section 7.04 as it was previously recodified in Chapter 19 and 2) increase accessory building height from 18 feet to 25 feet in Section 3.11 (B)(6).

Next steps are to have McKenna update the proposed zoning maps and then provide maps to the township attorney to determine individual noticing requirements for non-contiguous rezonings. Postcards to be sent to all others based on parcel information from McKenna. Public hearing notice to be published in newspaper and posted at the township hall and website.

Camping permit fees tentatively proposed at \$50 (same as zoning permits) to be processed by the Zoning Administrator.

Public Comment

None

Adjourn

Motion #1	Myers	Support	Behrenwald	Yes 5	No 0
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Motion to adjourn at 7:33 pm

Ginger Imhoff, Cato Township Clerk
05/12/2025

CATO TOWNSHIP MEETING MINUTES FROM 04/14/25