

CATO TOWNSHIP

SPECIAL MEETING

Date: May 19, 2025

Time: 6:00pm

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

Agenda

Motion #1	Clark-Hubbard	Support	Myers	Yes 5	No 0
Motion to approve the agenda with the following changes: add Brownfield hearing notice, correct June meeting date, move change in text amendment to fourth item following the resolutions, and below the camping permit add consideration of our existing fee schedule.					

Public Comment

- Alicia Bigler (Cato Township) requested the exclusion of parcel (004-017-008-10) from proposed commercial rezoning, citing legal and tax concerns.
- Lane Leppink (Cato Township) expressed concern that placing residential properties in commercial zones may affect financing and appraisals.
- Catherine Lockwood asked for clarification regarding home-based business allowance in the new Lake Residential zoning.

New Business

Brownfield Property Notice					
A public hearing notice from Montcalm County regarding a residential redevelopment project at 9640 N. Greenville Road was presented. The Board was informed this redevelopment may increase the township's tax base.					
Motion #2	Clark-Hubbard	Support	Boehm	Yes 5	No 0
A motion was made to amend the June regular meeting date from June 14, 2025, to June 9, 2025.					
Motion #3	Clark-Hubbard	Support	Myers	Yes 5	No 0
A motion was made to allow home occupations as a permitted use in the Lake Residential District, subject to Section 3.14 of the zoning ordinance. (Planning commission to make correction to ordinance)					
Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Ordinance No. 2025-05

Motion #4	Behrenwald	Support	Clark-Hubbard	Yes 5	No 0
A motion to adopt Ordinance No. 2025-05, an ordinance to amend the zoning map regarding the Lake Residential district.					
Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Ordinance No. 2025-06

Motion #5	Myers	Support	Behrenwald	Yes 5	No 0
A motion was made to adopt Ordinance No. 2025-06, amending the zoning map to update the Suburban Residential District boundaries.					
Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Ordinance No. 2025-07

Motion #6	Behrenwald	Support	Imhoff	Yes 5	No 0
A motion was made to adopt Ordinance No. 2025-07, amending the zoning map regarding the Commercial District, including the removal of parcel #004-017-008-10 from commercial designation. Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Ordinance No. 2025-08

Motion #7	Behrenwald	Support	Imhoff	Yes 5	No 0
A motion was made to adopt Ordinance No. 2025-08, amending the zoning ordinance to increase allowable accessory building height and remove Section 7.04. Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Motion #8	Clark-Hubbard	Support	Myers	Yes 5	No 0
A motion was made to not enforce the camping permit requirement for tents on parcels that have a bathroom facility meeting Montcalm County Health and Building Department standards. (This will be revisited by the Planning Commission)					

Motion #9	Clark-Hubbard	Support	Behrenwald	Yes 5	No 0
A motion was made and supported to update the camping permit application by removing the phrase, <i>“Placement of Porta Johns and outside toilets.”</i> Before a vote was taken, the motion was amended to read: Motion to update the camping permit application form to remove reference to <i>“placement of porta-johns and outside toilets”</i> and to add language specifying a maximum of 14 camping days per calendar year.					

Motion #10	Clark-Hubbard	Support	Myers	Yes 5	No 0
A motion was made to adopt the updated fee schedule as presented by changing the camping fee to \$25. Roll Call: Myers, Boehm, Imhoff, Clark-Hubbard, Behrenwald; Motion Carried					

Public Comment

- Lane Leppink provided an enthusiastic update on the U.S. Ice Fishing Team’s continued interest in Lakeview, noting communication with the team president, Joe Martinez. Martinez expressed a desire to make Lakeview the "home" of the U.S. team and possibly hold qualifying events there in the future.
- Multiple residents expressed appreciation for the planning commission’s efforts and acknowledged the difficulty of addressing diverse community concerns. While supportive of the 14-day camping limit, they voiced ongoing concerns about the fairness and practicality of camping permit fees, especially for property owners using their land occasionally or seasonally.
- Jamie Snyder and others thanked the board for encouraging public participation, emphasizing that open dialogue strengthens community relationships and trust.
- An email from a resident, Pat Buckholtz, with questions on the 14-day camping rule and docks at the lake. The board confirmed that the limit applies only to camping activities—not general day use. The board also clarified that Cato Township does not regulate docks, though homeowner associations such as Honeymoon Heights may have their own rules.

Adjourn

Motion 11 #	Imhoff	Support	Behrenwald	Yes 5	No 0
Motion to Adjourn at 7:34pm.					

GINGER IMHOFF, CATO TOWNSHIP CLERK