

**VILLAGE OF GRAND BEACH  
REGULAR COUNCIL MEETING  
NOVEMBER 15, 2006**

President Jim Bracewell called the regular council meeting to order at 7:30 PM EST. Present in addition to Bracewell were John Boden Jr., Pete Carroll, Bob Grim and Debbie Lindley.

P. Carroll moved, with support from J. Boden to approve the minutes of the Regular Council Meeting of October 18, 2006, the ZBA Hearing-Gorny of October 18, 2006 and the Special Council Meeting of November 1, 2006. Motion carried unanimously 5-0 for the regular meeting and the ZBA hearing minutes. Motion carried 4-0 for the special meeting minutes of November 1<sup>st</sup> with B. Grim abstaining since he was not in attendance.

Commission reports:

**Building & Zoning:** J. Boden told the council that there is going to be a tear down and rebuild on Lakeview, near Pine Street. This home, along with any other building permits applied for prior to the adoption of the new zoning ordinance will have to meet the old zoning ordinance requirements.

**Parks & Beaches:** P. Carroll reported that the new basketball courts are under construction and should be complete within the next month. Superintendent Bob Dabbs told the council that he would like to wait until spring to install the hoops.

**Streets & Water:** B. Grim told the council that we are still awaiting approval from outside agencies for the water project. He added that the paving project in Sun Valley Falls might not begin until spring.

**Police:** D. Lindley had nothing to report.

**Pro Shop & Golf Course:** P. Carroll told the council that they have received the year end figures and should evaluate them and plan on discussing the golf course at the next council meeting.

Nick Sinnott of ServiScape told the council that they will be using covers belonging to the Dunes Club to cover greens 1, 2, 4, 7 & 8 for the winter. He stated that ServiScape ended the year approximately \$3000 under budget.

Superintendent Bob Dabbs and Building Inspector Bill Owens had nothing to add to their written reports.

Police Chief Dan Schroeder told the council that the Police Department had started to enforce the sign portion of the new zoning ordinance by removing 19 signs throughout the Village. He added that there are a few signs that fall into a gray area and he asked

Bill Owens to make a decision on those signs. P. Carroll thanked the Chief for his help when his mom needed medical assistance and said that she really appreciated his timeliness and help during this time.

J. Bracewell told the audience that because the election certification results have not been received yet, newly elected council member Kaye Moriarty will not be a part of the council at this meeting, but will attend the December council meeting. Bob Grim and Debbie Lindley were also re-elected at the November 7th election.

B. Grim moved, with support from J. Boden to approve the bills with additions as presented. Motion carried unanimously 5-0.

B. Grim moved, with support from J. Boden to approve the budget amendments for the 05/06 fiscal year as presented for the general fund, water fund, golf fund, building fund, major street fund and local street fund. Motion carried unanimously 5-0.

B. Grim moved, with support from J. Boden to approve a budget amendment for the local street fund for the 06/07 year as presented. Motion carried unanimously 5-0.

During the audience recognition portion of the meeting Larry Frankle addressed the council concerning a proposed subdivision plat that he has been working on for about six years. He told the council that it takes a long time to get a plat approved for a subdivision and that the Hamburger-Mathias plat could take another two years to be approved because of budget cuts. In order to expedite things, he would like to change from a plat to a condominium site plan which is another quicker method of dividing land.

He explained that there are three different ways to divide land:

1. Land Division- Only a specified number of divisions are allowed.
2. Platted Subdivision- This is the way most subdivisions have been divided in the Village, but takes a long time for approval.
3. Condominium Site Plan- This is the method that is most often used by developers these days because of the time involved in a plat approval.

He explained that this subdivision will still be single family detached homes, but will be called a condominium site plan. Each lot will require a building permit and will have to meet village zoning requirements, the same as any other building site in the Village. Each lot will have its own tax identification number and its own utilities.

He told the council that all subdivisions have been done as condominium sites plans in Berrien County recently and that there are no new plats in the county because of the difficulty in the approval process and the time involved.

He asked the council to include the condominium site plan on the agenda for the December meeting. The council will ask Attorney Lou Desenberg to attend the December meeting.

B. Grim moved, with support from J. Boden to adjourn the meeting.

With no further business, the meeting was adjourned at 8:00 PM EST.

Respectfully Submitted,

Mary J. Robertson  
Clerk/Treasurer