LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESSMENT FIRST PUBLIC HEARING AND REGULAR BOARD MEETING
October 12, 2026

Meeting called to order by Supervisor Doug Peck at the Hope Township Hall, 5463 S. M-43 Hwy, Hastings, MI 49058.

Members Present: Arlene Tonkin, Deborah Jackson, Doug Peck, Junior Homister, Chris Lapins

Members Absent: None

Others Present: Perry Shepard, Chad Curtis, Dave Jackson, Cole Tonkin, Scott Tonkin, Lisa Shockley-Curtis.

Public Comment: No comment.

Approval of the Agenda: Tonkin requested the addition of Special Delinquencies under New Business as item (d) and Treasurer Retirement as item (e). Motion to approve the amended agenda by Homister, seconded by Jackson. All in favor. Motion carried.

Long Lake Aquatic Plant Control - First Public Hearing
Supervisor Peck opened the public hearing at 6:31 p.m. and gave an overview of this evening's meeting. Motion to open the public hearing by Homister, seconded by Lapins.

David Jackson, Long Lake Cloverdale Association President, 5395 Guernsey Lake Rd commented that the Long Lake Cloverdale Association Board voted unanimously to move forward with the 5 year plan from Aquatic Nuisance to treat Long Lake.

Clerk Jackson reported no written correspondence been received.

A motion to close the public comment period was made by Tonkin, seconded by Lapins. Supervisor Peck closed the public hearing at 6:35 p.m.
Township Board deliberation.

RESOLUTION ON LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESSMENT DISTRICT NO. 2026-1

WHEREAS the Township Board of the Township of Hope determined on its own motion to proceed under the provisions of 1954 PA 188, as amended, to secure plans and estimates of costs together with a proposed special assessment district for assessing the cost of the proposed aquatic plant control project, to consider the carryover of unexpended funds from the expired special assessment district and to schedule a public hearing upon the same for this date; and

WHEREAS the plans, estimate of costs and proposed special assessment district were filed with the Township Clerk for public examination and notice of the within hearing upon the same was published and mailed in accordance with law and statute as sworn by affidavits pertaining thereto on file with the Township Clerk; and

WHEREAS in accordance with the aforesaid notices, a hearing was held on October 12, 2026, commencing at 6:30 p.m. and all persons were given an opportunity to be heard in this matter; and

WHEREAS as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That this Township Board does hereby approve the plans for the project as prepared and presented to the Township Board, the estimate of cost for the completion thereof of One hundred ninety-one thousand, and eighty-three dollars ($191,083).

2. That this Township Board does hereby create, determine and define as a special assessment district to be known as LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESSMENT DISTRICT NO. 2026-1 within which district the amount of One hundred twenty eight thousand, four hundred and sixty ($128,460), which amount reflects the cost of such improvements minus any amounts carried over from the existing special assessment district, shall be assessed according to benefits, against the properties identified by parcel number attached and incorporated herein. (See attached Parcel ID list).

   This special assessment district shall remain in existence until all assessments and interest thereon have been paid; and that unspent special assessment monies, if any, remaining after conclusion of payment for aquatic plant control measures taken through 2031 inclusive shall be applied to pay for future Long Lake aquatic plant control measures taken subsequent to 2031.

3. That this Township Board does hereby approve carrying over any remaining surplus (excess) funds that remain unspent from the existing Long Lake Aquatic Plant Control Special Assessment District to the 2026-1 LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESMENT DISTRICT, to be applied to the costs of the aquatic plant control program as proposed by PLM Lake and Land Management.

4. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Chief Assessing Officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against all parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor and Chief Assessing Officer shall affix thereto his certificate stating that it was made pursuant to this Resolution and that in making such assessment roll, he has, according to his best judgment, conformed in all respects to the directions contained in this Resolution and the applicable state statues.

5. That all Resolutions and parts of Resolutions insofar as they conflict with the provisions of the within Resolution be and the same are hereby rescinded.

Upon roll call vote, the following voted "Aye": Peck, Jackson, Tonkin, Homister, Lapins
The following voted "Nay": None
Absent: None
The Supervisor declared the motion carried and the Resolution duty adopted.

Resolution 2026-2 Schedule 2nd public hearing Long Lake Aquatic Plant Control

RESOLUTION SCHEDULING HEARING ON ASSESSMENT ROLL
FOR LONG LAKE AQUATIC PLANT CONTROL
SPECIAL ASSESSMENT DISTRICT NO. 2026-2

WHEREAS the Supervisor and Assessing Officer of the Township have, in accordance with Resolution of the Township Board and the laws and statutes pertinent thereto, prepared a special assessment roll in the amount of ($ 128,460) for the parcels of land in the LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESSMENT DISTRICT NO. 2026-2 according to the relation of the benefit to each parcel of land to the total benefit to all parcels of land in such special assessment district and has affixed thereto their certificate as required by said Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That said special assessment roll shall be filed with the Township Clerk and shall be available for public examination during regular working hours of regular working days from the present date until the public hearing on the same and shall further be examined at such public hearing.

2. That the Township Board shall meet at a meeting at 6:30 pm on November 9, 2026, at the Hope Township Hall, 5463 S. M-43 Highway, Hastings, MI, to review such special assessment roll and hear any objections thereto.

3. That notice of such hearing and the filing of such assessment roll shall be published twice in the *Hastings Banner*, a newspaper of general circulation in the Township, prior to the date of the hearing with the first publication being not less than ten (10) days prior to the hearing and shall further be mailed by first class mail to all owners or persons interested in property within the LONG LAKE AQUATIC PLANT CONTROL SPECIAL ASSESSMENT DISTRICT NO. 2026-2 as shown on the current assessment roll of the Township also at least ten (10) days prior to said hearing, all in accordance with the law and statute provided.

4. All Resolutions and parts of Resolutions insofar as they conflict with the provisions of the within Resolution are hereby rescinded.

Upon roll call vote, the following voted "Aye": Tonkin, Jackson, Peck, Homister, Lapins
The following voted "Nay": None
Absent: None
The Supervisor declared the motion carried and the Resolution duty adopted.

Motion to open the Regular Board meeting by Lapins, seconded by Homister. Supervisor Peck opened the Regular Board meeting at 6:37 p.m.

Delton Fire Report: Perry Shepard provided a report.

County Commission Report: Dave Jackson provided a report.

Consent Agenda: *All matters listed under item 6, Consent Agenda, are considered routine by the board and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the Consent Agenda and considered separately.*

a. Approval of September 14,2026 Regular meeting minutes
b. Reports received: Building permits; Revenue/Expenditure report; Treasurer report; SWBCSA minutes; Library minutes.
c. Approval of Bills and signatures of Board Members: Deborah Jackson

Motion to approve consent agenda by Homister, seconded by Lapins.

Roll call vote: Yes: Tonkin, Peck, Jackson, Lapins, Homister; No: None; Absent: None
All in favor. Motion carried.

Reports/Board Comments:

Supervisor: Peck provided an ambulance service update.

Treasurer: No report.

Clerk: Jackson reported on the Election Commission. Jackson also reported that Early Voting begins on October 24th and will be open through November 1st at Rutland Township Hall and the Township financial Audit for fiscal year 2025-2026 was complete with no issues.

Trustee(s): Homister reported on the upcoming Planning Commission meeting.

Unfinished Business

None

New Business

A. Resolution 2026-16 Adopt Master Land Use Plan.

HOPE TOWNSHIP
BARRY COUNTY, MICHIGAN
(Resolution No. 2026-16)

At a regular meeting of the Hope Township Board held on October 12, 2026, at the Hope Township Hall, the following Resolution was offered for adoption by Board Member Lapins and was seconded by Board Member Homister.

A RESOLUTION ADOPTING THE PROPOSED HOPE TOWNSHIP MASTER LAND USE PLAN

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 et seq. ("MPEA") authorizes the Planning Commission to prepare a Master Land Use Plan for the use, development, and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an amended Master Land Use Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on June 8, 2026, the Hope Township Board received and reviewed the proposed Master Land Use Plan prepared by the Planning Commission and authorized distribution of the Master Land Use Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing September 15,2026 to consider public comment on the proposed amended Master Land Use Plan, and to further review and comment on the proposed amended Master Land Use Plan; and

WHEREAS, after the public hearing was held, the Planning Commission voted to approve the amended Master Land Use Plan on September 15, 2026, and recommended adoption of the proposed Master Land Use Plan to the Township Board; and

WHEREAS, the Township Board finds that the proposed amended Master Land Use Plan is desirable, proper, and reasonable and furthers the use, preservation, and development goals and strategies of the Township.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. Approval of 2026 Master Land Use Plan. The Hope Township Board hereby approves the proposed amended Master Land Use Plan, including all the chapters, figures, descriptive matters, maps, and tables contained therein.

2. Distribution to Notice Group. Pursuant to MCL 125.3843, the Township Board approves distribution of the amended Master Land Use Plan to the Notice Group.

3. Findings of Fact. The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Land Use Plan provisions and maps, and input received from the Planning Commission and the public, as well as the assistance of a professional planning group. The Township Board also finds that the amended Master Land Use Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within Hope Township.

4. Effective Date; Repeal. The amended Master Land Use Plan shall become effective on the adoption date of this resolution. The prior Master Land Use Plan is hereby repealed upon the Master Land Use Plan becoming effective.

Upon roll call vote, the following voted "Aye": Tonkin, Peck, Jackson, Homister, Lapins
The following voted "Nay": None
Absent: None
Resolution declared adopted.

B. Ordinance No. 101 Accessory Buildings.

HOPE TOWNSHIP
BARRY COUNTY, MICHIGAN
ORDINANCE NO. 101

AN ORDINANCE TO AMEND THE HOPE TOWNSHIP ZONING ORDINANCE (ORDINANCE 15, AS AMENDED); TO AMEND SECTION 2.1 PERTAINING TO DEFNITIONS; TO AMEND SECTION 10.2 PERTAINING TO SETBACK REQUIREMENTS; AND TO AMEND SECTION 10.24 PERTAINING TO ACCESSORY BUILDINGS.

HOPE TOWNSHIP, BARRY COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Section 2.1. Section 2.1 of the Hope Township Zoning Ordinance is amended such that the definitions of "Accessory Building or Structure" and "Manufactured Home" reads in their entirety as follows:

ACCESSORY BUILDING OR STRUCTURE: A subordinate building or structure, including a shipping container, devoted to an accessory use and, unless otherwise permitted by this Ordinance, located on the same premises with a main structure. An accessory structure attached to a main structure shall be considered part of the main structure. Parcels or lots of land that are under the same ownership and contiguous to one another may be considered the same "premises" for purposes of this provision. Parcels or lots of land that are under the same ownership and would be contiguous to one another except for an intervening public or private right-of-way may also be considered the same "premises" for purposes of this provision.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built upon a chassis and designed to be used as a residence with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure and is installed by a Michigan Licensed Mobile Home dealer or Michigan Licensed Mobile Home installer as required by Michigan statute, and administrative rules promulgated thereunder. A manufactured home does not include a recreational vehicle.

Section 2. Amendment of Section 2.1. Section 2.1 of the Hope Township Zoning Ordinance is amended such that the definition of "Boat House," "Mobile Home," and "Shipping Container" are added in alphabetical order and read in their entirety as follows:

BOAT HOUSE: A one-story detached accessory building without sleeping quarters used exclusively for the storage of boats or boating and bathing equipment and located near, but not on or in the water.

MOBILE HOME: See Manufactured Home.

SHIPPING CONTAINER: A standardized, portable, reusable vessel that is or was originally designed for packing, shipping, movement, or transportation of freight, articles, goods, or commodities that may now be used for the permanent storage of goods and/or property as an accessory building or structure.

Section 3. Amendment of Section 10.2. Section 10.2 of the Hope Township Zoning Ordinance is amended to read in its entirety as follows:

SECTION 10.2 SETBACK REQUIREMENTS

A. Unless otherwise specified herein, every building or structure shall comply with applicable setback requirements listed for the zoning district within which it is located.

Section 4. Amendment of Section 10.24. Section 10.24 of the Hope Township Zoning Ordinance is amended to read in its entirety as follows:

SECTION 10.24 ACCESSORY BUILDINGS

A. Accessory buildings are permitted in every zoning district and are subject to the minimum required setbacks applicable in the respective zoning district. One-story waterfront boat houses may be constructed at the ordinary high-water line and immediately adjacent to a side lot line as long as the view of any neighboring property will not be unreasonably obstructed, as determined by the Zoning Administrator. At no time shall a boat house be built in or over the water.

B. In the RL zone district, only one detached accessory building is permitted on lots with an area of less than one (1) acre. Lots with an area of one acre or greater are permitted not more than two (2) accessory buildings. Detached accessory buildings or structures with an area of less than two hundred (200) square feet shall not have a limit or count toward the total.

C. Accessory buildings shall be subject to the following requirements:
1. In the RL district, accessory buildings located on a lakefront lot shall not exceed twelve (12) feet at the sidewall or one story in height, whichever is less. Accessory buildings located on a non-lakefront lot in the RL district shall not exceed sixteen (16) feet at the sidewall or one story in height, whichever is less.
2. In the MHP and RR zoning districts, detached accessory buildings and structures shall not exceed sixteen (16) feet at the sidewall or one story in height, whichever is less.
3. There shall be no limitations on the number and size of accessory buildings and structures in other zoning districts, provided that the maximum permitted building height applicable in the zoning district shall be applied.
D. Accessory buildings on vacant lots are permitted for purposes accessories to permitted residential and agricultural uses in the AR, RR and RL zoning districts.
E. All applicable building and constructions codes shall be adhered to.
F.A mobile home, semi-trailer, or modified wheeled vehicle may not be used as an accessory building.
Section 5. Severability and Captions. This Ordinance and the various parts, sections, subsections, sentences, phrases, and clauses thereof are hereby declared severable. If any part, section, subsection, sentence, phrase, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.
Section 6. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.
Section 7. Effective Date. This Ordinance is ordered to take effect eight (8) days following publication of adoption in *The Hastings Banner*, a newspaper having general circulation in the Township, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.
Motion to adopt Ordinance No. 101 by Jackson, seconded by Homister.
ROLL CALL VOTE:

YES: Jackson, Peck, Lapins, Homister, Tonkin
NO: None
Declared adopted.

C. Budget Amendment Increase lines: 101-751-930.000 + $4000 and 101-751-977.000 + $4000; Decrease 101-101-880. 000 by $8000. Motion to amend increase for park electric and landscaping upgrade by Jackson, seconded by Homister. All in favor. Motion carried.

D. 2025 Special Assessment Delinquencies.
Motion by Tonkin, seconded by Jackson to certify in accordance with PA 188 for the 2026 tax roll, the 2025 delinquencies for the following funds:

325 (C-LL Sewer)	265.00
330 (GL Sewer)	4760.00
340 (LLAACPSA)	35.93
342 (GLAACOSA)	88.00
343 (HWAAPCASA)	283.76
344 (WLAACASA)	47.82
*453 (Sewer equipment)	6360.00

*454 (Sewer O & M) 23,693.40
* Subject to revision 11-1-26

All in favor. Motion carried.

E. Treasurer Retirement.
Motion by Homister, seconded by Lapins to accept the Treasurer's resignation effective November 14, with hourly compensation of $35 for assistance during the transition. All in favor. Motion carried.

F. Treasurer Appointment.
Treasurer Tonkin recommended the Board appoint Deborah Jackson as the next Treasurer to fill out her term.

Additional Public Comment: No comment was made.

Meeting adjourned at 7:03 p.m. Motion to close by Homister, seconded by Lapins.

All in favor. Motion carried.

Deborah Jackson
Hope Township Clerk

Doug Peck
Hope Township Supervisor

Date: Nov 9, 2026 Status (circle one) Tentative Minutes Approved Minutes