

**BIG RAPIDS CHARTER TOWNSHIP BOARD
REGULAR MEETING TUESDAY, DECEMBER 2, 2025
BIG RAPIDS TOWNSHIP HALL, 14230 NORTHLAND DR.
BIG RAPIDS, MI 49307
7:00 PM
APPROVED**

PLEDGE OF ALLEGIANCE.

CALL TO ORDER: 7:00 p.m. ROLL CALL: Borkovich, Bechaz, Everett, Marek, Saez, Teceno, Welch, present.

PUBLIC COMMENT: Everett – attended last City Commission meeting and the Mayor thanked us for combining Fire Departments. This made them eligible for new equipment.

PUBLIC BUDGET HEARING: Opened 7:02pm, Closed 7:03pm

PUBLIC ORDINANCE HEARING: Opened 7:03pm, Closed 7:03pm

CONSENT AGENDA

1. **November 4, 2025 Regular Meeting Minutes:**
2. **October Financial Report:**
3. **Sheriff's Report:**
4. **Cemetery and Grounds Report:**
5. **Sewer Department Report:**
6. **Water Department Report:**
7. **Building Department Report:**

A motion to approve of the consent agenda was made by Saez. Supported by Bechaz. Motion passed.

UNFINISHED BUSINESS:

1. **Ordinance 150.022:** A motion was made by Bechaz to approve of Ordinance 150.022. Supported by Everett. Motion passed unanimously on a roll call vote.
- 2.

NEW BUSINESS:

1. **Budget Amendments:** A motion was made by Everett to approve of the budget amendments as presented. Supported by Bechaz. Motion passed unanimously on a roll call vote.
2. **2026 Budget:** A motion was made by Everett to approve of the 2026 budget. Supported by Bechaz. Motion passed unanimously on a roll call vote.
3. **2026 Road Brining:** A motion was made by Teceno to approve of 3 brining applications for 2026. Supported by Everett. Motion passed unanimously on a roll call vote.
4. **Restrictive Covenant:** A motion was made by Bechaz to approve of the Restrictive Covenant. Supported by Teceno. Motion passed unanimously on a roll call vote.
5. **Work Session with Green Township Discussion:** Discussion – intention to collaborate on sale of Industrial Park and adjacent property bought in Green Township for future development. Borkovich to reach out and schedule a joint meeting for mid-January.
6. **Other:**

Financial

1. **Payroll:** A motion was made by Marek to approve Payroll in the amount of \$29,935.69. Supported by Teceno. Motion passed unanimously on a roll call vote.
2. **Accounts Payable:** A motion was made by Marek to approve of Accounts Payables in the amount of \$92,068.58. Supported by Everett. Motion passed unanimously on a roll call vote.

PUBLIC COMMENT: Heather Miller – FSU created a survey for the public to vote on use of old jail; suggested similar concept for use of Industrial Park. Discussed tracking updates on the Industrial Park property, showed board where most interest is stemming from, Grand Rapids area. Board to develop a list of developers/companies etc. that they would like to see here, Heather to reach out to them as received.

ADJOURNMENT: 7:49pm

Big Rapids Charter Township will provide necessary and reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed material, if individuals with disabilities, upon five business days notice to the township. Individuals requiring auxiliary aids or services should contact Hannah Saez, Big Rapids Charter Township Clerk, 14212 Northland Drive, Big Rapids, MI 49307- call 231 796 3603 or fax request to 231 796 2533.

ORDINANCE NO. 150.022

At a meeting of the Township Board of Big Rapids Charter Township, The State of Michigan, held at the Big Rapids Charter Township Hall on December 2, 2025, at 7 pm., Township Board Member Bechaz moved to adopt the following Ordinance, which motion was seconded by Township Board Member Everett.

WHEREAS, the Township Board determines that section (2, c) of Ordinance 150.020 requires more detailed permitted uses,

WHEREAS, the Township Board desires and intends to add the following permitted uses to the Ordinance language,

NOW, THEREFORE, THE CHARTER TOWNSHIP OF BIG RAPIDS ORDAINS:

SECTION 1. REPEAL OF SECTION 150.020, CHAPTER 150, TITLE XV: The Big Rapids Charter Township Code of Ordinances, Title XV, Chapter 150, Section 150.020, is hereby rescinded and repealed, effective immediately.

SECTION 2. AMENDMENT TO CHAPTER 150, TITLE XV: The Big Rapids Charter Township Code of Ordinances, Title XV, Chapter 150, Section 150.020, is amended to state:

Section 150.020 (2, c)

INDUSTRIAL PARK

Intent- a district designed for light industry, to include manufacturing, assembling and fabricating businesses, storage, information and technology and research and development related businesses, and other non-agricultural light industry/commercial activities which may require suitable sites and isolation from any other types of land uses.

Permitted uses:

- A. Manufacturing, compounding, processing, packaging, assembling, and fabrication operations;
- B. Research and experimental testing;
- C. Building/other material research, experimental or testing laboratories;
- D. Tool and die operations;
- E. Warehousing;
- F. Laboratories/operations for scientific, technical, and product development;
- G. Recycling centers;
- H. Office and administrative spaces;
- I. Distribution centers

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DECLARATION OF RESTRICTIVE COVENANT

The Charter Township of Big Rapids, a Michigan municipal charter corporation, whose address is 14212 Northland Drive, Big Rapids, MI 49307, is the fee title owner of the real property described in the attached EXHIBIT A (the Property) and hereby declares and imposes on the Property the following Restrictive Covenant:

1. **Restrictive Covenant.** Purchasers of real property situated in the Industrial Park, in the Charter Township of Big Rapids, are prohibited from installing, drilling, or sinking a well located on their parcel of land for any water usage. Owners/operators are restricted to use of the Township water utility and shall connect to the Charter Township of Big Rapids, Industrial Parks water supply for their water source.

Purchasers of real property situated in the Industrial Park, in the Charter Township of Big Rapids, are prohibited from installing or creating a septic waste system on their parcel of land for any waste disposal generated by the facility. Owners/operators are restricted to use of the Township sanitary sewer utility and shall connect to the Charter Township of Big Rapids, Industrial Parks sanitary sewer system for their waste disposal.

2. **Purpose.** This Restrictive Covenant is made for the benefit of the Charter Township of Big Rapids and the Township's Public water utility and sanitary sewer system.
3. **Scope and Enforcement.** This Restrictive Covenant shall apply to and run with all parcels of the Property described in the attached EXHIBIT A from the date of this Declaration and shall be binding on the Charter Township of Big Rapids and all subsequent owners of the Property and their tenants and assigns. The Restrictive Covenant shall be enforceable by the Charter Township through an action at law or in equity to restrain and enjoin a violation or to recover damages.
4. **Severability.** If any provision of the Restrictive Covenant or this Declaration is found invalid or unenforceable against a certain owner or parcel of the Property, the validity of the Restrictive Covenant and this Declaration as applied to other owners and parcels of the Property shall not be affected.
5. **Amendment and Revocation.** The Restrictive Covenant shall be effective, and binding as provided in this Declaration in perpetuity, unless released or revoked by the Board of the Township Board of the Charter Township of Big Rapids, or amended by and with the approval of the Charter Township of Big Rapids.

THE CHARTER TOWNSHIP OF BIG
RAPIDS