

APPROVED MINUTES OF THE VILLAGE OF UNIONVILLE COUNCIL MEETING HELD ON OCTOBER 20, 2025

President Matthew Prime called the regular meeting to order at 7:41 pm.

Council Present: Matthew Prime, Dean Hartman, Greg Miracle, Chad Gaeth, and Brandt Gaeth.

Council Absent: Thomas Lenhard, and Tod Sting.

Others Present: Clerk Lucille Keipinger, Treasurer Leila Rish and Police Chief William Owens.

Guests Present: Nancy Barrios, Jessica VanHove, Robin Linde, Sandy Gettel, and Justin Wolf.

PUBLIC COMMENT: Public comment received. Nancy Barrios District 1 Commissioner came to introduce herself.

Justin Wolf, requesting to use the conference room for meetings, council okayed the request as long as they work with council's needs.

Jessica VanHove, asked about audit by Nietzsche & Faupel, Pc., report statements present fairly in all material respects.

DPW REPORT: Report was given for DPW - Bid to replace for Well #2 Switch. ***Motion*** by D. Hartman seconded by B. Gaeth to approve the replacement of the switch on Well #2. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

CLERKS REPORT:

APPROVAL OF MINUTES: ***Motion*** by B. Gaeth seconded by B. Hartman to approve the council minutes as presented for September 15, 2025. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

AUTHORIZE PAYMENT OF BILLS: ***Motion*** by D. Hartman seconded by B. Gaeth to pay the October 2025 accounts payable of \$31,508.31. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

BUDGET ADJUSTMENTS: Budget Adjustment Report presented to the Council for adjustment.

Motion by D. Hartman seconded by G. Miracle to make adjustments for October 2025 costs. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

ACCOUNTS -October 2025				
BUDGET ADJUSTMENTS SEPTEMBER 2025	BGA			REASON
GENERAL	FROM	TO	DIFF	
101-101-715.00	94.86	116.28	(21.42)	FICA/MEDICARE
101-171-715.00	13.77	17.21	(3.44)	FICA/MEDICARE
101-215-715.00	387.00	523.09	(136.09)	FICA/MEDICARE
101-253-715.00	290.69	390.14	(99.45)	FICA/MEDICARE
101-261-726.00	436.30	683.75	(247.45)	SUPPLIES -MISC GENERAL
101-441-715.00	1507.11	2026.19	(519.08)	FICA/MEDICARE
101-750-726.00	2298.63	2781.42	(482.79)	SUPPLIES -MISC PARK
101-261-715.00	5312.00	(779.48)	779.48	TRANSFER FICA/MEDICARE BUDGET GL
MAJOR STREETS				
202-463-715.00	0.00	230.38	(230.38)	FICA/MEDICARE
202-463-726.00	1517.60	1667.05	(149.45)	SUPPLIES -MISC MAJOR ST
202-478-715.00	17.71	30.30	(12.59)	FICA/MEDICARE
202-486-715.00	0.00	43.66	(43.66)	FICA/MEDICARE
202-482-715.00	1223.00	(286.63)	286.63	FICA/MEDICARE BUDGET GL
LOCAL STREETS				

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HELD ON OCTOBER 20, 2025

203-463-715.00	216.60	293.78	(77.18)	FICA/MEDICARE
203-463-810.00	75385.69	75885.69	(500.00)	CONTRACTED - STUMP GRINDING
203-482-715.00	1058.00	(77.18)	77.18	FICA/MEDICARE BUDGET GL
SEWER				
590-261-850.00	54.00	72.00	(18.00)	TELECOMMUNICATIONS WRONG GL
590-536-850.00	127.00	(18.00)	18.00	BS&A SETUP WRONG GL
WATER				
591-261-850.00	9.00	27.00	(18.00)	TELECOMMUNICATIONS WRONG GL
591-536-850.00	172.00	(18.00)	18.00	BS&A SETUP WRONG GL
EQUIPMENT				
		TOTAL	(1,379.69)	

TREASURER REPORT: Treasurer report was given to the Council. The water vendor received \$843.00 for September 2025. Reported Final Village taxes payments reported received to date.

Increase in Hipcamp fees asked council about raising rates to cover increases for next year. ***Motion*** by D. Hartman seconded by G. Miracle for Hipcamp to increase for the following year to \$25.00 per night. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

POLICE: Police Chief Bill Owens gave his report.

UNFINISHED BUSINESS: Working on Ordinance for Utility Collection.

NEW BUSINESS: Rezoning request property 043-500-118-0100-00. ***Motion*** by G. Miracle seconded by C. Gaeth to rezone from General Business District to Multiple-Family Residential District. 5 Yeas. 0 Nays. 2 Absent. Roll Call Matthew Prime, Dean Hartman, Greg Miracle, Brandt Gaeth, and Chad Gaeth Motion carried. Resolution to be attached.

EQUIPMENT: Bids for the sale of 1993 Chevy pickup truck, were opened. ***Motion*** by G. Miracle and second by C. Gaeth to approve the highest bid. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

ZONING: Comments made for zoning.

PUBLIC COMMENT: Public comment was requested by President M. Prime no public comment received.

ADJOURN: ***Motion*** G. Miracle, seconded by C. Gaeth to adjourn meeting at 8:35 PM. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

Next Regular Meeting: November 17, 2025, at 7:00 pm at the Village Hall.

Lucille Keipinger,
Clerk

APPROVED MINUTES OF THE VILLAGE OF UNIONVILLE COUNCIL PUBLIC HEARING
REZONE PROPERTY REQUEST
HELD ON OCTOBER 20, 2025

The Public Hearing for the request to rezone 043-500-118-0100-00 Property of Unionville, also known as 6555 Center Street, was called to order by President Matthew Prime at 7:00 p.m. at the Village Hall followed by the Pledge of Allegiance.

Present: President Matthew Prime, Dean Hartman, Greg Miracle, Chad Gaeth, and Brandt Gaeth.
Clerk Lucille Keipinger, Treasurer Leila Rish, and Police Chief Bill Owens.

Absent: Tod Sting and Thomas Lenhard.

Guests: Brian Voss, Cheryl Voss, Matthew Strong, Nancy Barrios, Jessica VanHove, Robin Linde, Chris Bruton, Earl & Beverly Voss, and Sandy Gettel

PUBLIC COMMENT: Public present at hearing; public comment was received. Questions were answered. Zoning Administrator gave a brief description of the rezoning request.

MOTION: By D. Hartman, second by G. Miracle to adjourn zoning public hearing. 5 Yeas. 0 Nays. 2 Absent. Motion carried.

Public Hearing Adjourned: 7:40 pm

Lucille Keipinger
Village Clerk

**RESOLUTION TO REZONE 043-500-118-01000-00, LOCATED AT
6555 CENTER STREET IN THE VILLAGE OF UNIONVILLE**

**VILLAGE OF UNIONVILLE
6454 MERRY ST.
UNIONVILLE, MI 48767**

RESOLUTION TO REZONE 043-500-118-0100-00, LOCATED AT 6555 CENTER STREET IN THE
VILLAGE OF UNIONVILLE.

At a regular village council meeting for the Village of Unionville on October 20, 2025 Trustee G. Miracle offered the following resolution and moved for its adoption, supported by C. Gaeth.

WHEREAS the legal description for property 043-500-118-0100-00, located at 6555 Center Street is

COL-36-227 SEC 36 T15N R8E LOTS 1-2 BLK 18 ORIG PLAT VILL OF UNIONVILLE.

WHEREAS 043-500-118-0100-00, located at the northwest corner of Center Street and Church Street, also known as 6555 Center Street, is currently Zoned B-1 General Business District.

AND WHEREAS after receiving public comment in a public hearing, has voted to rezone this property to RM Multiple-Family Residential District.

NOW THEREFORE BE IT RESOLVED that 043-500-118-0100-00, also known as 6555 Center Street, now be zoned RM Multiple-Family Residential District.

IT IS HEREBY CERTIFIED that the Village of Unionville Council adopted the foregoing resolution at a regular meeting on the 20th day of October, 2025 by the following vote:

Yeas: Matthew Prime, Dean Hartman, Greg Miracle, Brandt Gaeth, and Chad Gaeth

Nays: None.

Absent: Thomas Lenhard and Tod Sting.

Yeas: 5.

Nays: 0.

Absent: 2.



Matthew Prime, Village President



Lucille Keipinger Village Clerk