

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, March 18, 2019**  
**7:00 pm**  
**Cascade Library Wisner Center**  
**2870 Jacksmith Ave. SE**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the March 4, 2019 meeting**
- ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.  
(Comments are limited to five minutes per speaker.)**
- ARTICLE 6. Cascade Township  
Requested Action: Presentation of Draft Master Plan**
- ARTICLE 7. Any other business**
- ARTICLE 8. Adjournment**

**Meeting format**

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
  - a. **PUBLIC HEARINGS**
    - i. **Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
    - ii. **Close public hearing**
3. **Commission discussion – May ask for clarification from applicant, staff or public**
4. **Commission decision - Options**
  - a. **Table the decision**
  - b. **Deny**
  - c. **Approve**
  - d. **Approve with conditions**
  - e. **Recommendation to Township Board**

**MINUTES**  
Cascade Charter Township  
Planning Commission  
Monday, March 4, 2019  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Lewis, Johnson, Katsma, Noordyke, Pennington, Rissi, Krieter, Moxley, and Sperla.  
Members Absent: None  
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

**ARTICLE 2.** Pledge of Allegiance.

**ARTICLE 3.** Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Supported by Member Pennington. Motion carried 9 to 0.

**ARTICLE 4.** Approve the Minutes of the February 18, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of February 19, 2018. Supported by Member Katsma. Motion carried 9 to 0.

**ARTICLE 5.** Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

**ARTICLE 6.** Case #18-3471 Watermark Property LLC

**Public Hearing**

**Property Address: 1611 Galbraith Avenue SE**

**Requested Action:** The Applicant is requesting a Preliminary Plan Approval for an amendment to the PUD for additional office space and a new swim center building.

Director Peterson started by overviewing the site plan for the Watermark Country Club, pointing out the Snap Fitness facility and swim center building. The Applicant would like to add around 5,000 sq ft to the existing swim center in order to relocate the Snap Fitness facility to that location. The Watermark offices would then be moved to the empty Snap Fitness building. Director Peterson stated that at the introductory meeting for this project, he was asked for additional/historical information about the original approval of the swim center building. He did include the minutes from those meetings in the packet for tonight.

Director Peterson started to walk through a chronological timeline of development of the area around Cascade Road and Galbraith.

The golf course was redeveloped in 1991, which allowed for the residential, club house, restaurant, and other development at that time. In 1997, the development that allowed for the office space along Cascade Road occurred as part of the Watermark Golf Course redevelopment; this is also when the incorporation of the standards from the 1994 Cascade Road Corridor Study started. A developer also came forward in 1997 to redevelop the old Lacks facility (called the Health Plex at the time) and that allowed for the old industrial plating facility to be redeveloped, along with several other offices along Cascade Road, and sprinkled throughout the entire site. The Health Plex development did not occur, so in 1999, the two projects were separated, and that's where the Golf View Development name came from. When those were separated, Golf View wanted to take all of the permitted office development and reallocate it into what is there today. There has been a lot of discussion since the original Health Plex as to how much office development would be permitted in this area, and the uses of those buildings. There were amendments to the original Watermark facility, extending some roads and adding some residential development. In 2000 the swim center was built, and in 2010 the Snap Fitness building was added. Referring back to the original minutes from 2010, Director Peterson pointed out that there was quite a bit of debate about the size and use of the building. The building was eventually built smaller than originally planned, half being used for tenant office space, and half being used for the Snap Fitness facility.

Director Peterson noted that staffs original position at that time (2010) was there was to be no additional office space in that area, but a compromise was reached to accommodate the Snap Fitness facility. The Applicants current request as far as the Site Plan is simple, with the building growing by a proposed 5,000 sq ft. There are a few issues with setbacks, but nothing unusual that hasn't been seen with other projects. Staffs position is not in support of the current PUD Amendment, with the feeling that the last reached compromise (2010) would be final. Director Peterson stated that the Engineers have looked at their plan and they have reached storm water requirements, with parking requirements being met as well.

Director Peterson advised that if denial was recommended to the Board, the recommendation would then go to the Township Board, and if the Board decided the project to be positive, the decision would then return to the Planning Commission. At that point the ordinance could be written if it were reconsidered, or upon another denial the Township Board would make the final decision. If approval of the project is recommended tonight, the next step would be to write the PUD ordinance and make a recommendation to the board with the site plan and ordinance as normal. At this point an elevation drawing for the swim center building has not been submitted, if the project is approved it will need to be provided.

Chairman Sperla invited the Applicant or Applicants consultants to come forward with any comments.

Kelly Kuiper came forward and introduced herself as the Project Manager with Nederveld. Ms. Kuiper started by noting that the Watermark Group is a successful group, not only at this country club, but across West Michigan, and has established their offices here in Cascade Township. Because of their success, they have found themselves in need of additional office space, leading to the necessary expansion of their pool facility. Primary updates to the pool facility would include a larger kitchen, and larger and updated locker rooms. During that expansion, the Snap Fitness facility would be moved to the pool facility building, going from a current 6,300 sq ft space, to a proposed 4,500 sq ft in the new location with a much more efficient use of space. The space vacated by Snap Fitness would be turned into office space exclusively for the Watermark group, not an additional or outside office user. This expansion will not have any visual impact on the Cascade Road corridor. Ms. Kuiper reiterated that they did get the Township Engineers approval for the storm water detention facility.

Steve Plakmeyer from Watermark Properties came forward to add that the demand for amenities like the swim center addition and remodel are growing, and that their office staff is currently in two separate buildings as they have run out of space in their preferred building. He states that being housed in one facility would help with daily operations for their staff. Member Kruiter asked Mr. Plakmeyer for a current number of members that use, or will use, the pool facility, he stated that number to be over 400. Mr. Plakmeyer noted that two complaints they receive is that there is no covered/shaded area for outdoor dining, and the food standard is not as expected due to a small kitchen. Their requested expansion would address both of these complaints. Mr. Plakmeyer was asked if there is a "Plan B" if the current proposal is denied, he stated there is not at this time. Mr. Plakmeyer was then asked about the intention of the Snap Fitness building should the facility be relocated, and he stated that building would become the sole office space for their Watermark Group staff.

Applicant offered no additional comments.

**Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 9 to 0.**

Chairman Sperla invited others present to come forward with comment.

Mark DeWall, owner of the office space located directly behind the pool (Watermark Tech Center, Suite 302) came forward in support of the Applicants request. He has been a tenant for 14 years, and states the Watermark Group has been a great, responsible neighbor throughout those years, and believes they are an asset to the Cascade community.

John Postma, whom resides at 5503 Denali Woods Drive, and is a realtor in the Forest Hills area that has been selling homes for 41 years, came forward to state that a lot of the families he sells homes to at the development across the street (Manchester Hills) appreciate that they can use the Watermark facilities.

Mr. Plakmeyer was asked by Chairman Sperla if residents could have individual pool memberships, or if they needed to be grouped with golf or fitness memberships as well.

Mr. Plakmeyer stated that yes, individual pool memberships were given, and that 80-90 of the 400 memberships are for pool usage only.

**Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 9 to 0.**

Member Rissi stated that after reading the history of the original proposal, it seems as though there was talk of the fitness facility eventually being part of the pool facility, and at that time the Planning Commission did support that proposal. Director Peterson stated that they wanted to support the recreational usage without additional office space being created at that time. Member Rissi then stated that with traffic concerns being an issue on Cascade Road, he believes the center turn lane has helped alleviate the heavy flow of traffic, and that as a business owner he can relate to a growing company needing more office space. He states this to be a good compromise.

Member Krieter agreed with Member Rissi that it seems to be a good compromise. She states that the expansion of the pool area, with a benefit of improving office space, would have a positive community impact of over 400+ families, and seemingly no negative impact to the neighborhood.

Member Pennington agreed and stated that he would not like to see the Watermark Group go somewhere else. He stated he would like to see a written agreement that the vacated fitness building could not be leased out to a third party, but used to expand the growing business as stated it would be.

Charman Sperla stated that there were a lot of concessions made all along during the initiation of the golf course and splitting up the site. He stated that most of those concessions were made with the strong indication that those would be final. Chairman Sperla stated that PUDs are not created for purposes of constant expansions and changing site uses. He then stated that Cascade Township engaged an independent consultant and had a study group that returned with a steadfast directive that they wanted to keep everything south of Spaulding residential, with any commercial building being one story tall, and similar to residential housing to blend into the community. Chariman Sperla continued on to say that he would like to see the business stay in Cascade Township as long as the proposed plan is complementary to the golf courses (two or three bed-sides Watermark; all administrative offices are housed here) and athletic facilities, and continues to be a business that is beneficial to the community. He also states that it will make a difference that all occupants of the office building be from the underlying business complex.

Director Peterson noted that the current tenants of the Snap Fitness building will remain there after the Snap Fitness facility relocates. Chairman Sperla listed the tenants as Watermark Offices, Highpoint Property Resources, Visser Design, Reliable Energy, and Watermark Red Water. Chairman Sperla then asked Mr. Plakmeyer to clarify his relationships with these businesses. Mr. Plakmeyer stated that Highpoint Property Resources is owned by partners Doug Bauer and Brian Sikkema, whom are both owners in Watermark Group. Jeff Visser designed the building, does other architectural work for the Watermark Group, and independent contract work; Reliable Energy has been a

tenant of the building since it was built, contributes work to the golf courses and other facilities, and contracts independent work. They all currently have existing leases. Mr. Plakmeyer clarified that the vacated Snap Fitness facility would house only Watermark Group offices, no additional outside businesses. Chairman Sperla then asked Mr. Plakmeyer to estimate the number of employees of each company. Mr. Plakmeyer guessed Visser Design to have 4-5 employees, Reliable Energy to have 3-4 employees, and the rest of the occupants are connected to Watermark Group. When asked by Chairman Sperla if they would be willing to proceed with the understanding that the vacated Snap Fitness area would not be used for any tenant or third party other than the Watermark Group, Mr. Plakmeyer said "yes", and stated that is their intention.

Member Pennington made note about the Master Plan stating that no more office space is wanted on Cascade Road, but that this PUD amendment request is more of a unique situation, and noted the current office sits around 2,000 ft off of Cascade Road, with a fair amount of open space in between the road and building. He also stated that a PUD should not be negotiated every few years, and that he is in support of this request, he does believe the expansion would be a positive thing for the township.

Member Katsma asked Director Peterson if a written restriction on third party usage of unoccupied space can be put in to the amendment. Director Peterson highly recommended that be done if you support the request. Chairman Sperla suggested that it be a written condition of use as part of an approval.

Member Pennigton then asked Director Peterson if the fitness center were to be vacated, is there a contingency in place on what that space can be used for? Director Peterson stated that the current PUD ordinance limits it to only a fitness facility.

Chairman Sperla stated that either an acceptance or rejection of the proposal needed to be made to the board.

**Motion was made by Member Noordyke to approve Applicant's request for a PUD Amendment with the condition that the use would be exclusive to Watermark or Watermark affiliates, current tenants will not be affected. Supported by Member Rissi. Motion carried 9-0.**

**ARTICLE 7. Case #18:3489 Lanterns**

**Public Hearing**

**Property Address: 3217 Thornapple River Drive**

**Requested Action:** The Applicant is requesting a Preliminary Plan Approval to rezone the property to PUD to accommodate a 21-unit single family detached condominium project.

Director Peterson started by showing on the provided map where this property is located, and explained that it would be a condominium, not site condominium, meaning that the whole area outside of the building themselves would be common area. Director Peterson stated that the Applicant is asking for two exceptions. One is to have setbacks closer to their internal road, which would allow them to pull some units further from adjoining property lines, and the second is to have one entrance. Director

Peterson stated that at 20 properties, two means of access are required on private streets. Director Peterson stated that one thing that is asked of developers asking for exceptions, is to produce a test plan that shows how they can develop the property meeting all of the requirements. Director Peterson points out on the test plan the one main entry drive from Thornapple River Drive, and then shows several home sites that have individual access to Thornapple River Drive as well. The location of the property is zoned R2, which is the smallest single-family lot zoning. The property is proposed to be developed as an open space project, which means 50% of the space would be dedicated as common open space for the development. Director Peterson stated that each lot size would be a minimum of 10,000 sq ft., with each unit being about 3,000 sq ft, which is well above the township requirement of 1,300 sq ft for a one story, and 1,600 sq ft. for a two story home. The developer did indicate the price point would be around \$600,000-\$700,000.

Director Peterson stated the development would be connected to sewer and water, with connections needing to be made to the adjoining development to the west, the Heathmoor Development. There is a letter from the President of that association agreeing to allow those connections, and some review comments from the City of Grand Rapids. The site plan does show significant landscaping plans, however Director Peterson noted that the Township does not regulate landscape requirements for residential developments. There is no new landscaping along the north of the site, as they would like to maintain the current vegetation. The stormwater retention pond is in that area as well, but most of that land would remain untouched.

Director Peterson continued on to state that the streets would be private, and the county did already approve street names, and provide an approval of addresses. The location of the curb cut has been changed; the county would like that to be right across the street from the church driveway. Traffic count numbers from the Thornapple River Drive area of Thornhills and 28<sup>th</sup> Street area is on average 5,600 trips, to further south at 36<sup>th</sup> Street is close to 9,000 trips. A single family development of 21 lots would typically add about 200 trips to that, keeping the trip count below the two lane road capacity of 10,000 per the Road Commission.

The Township Engineer has reviewed the project, and has no concerns at this time. There are no interior sidewalks in this project, but the Applicant has agreed to build a pathway connection that connects to the pedestrian pathway with a crosswalk at the light. There will be no pathway going south of the road since there is nothing to connect to, but the Applicant will provide an easement if/when needed there will be an easement in place for the pathway.

Director Peterson stated that the Township has received the Applicants condominium documents, and they have been reviewed by the Township Attorney to look for conflicts or inconsistencies with Township requirements. As with all residential projects, the Applicant will need an airport recognition statement. With this project being zoned R2, it does appear to meet objectives for Zoning and Master Plan standards.

Staff is recommending approval of this PUD rezoning. If approved, it will come back with the ordinance for recommendation to the board.

Chairman Sperla invited the Applicant to come forward with any comment.

Douglas DeHaan, from DeHaan Homes (located at 3299 Hudson Trails in Hudsonville), came forward to share that their goal is to change from an R2 to PUD, and that when the initial drawing for this project was submitted in September, it had two entries with a loop drive, but the Road Commission stated that they did not want two drives, and preferred the single drive across from the church entry. So he is asking for a waiver to the exception that the Township wants two entries, but the Road Commission wants just the one.

Mr. DeHaan stated that the sewer was intentionally kept from this property per request of the prior owners. The easement is 5 feet off the property, and the invert for the sewer is 10 feet from the property. When meeting with the Heathmoor Association, Mr. DeHaan said that he requested to be hooked up to the sewer, and link the water for a loop for pressure. The Board stated that they did not want to tie the two developments together, Mr. DeHaan stated that it was a must for this project.

Mr. DeHaan stated that there is an operating retention pond on the neighboring property that they agreed to clean up and put an easement together for the Heathmoor Condominium Association so they would not have to worry about it in the future.

While addressing the sewer needs and removing diseased/dead trees and scrub from the woods, Mr. DeHaan stated there would be a couple of "holes" in the woods that they intend to fill and/or cover with a perimeter of Evergreen, which will be a nice screening year round for all neighboring properties. There is also a fence at the end of the property that made snow removal difficult for Heathmoor, Mr. DeHaan stated that fence will be removed and landscaping will start about 15 ft back from the property line to allow the Heathmoor Association to push snow onto my development.

Mr. DeHaan described the vision of the project as a village, where each unit may look different, but they are cohesive and the vernacular is the same. The materials used will be cement, board, brick, and stone, all in a monochromatic color. There will be gas lanterns throughout, which is what the development was named after. Mr. DeHaan continued on to state that they did talk about a deceleration lane to give owners more time to slow down to turn into the development as the speed limit is 45mph in that area, and then also discussed having a one-way road in the development so all drivers circulate one way for added safety, and eliminates the need for a cul-de-sac. There will be a pedestrian walkway included throughout the property, and a pavilion in the front of the property with benches and a lantern underneath.

John Postma came forward to state that there is a growing need for "empty nester" housing, and that with the zero step main floor layout of this development, they are anticipating aging clientele as a main buyer. He stated he is excited and proud of the quality of product this development will be.

Don DeGroot with Excel Engineering came forward to state there are different options for the proposed bike path should they need to be explored. He then stated that the stormwater management pond is designed to take advantage of the sites sandy soil, and the water will be looped to provide enhanced quality to the dead end on Heathmoor Ct.

**Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 9 to 0.**

Randy Butcher, 6269 Heathmoor Court, came forward to ask for more clarity on the landscaping, snow removal, and disturbance while putting in the sewer. Douglas DeHaan stated that the property needs to be crossed to get to the water line and sewer connection, so a fence will be removed, as well as some foliage. Trees will be implanted to offset and improve that landscaping disturbance. Mr. DeHaan stated that the snow removed from the end of Heathmoor Court will be allowed to be pushed onto the Lanterns property, giving them an easement for snow. Mr. DeHaan also stated that the landscaping budget of \$250,000, which includes close to 50 large Evergreen trees for privacy around the development.

Jenny Waney, 6255 Heathmoor Ct, stated that there is a huge amount of invasive species, especially oriental bittersweet, in the woods, and that they tend to love disturbance. She stated that she would like to see a focus on eliminating those invasive species as landscaping is done.

David Korff, 3191 Thornapple River Drive, stated that traffic on Thornapple River Drive has increased significantly. He also stated that the view from his home is where the pathway will connect, and the lack of proposed landscaping at that spot concerns him. Chairman Sperla mentioned that his concerns have both been previously addressed.

Nancy Goff, Thornhills Ct. states that she is in support of the bike path being maintained on the east side of the street.

Dan Kryaski, 3593 Charlevoix Drive, inquired about the proposed open space at the edge of his property (that meets the project property), and wondered if any landscaping was being done there. The Applicant shook his head "no".

Andrew Ramsahoi, 6347 Glenstone Drive, stated his concern of the length of setbacks on the southern side of the property. The Applicant stated that they are maintaining the minimum of 25 ft setbacks, and the closest unit would have a 33 ft setback. Mr. Ramsahoi also stated his concern regarding the landscaping on that side of the property, specifically the planting of trees. The Applicant stated that the trees would be 12-14 ft tall, and would be 15-16 ft deep on the project property.

Tom Hackett, 6379 Glenstone Drive, came forward to state his concerns for the following: large vehicles (moving vehicles, trash trucks, etc.) coming and going, and if they'd have enough turn space; the location of the lanterns through the property and if they were natural gas; mailbox placement; storage sheds and out buildings being added to the property; and where visitors will park. The Applicant stated that trash will be picked up by a single hauler in a medium sized truck, mailboxes will all be located in the

entry drive, there are park outs located on the site plan for visitors, the lanterns will be natural gas, and located on the units themselves; no sheds will be allowed on the properties.

**Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 9 to 0.**

**Motion was made by Member Pennington to approve the Applicants Preliminary Plan Approval to rezone the property to PUD. Supported by Member Krieter. Motion carried 9 to 0.**

**ARTICLE 8. Case # 17-3392 Freedom Reigns Farm**

**Property Address: 8613 52<sup>nd</sup> St.**

**Requested Action:** The Applicant is requesting a Tentative Preliminary Approval to develop a 12 unit detached single family site condominium project.

Director Peterson started by stating that this property is about 43 acres, so will have a significant amount of common open space, some being undevelopable wetlands. This property is zoned Agricultural, Master Plan suburban residential. The area would be served by well and septic. Director Peterson stated that they have received their driveway permit from the Road Commission, and have their DEQ permits. Director Peterson did note that the street named has changed since the last plan was submitted, and will need to get recorded. The Applicant has chosen to do a 50% open space project, so a minimum of 50,000 sq ft lots will be required. No exceptions by the Applicant are being asked for at this time. An airport recognition statement will need to be provided with their Master Deed still. No light poles or street trees have been indicated, they are not required by the Township in this area. The Engineer has reviewed and approved the stormwater plan. A Tentative Preliminary Approval will guarantee a lot layout to the developer for one year.

Chairman Sperla invited the Applicant to come forward with any comment.

Doug Lee came forward and introduced himself as the property owner. He lives on an adjacent property. Mr. Lee stated that as far as street lights, they may do posts on the property, but being that this property is more in a country setting, he would like to see as much night sky as possible. Mr. Lee stated that each lot would be between 50,000-60,000 sq ft., some with wetlands on the lot. Mr. Lee noted that he would place signs on the property regarding wetland rules and regulations.

**Motion was made by Member Pennington to approve the Applicants Tentative Preliminary Approval with the seven conditions identified in the Staff Report. Supported by Member Lewis. Motion carried 9-0.**

**ARTICLE 9. Any other business**

None.

**ARTICLE 10. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Krieter.  
Motion carried 9 to 0. The meeting was adjourned at 9:06 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary

DRAFT

# williams&works

engineers | surveyors | planners

## MEMO

Date: March 11, 2019

From: Lynée Wells, AICP

To: Cascade Township Planning Commission

Re: Draft Master Plan

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We are pleased to share with you the new website for Cascade Township **draft.cascadetwpvision.com**. The plan is digital, but it can also be printed.

This process which you have been a part of, has included extensive community input throughout this past summer and into the Fall, culminating with the community wide survey and the October Design Day. Since that time, we have focused on drafting a plan that addresses the most critical community needs and desires.

The Master Plan contains 4 themes, each theme has a goal, and a set of data, maps, and projects to be implemented. The themes are:

- Neighborhood and Partnerships
- Environment and Sustainability
- Transportation and Mobility
- Economy and Innovation

The future land use chapter has its own dropdown menu, with the map and the future land use descriptions. Note that there have not been significant changes, except around the airport, which includes some new future land use categories that correspond to the Airport's Master Plan. Other changes within the future land use section of the plan and the corresponding map include:

- modifying the Light Industrial category and changing it to Transitional Industrial
- Increasing the units per acre for Cascade Village, Community Mixed Use and Transitional Industrial by 2
- Renaming Village Commercial to Cascade Village

The public input chapter has all the findings from the community meetings and survey results. These findings informed the selection of the plan themes, and provided guidance for the development of the projects and implementation actions.

The implementation chapter contains the following:

- Overall implementation steps by theme, each containing a timeline, responsible party, and success indicators.
- Implementation for Cascade Village
- Placemaking Strategy (immediate implementation). The placemaking strategy include tactical, pilot projects that can be deployed lighter, quicker and in a cost-effective manner to test out some of the suggested projects within the plan. We have consulted with the Road Commission and their Commission members, and believe there is an opportunity to collaborate to deploy some of these pilot projects yet this summer.

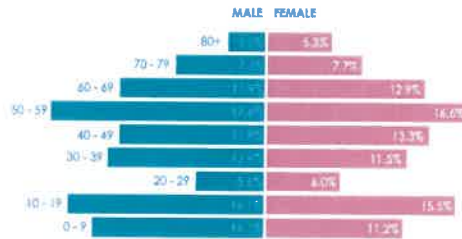
We look forward to your comments and recommendation to forward this along to the Township Board to authorize distribution, which would begin a 63-day review period. During the review period, it will be your time to review, comment, and suggest edits. After the 63-day review, we will make any of your edits, and then issue a final draft, which will be the version used for public hearing. At the public hearing with the Planning Commission, you may consider the final draft and recommend it for adoption by the Township Board. After you recommend the plan to be adopted, the Township Board will consider the plan and hopefully adopt.

# DEMOGRAPHICS & EXISTING CONDITIONS

Historic Population Trends



Gender by Age



Median House Value  
**\$276,600**

Average Household Size  
**2.79 people**

Median Age  
**43.6 years**



Education Attainment



CASCADE TOWNSHIP

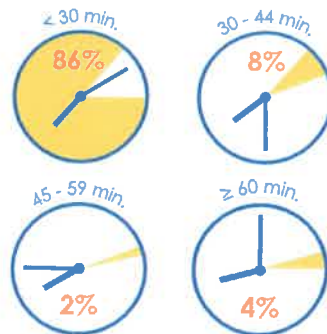
27.0% Master's Degree or Higher  
37.0% Bachelor's Degree  
21.8% Associate's or Some College  
10.8% High School Diploma  
3.4% Less Than High School Graduate



MICHIGAN

10.7% Master's Degree or Higher  
16.7% Bachelor's Degree  
32.9% Associate's or Some College  
29.6% High School Diploma  
10.3% Less Than High School Graduate

Travel Time to Work



Median House Value  
**\$127,800**

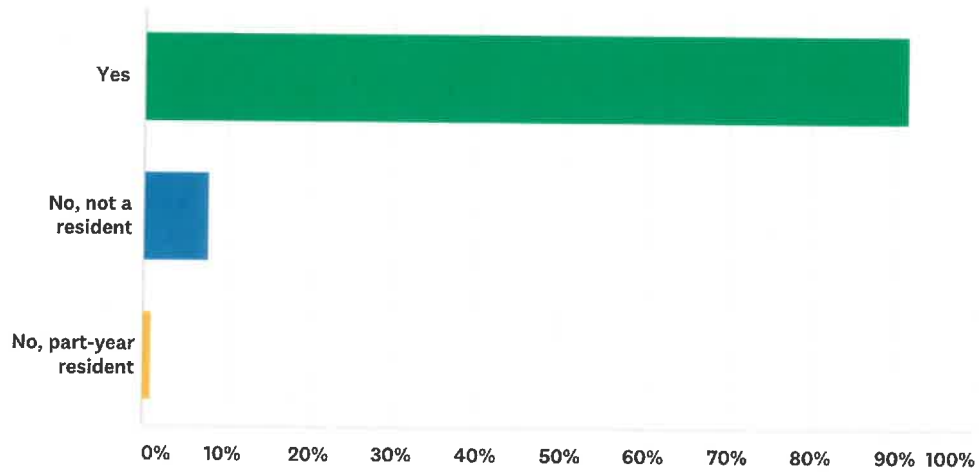
Average Household Size  
**2.59 people**

Median Age  
**39.5 years**



### Q1 Are you a full-time resident of Cascade Township?

Answered: 509 Skipped: 0



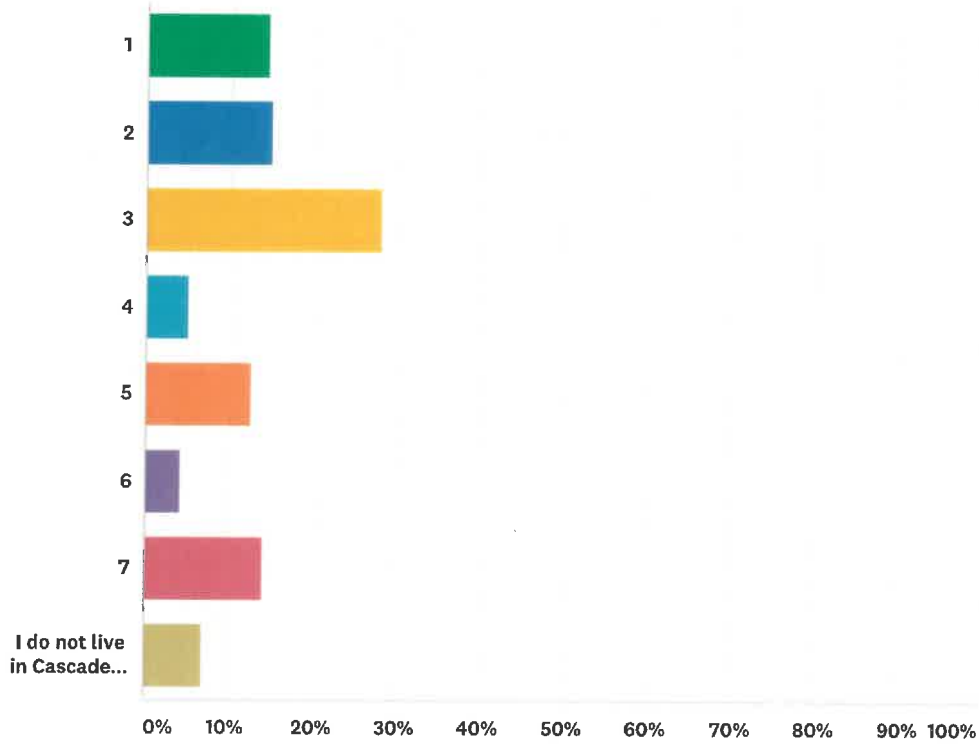
**ANSWER CHOICES**

**RESPONSES**

Yes	91.36%	465
No, not a resident	7.66%	39
No, part-year resident	0.98%	5
<b>TOTAL</b>		<b>509</b>

## Q2 In which of the numbered areas on the map of Cascade Township (below) do you live?

Answered: 509 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	14.34%	73
2	14.93%	76
3	28.09%	143
4	5.11%	26
5	12.57%	64
6	4.13%	21
7	13.95%	71
I do not live in Cascade Township	6.88%	35
TOTAL		509

### Q3 How many persons are in your household?

Answered: 506 Skipped: 3

ANSWER CHOICES	RESPONSES	
Adults (18+ years)	100.00%	506
Children (0-17 years)	74.11%	375

#	ADULTS (18+ YEARS)	DATE
1	0	10/30/2018 4:27 PM
2	2	10/30/2018 12:18 PM
3	2	10/30/2018 8:05 AM
4	3	10/30/2018 6:09 AM
5	2	10/29/2018 11:22 PM
6	2	10/29/2018 10:24 PM
7	2	10/29/2018 9:34 PM
8	2	10/29/2018 8:39 PM
9	1	10/28/2018 10:17 PM
10	2	10/28/2018 9:59 PM
11	2	10/28/2018 8:52 PM
12	1	10/28/2018 3:51 PM
13	2	10/28/2018 8:28 AM
14	3	10/27/2018 10:17 PM
15	2	10/27/2018 6:00 PM
16	2	10/27/2018 5:56 PM
17	2	10/27/2018 4:23 PM
18	4	10/27/2018 11:58 AM
19	2	10/27/2018 11:13 AM
20	2	10/26/2018 2:06 PM
21	2	10/26/2018 1:44 PM
22	2	10/26/2018 12:07 PM
23	2	10/26/2018 8:47 AM
24	2	10/26/2018 8:31 AM
25	4	10/26/2018 8:02 AM
26	2	10/26/2018 7:28 AM
27	2	10/26/2018 7:18 AM
28	2	10/26/2018 6:53 AM
29	3	10/25/2018 10:53 PM
30	2	10/25/2018 10:47 PM
31	2	10/25/2018 7:48 PM

Cascade Charter Township Community Survey

SurveyMonkey

32	2	10/25/2018 1:53 PM
33	3	10/25/2018 12:47 PM
34	2	10/24/2018 10:00 PM
35	1	10/24/2018 9:36 PM
36	2	10/24/2018 9:04 PM
37	2	10/24/2018 8:51 PM
38	2	10/24/2018 7:33 PM
39	2	10/24/2018 2:20 PM
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45	2	10/23/2018 12:57 PM
46	2	10/23/2018 12:30 PM
47	2	10/23/2018 12:21 PM
48	4	10/23/2018 10:58 AM
49	2	10/23/2018 10:16 AM
50	2	10/23/2018 9:33 AM
51	2	10/23/2018 6:43 AM
52	2	10/23/2018 6:18 AM
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54	2	10/22/2018 9:04 PM
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58	2	10/22/2018 2:30 PM
59	2	10/22/2018 2:13 PM
60	2	10/22/2018 12:08 PM
61	2	10/22/2018 9:25 AM
62	2	10/22/2018 7:11 AM
63	1	10/22/2018 3:04 AM
64	2	10/21/2018 11:42 PM
65	2	10/21/2018 9:52 PM
66	2	10/21/2018 7:30 PM
67	2	10/21/2018 3:25 PM
68	2	10/21/2018 1:04 PM
69	2	10/21/2018 7:46 AM
70	2	10/21/2018 7:21 AM
71	2	10/21/2018 6:02 AM
72	2	10/20/2018 11:13 PM

Cascade Charter Township Community Survey

SurveyMonkey

73	1	10/20/2018 11:05 PM
74	3	10/20/2018 4:59 PM
75	2	10/20/2018 4:32 PM
76	2	10/20/2018 4:25 PM
77	2	10/20/2018 3:44 PM
78	2	10/20/2018 2:17 PM
79	2	10/20/2018 12:48 PM
80	2	10/20/2018 12:35 PM
81	3	10/20/2018 11:24 AM
82	1	10/20/2018 9:07 AM
83	3	10/20/2018 8:24 AM
84	2	10/20/2018 7:12 AM
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89	5	10/19/2018 8:36 PM
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91	2	10/19/2018 8:30 PM
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97	2	10/19/2018 12:58 AM
98	2	10/18/2018 10:55 PM
99	2	10/18/2018 10:44 PM
100	2	10/18/2018 9:30 PM
101	2	10/18/2018 7:43 PM
102	2	10/18/2018 5:30 PM
103	2	10/18/2018 5:13 PM
104	4	10/18/2018 4:53 PM
105	2	10/18/2018 3:57 PM
106	2	10/18/2018 1:01 PM
107	2	10/18/2018 12:09 PM
108	1	10/18/2018 11:48 AM
109	2	10/18/2018 11:06 AM
110	2	10/18/2018 10:59 AM
111	2	10/18/2018 10:25 AM
112	2	10/18/2018 9:19 AM
113	2	10/18/2018 8:53 AM

Cascade Charter Township Community Survey

SurveyMonkey

114	2	10/18/2018 8:52 AM
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116	2	10/18/2018 7:17 AM
117	2	10/18/2018 6:31 AM
118	4	10/17/2018 11:23 PM
119	7	10/17/2018 11:17 PM
120	2	10/17/2018 11:00 PM
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122	2	10/17/2018 10:46 PM
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148	2	10/15/2018 3:38 PM
149	0	10/15/2018 2:56 PM
150	2	10/15/2018 2:53 PM
151	2	10/15/2018 1:04 PM
152	2	10/15/2018 12:58 PM
153	2	10/15/2018 10:39 AM
154	2	10/15/2018 10:31 AM

Cascade Charter Township Community Survey

SurveyMonkey

155	2	10/15/2018 10:06 AM
156	2	10/15/2018 9:48 AM
157	2	10/15/2018 9:46 AM
158	2	10/15/2018 9:27 AM
159	2	10/15/2018 9:18 AM
160	2	10/15/2018 9:02 AM
161	2	10/14/2018 10:23 PM
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164	2	10/14/2018 6:50 PM
165	2	10/14/2018 5:56 PM
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170	2	10/12/2018 10:48 PM
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172	2	10/12/2018 5:50 PM
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183	2	10/11/2018 1:07 PM
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185	2	10/11/2018 11:55 AM
186	3	10/11/2018 11:37 AM
187	2	10/11/2018 11:27 AM
188	2	10/11/2018 10:26 AM
189	2	10/11/2018 6:30 AM
190	2	10/11/2018 3:15 AM
191	2	10/11/2018 2:02 AM
192	3	10/10/2018 11:10 PM
193	2	10/10/2018 10:25 PM
194	2	10/10/2018 10:13 PM
195	2	10/10/2018 9:31 PM

Cascade Charter Township Community Survey

SurveyMonkey

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197	2	10/10/2018 4:50 PM
198	3	10/10/2018 3:30 PM
199	2	10/10/2018 3:17 PM
200	2	10/10/2018 2:39 PM
201	2	10/10/2018 2:19 PM
202	2	10/10/2018 1:25 PM
203	3	10/10/2018 12:47 PM
204	2	10/10/2018 12:35 PM
205	2	10/10/2018 12:34 PM
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208	2	10/10/2018 10:53 AM
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211	2	10/10/2018 9:00 AM
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214	3	10/10/2018 8:40 AM
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217	2	10/10/2018 7:53 AM
218	3	10/10/2018 7:52 AM
219	2	10/10/2018 7:02 AM
220	2	10/10/2018 6:33 AM
221	2	10/10/2018 6:24 AM
222	2	10/10/2018 6:14 AM
223	3	10/10/2018 6:05 AM
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226	2	10/9/2018 10:53 PM
227	2	10/9/2018 10:38 PM
228	4	10/9/2018 10:24 PM
229	4	10/9/2018 10:21 PM
230	2	10/9/2018 10:18 PM
231	1	10/9/2018 10:12 PM
232	2	10/9/2018 9:44 PM
233	2	10/9/2018 9:38 PM
234	2	10/9/2018 9:35 PM
235	2	10/9/2018 9:20 PM
236	2	10/9/2018 9:18 PM

Cascade Charter Township Community Survey

SurveyMonkey

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238	2	10/9/2018 9:09 PM
239	2	10/9/2018 9:07 PM
240	1	10/9/2018 9:00 PM
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269	2	10/9/2018 1:07 PM
270	2	10/9/2018 11:54 AM
271	3	10/9/2018 10:37 AM
272	2	10/9/2018 9:49 AM
273	2	10/9/2018 9:14 AM
274	4	10/9/2018 7:59 AM
275	2	10/9/2018 7:49 AM
276	2	10/9/2018 6:45 AM
277	2	10/9/2018 6:32 AM

Cascade Charter Township Community Survey

SurveyMonkey

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279	2	10/8/2018 11:40 PM
280	2	10/8/2018 11:33 PM
281	3	10/8/2018 11:07 PM
282	2	10/8/2018 10:31 PM
283	2	10/8/2018 10:03 PM
284	2	10/8/2018 9:57 PM
285	1	10/8/2018 9:46 PM
286	0	10/8/2018 8:21 PM
287	2	10/8/2018 6:17 PM
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290	2	10/8/2018 3:48 PM
291	2	10/8/2018 3:38 PM
292	2	10/8/2018 3:38 PM
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297	4	10/8/2018 8:38 AM
298	2	10/8/2018 8:09 AM
299	3	10/8/2018 7:05 AM
300	3	10/8/2018 6:42 AM
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302	2	10/7/2018 9:14 PM
303	2	10/7/2018 9:02 PM
304	2	10/7/2018 7:32 PM
305	2	10/7/2018 5:03 PM
306	2	10/7/2018 4:19 PM
307	1	10/7/2018 4:05 PM
308	2	10/7/2018 3:06 PM
309	two	10/7/2018 1:25 PM
310	2	10/7/2018 11:33 AM
311	3	10/7/2018 10:26 AM
312	3	10/7/2018 6:37 AM
313	2	10/7/2018 2:30 AM
314	2	10/6/2018 11:40 PM
315	2	10/6/2018 10:48 PM
316	2	10/6/2018 10:00 PM
317	2	10/6/2018 9:04 PM
318	2	10/6/2018 7:58 PM

Cascade Charter Township Community Survey

SurveyMonkey

319	1	10/6/2018 7:44 PM
320	1	10/6/2018 3:11 PM
321	Three	10/6/2018 10:28 AM
322	2	10/6/2018 10:11 AM
323	2	10/6/2018 9:22 AM
324	1	10/6/2018 9:01 AM
325	2	10/6/2018 8:06 AM
326	2	10/6/2018 8:04 AM
327	2	10/6/2018 7:32 AM
328	4	10/6/2018 7:09 AM
329	2	10/6/2018 6:54 AM
330	1	10/6/2018 6:34 AM
331	2	10/6/2018 6:26 AM
332	2	10/6/2018 4:59 AM
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334	2	10/5/2018 11:19 PM
335	2	10/5/2018 11:10 PM
336	3	10/5/2018 10:31 PM
337	3	10/5/2018 10:05 PM
338	3	10/5/2018 9:43 PM
339	2	10/5/2018 9:24 PM
340	1	10/5/2018 8:38 PM
341	2	10/5/2018 7:38 PM
342	2	10/5/2018 5:18 PM
343	2	10/5/2018 4:58 PM
344	2	10/5/2018 4:36 PM
345	2	10/5/2018 3:39 PM
346	2	10/5/2018 3:33 PM
347	2	10/5/2018 3:23 PM
348	7	10/5/2018 3:17 PM
349	1	10/5/2018 1:13 PM
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351	2	10/5/2018 11:33 AM
352	2	10/5/2018 11:23 AM
353	2	10/5/2018 11:06 AM
354	2	10/5/2018 11:05 AM
355	2	10/5/2018 10:52 AM
356	2	10/5/2018 10:12 AM
357	2	10/5/2018 9:38 AM
358	2	10/5/2018 8:21 AM
359	3	10/5/2018 6:50 AM

Cascade Charter Township Community Survey

SurveyMonkey

360	3	10/4/2018 8:57 PM
361	2	10/4/2018 8:49 PM
362	1	10/4/2018 8:26 PM
363	2	10/4/2018 7:20 PM
364	2	10/4/2018 6:52 PM
365	3	10/4/2018 3:02 PM
366	2	10/4/2018 11:41 AM
367	3	10/4/2018 11:34 AM
368	2	10/4/2018 7:05 AM
369	3	10/4/2018 7:04 AM
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372	2	10/4/2018 12:25 AM
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379	2	10/3/2018 8:02 PM
380	2	10/3/2018 7:50 PM
381	2	10/3/2018 7:41 PM
382	2	10/3/2018 6:59 PM
383	1	10/3/2018 6:43 PM
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385	3	10/3/2018 4:35 PM
386	2	10/3/2018 3:11 PM
387	3	10/3/2018 2:53 PM
388	2	10/3/2018 1:57 PM
389	5	10/3/2018 9:55 AM
390	2	10/3/2018 9:50 AM
391	2	10/3/2018 9:43 AM
392	2	10/3/2018 6:10 AM
393	2	10/2/2018 11:07 PM
394	3	10/2/2018 9:42 PM
395	2	10/2/2018 8:30 PM
396	2	10/2/2018 7:01 PM
397	2	10/2/2018 6:27 PM
398	2	10/2/2018 4:52 PM
399	3	10/2/2018 2:54 PM
400	2	10/2/2018 1:51 PM

Cascade Charter Township Community Survey

SurveyMonkey

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402	1	10/2/2018 1:44 PM
403	2	10/2/2018 12:57 PM
404	2	10/2/2018 12:42 PM
405	2	10/2/2018 10:13 AM
406	2	10/2/2018 6:30 AM
407	2	10/1/2018 9:21 PM
408	3	10/1/2018 8:40 PM
409	2	10/1/2018 7:58 PM
410	2	10/1/2018 6:45 PM
411	1	10/1/2018 6:21 PM
412	2	10/1/2018 5:39 PM
413	2	10/1/2018 4:32 PM
414	2	10/1/2018 3:43 PM
415	2	10/1/2018 3:07 PM
416	2	10/1/2018 2:36 PM
417	2	10/1/2018 1:05 PM
418	2	10/1/2018 12:48 PM
419	2	10/1/2018 12:36 PM
420	2	10/1/2018 12:14 PM
421	2	10/1/2018 11:06 AM
422	2	10/1/2018 10:51 AM
423	4	10/1/2018 10:10 AM
424	3	10/1/2018 9:04 AM
425	1	10/1/2018 8:48 AM
426	3	10/1/2018 8:24 AM
427	2	10/1/2018 7:32 AM
428	2	10/1/2018 7:27 AM
429	2	10/1/2018 7:15 AM
430	2	10/1/2018 6:53 AM
431	4	10/1/2018 5:44 AM
432	3	10/1/2018 5:43 AM
433	2	9/30/2018 10:42 PM
434	2	9/30/2018 10:22 PM
435	2	9/30/2018 9:52 PM
436	2	9/30/2018 9:20 PM
437	2	9/30/2018 8:52 PM
438	3	9/30/2018 8:09 PM
439	2	9/30/2018 7:55 PM
440	2	9/30/2018 7:25 PM
441	2	9/30/2018 6:58 PM

Cascade Charter Township Community Survey

SurveyMonkey

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443	2	9/30/2018 6:26 PM
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445	2	9/30/2018 5:13 PM
446	2	9/30/2018 4:55 PM
447	2	9/30/2018 3:31 PM
448	2	9/30/2018 3:27 PM
449	2	9/30/2018 3:25 PM
450	2	9/30/2018 3:13 PM
451	2	9/30/2018 2:51 PM
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453	2	9/30/2018 1:49 PM
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461	2	9/30/2018 8:56 AM
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475	2	9/29/2018 8:53 PM
476	2	9/29/2018 8:03 PM
477	2	9/29/2018 8:02 PM
478	2	9/29/2018 6:34 PM
479	2	9/29/2018 6:08 PM
480	3	9/29/2018 3:36 PM
481	2	9/29/2018 3:32 PM
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Cascade Charter Township Community Survey

SurveyMonkey

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484	1	9/29/2018 12:34 PM
485	2	9/29/2018 12:26 PM
486	2	9/29/2018 11:28 AM
487	6	9/29/2018 11:19 AM
488	2	9/29/2018 10:55 AM
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490	1	9/29/2018 9:40 AM
491	1	9/29/2018 9:35 AM
492	2	9/29/2018 9:29 AM
493	2	9/29/2018 9:25 AM
494	2	9/29/2018 8:23 AM
495	2	9/29/2018 8:13 AM
496	2	9/29/2018 7:39 AM
497	4	9/29/2018 7:11 AM
498	4	9/28/2018 8:50 PM
499	2	9/28/2018 6:29 PM
500	1	9/28/2018 5:37 PM
501	2	9/28/2018 5:06 PM
502	1	9/26/2018 2:23 PM
503	1	9/25/2018 5:43 AM
504	2	9/17/2018 8:24 PM
505	2	9/17/2018 7:42 PM
506	2	9/11/2018 11:50 AM
<b>#</b>	<b>CHILDREN (0-17 YEARS)</b>	<b>DATE</b>
1	0	10/30/2018 4:27 PM
2	0	10/30/2018 12:18 PM
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6	1	10/29/2018 8:39 PM
7	2	10/28/2018 10:17 PM
8	2	10/28/2018 8:52 PM
9	2	10/28/2018 8:28 AM
10	1	10/27/2018 10:17 PM
11	1	10/27/2018 11:58 AM
12	4	10/26/2018 2:06 PM
13	1	10/26/2018 8:31 AM
14	1	10/26/2018 7:28 AM
15	3	10/26/2018 6:53 AM
16	2	10/25/2018 10:47 PM

Cascade Charter Township Community Survey

SurveyMonkey

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18	0	10/24/2018 10:00 PM
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20	0	10/24/2018 2:20 PM
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23	3	10/23/2018 2:57 PM
24	1	10/23/2018 1:46 PM
25	2	10/23/2018 12:57 PM
26	2	10/23/2018 12:30 PM
27	1	10/23/2018 10:58 AM
28	2	10/23/2018 10:16 AM
29	0	10/23/2018 9:33 AM
30	0	10/23/2018 6:43 AM
31	4	10/23/2018 6:18 AM
32	1	10/22/2018 10:49 PM
33	1	10/22/2018 9:04 PM
34	3	10/22/2018 12:08 PM
35	1	10/22/2018 9:25 AM
36	0	10/22/2018 7:11 AM
37	0	10/22/2018 3:04 AM
38	2	10/21/2018 11:42 PM
39	2	10/21/2018 7:30 PM
40	2	10/21/2018 3:25 PM
41	1	10/21/2018 1:04 PM
42	3	10/21/2018 7:46 AM
43	2	10/21/2018 7:21 AM
44	4	10/21/2018 6:02 AM
45	2	10/20/2018 11:13 PM
46	2	10/20/2018 11:05 PM
47	1	10/20/2018 4:59 PM
48	2	10/20/2018 4:32 PM
49	2	10/20/2018 3:44 PM
50	2	10/20/2018 2:17 PM
51	0	10/20/2018 12:48 PM
52	2	10/20/2018 12:35 PM
53	4	10/20/2018 11:24 AM
54	3	10/20/2018 9:07 AM
55	1	10/20/2018 8:24 AM
56	1	10/20/2018 7:12 AM
57	3	10/20/2018 6:38 AM

Cascade Charter Township Community Survey

SurveyMonkey

58	1	10/20/2018 12:17 AM
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63	0	10/19/2018 9:21 AM
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65	0	10/19/2018 12:58 AM
66	2	10/18/2018 10:55 PM
67	2	10/18/2018 10:44 PM
68	1	10/18/2018 9:30 PM
69	2	10/18/2018 7:43 PM
70	1	10/18/2018 3:57 PM
71	3	10/18/2018 1:01 PM
72	2	10/18/2018 12:09 PM
73	0	10/18/2018 11:48 AM
74	2	10/18/2018 11:06 AM
75	2	10/18/2018 9:19 AM
76	3	10/18/2018 8:53 AM
77	1	10/18/2018 8:52 AM
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79	0	10/18/2018 6:31 AM
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81	4	10/17/2018 10:52 PM
82	2	10/17/2018 10:46 PM
83	0	10/17/2018 10:24 PM
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87	2	10/17/2018 6:18 AM
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91	3	10/15/2018 11:59 PM
92	1	10/15/2018 10:14 PM
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94	3	10/15/2018 9:30 PM
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96	2	10/15/2018 6:48 PM
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Cascade Charter Township Community Survey

SurveyMonkey

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115	1	10/12/2018 1:02 AM
116	2	10/11/2018 11:38 PM
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119	0	10/11/2018 4:58 PM
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Cascade Charter Township Community Survey

SurveyMonkey

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145	1	10/10/2018 8:16 AM
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147	2	10/10/2018 7:53 AM
148	1	10/10/2018 7:52 AM
149	2	10/10/2018 6:33 AM
150	2	10/10/2018 6:24 AM
151	3	10/10/2018 6:14 AM
152	1	10/9/2018 11:26 PM
153	2	10/9/2018 11:21 PM
154	5	10/9/2018 10:53 PM
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157	3	10/9/2018 10:12 PM
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162	3	10/9/2018 9:18 PM
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164	2	10/9/2018 9:09 PM
165	3	10/9/2018 9:07 PM
166	2	10/9/2018 9:00 PM
167	3	10/9/2018 8:32 PM
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178	2	10/9/2018 4:40 PM
179	1	10/9/2018 4:28 PM
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Cascade Charter Township Community Survey

SurveyMonkey

181	3	10/9/2018 3:14 PM
182	0	10/9/2018 3:11 PM
183	1	10/9/2018 3:04 PM
184	1	10/9/2018 3:04 PM
185	0	10/9/2018 3:02 PM
186	3	10/9/2018 2:54 PM
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193	3	10/9/2018 9:49 AM
194	1	10/9/2018 7:59 AM
195	4	10/9/2018 7:49 AM
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197	2	10/9/2018 6:32 AM
198	2	10/9/2018 5:24 AM
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200	2	10/8/2018 11:33 PM
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202	2	10/8/2018 10:31 PM
203	3	10/8/2018 10:03 PM
204	0	10/8/2018 9:46 PM
205	3	10/8/2018 8:21 PM
206	2	10/8/2018 6:17 PM
207	3	10/8/2018 3:50 PM
208	3	10/8/2018 3:49 PM
209	3	10/8/2018 3:48 PM
210	2	10/8/2018 3:38 PM
211	3	10/8/2018 3:38 PM
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214	0	10/8/2018 8:38 AM
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216	2	10/8/2018 7:05 AM
217	1	10/8/2018 6:42 AM
218	0	10/7/2018 9:36 PM
219	5	10/7/2018 9:14 PM
220	2	10/7/2018 9:02 PM
221	0	10/7/2018 7:32 PM

Cascade Charter Township Community Survey

SurveyMonkey

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223	2	10/7/2018 4:19 PM
224	2	10/7/2018 3:06 PM
225	0	10/7/2018 11:33 AM
226	2	10/7/2018 6:37 AM
227	0	10/7/2018 2:30 AM
228	0	10/6/2018 11:40 PM
229	3	10/6/2018 10:48 PM
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231	3	10/6/2018 7:58 PM
232	2	10/6/2018 10:11 AM
233	0	10/6/2018 9:01 AM
234	2	10/6/2018 8:06 AM
235	2	10/6/2018 8:04 AM
236	1	10/6/2018 7:32 AM
237	3	10/6/2018 6:54 AM
238	2	10/6/2018 6:26 AM
239	2	10/6/2018 4:59 AM
240	0	10/5/2018 11:33 PM
241	2	10/5/2018 11:10 PM
242	0	10/5/2018 10:31 PM
243	1	10/5/2018 10:05 PM
244	1	10/5/2018 9:43 PM
245	2	10/5/2018 9:24 PM
246	2	10/5/2018 5:18 PM
247	3	10/5/2018 4:58 PM
248	2	10/5/2018 4:36 PM
249	0	10/5/2018 3:39 PM
250	3	10/5/2018 3:33 PM
251	6	10/5/2018 3:23 PM
252	0	10/5/2018 1:13 PM
253	2	10/5/2018 12:59 PM
254	2	10/5/2018 11:33 AM
255	0	10/5/2018 11:23 AM
256	0	10/5/2018 11:06 AM
257	2	10/5/2018 10:12 AM
258	2	10/5/2018 9:38 AM
259	2	10/5/2018 8:21 AM
260	2	10/5/2018 6:50 AM
261	2	10/4/2018 8:49 PM
262	0	10/4/2018 8:26 PM

Cascade Charter Township Community Survey

SurveyMonkey

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269	1	10/3/2018 11:33 PM
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271	0	10/3/2018 8:55 PM
272	0	10/3/2018 8:24 PM
273	2	10/3/2018 7:50 PM
274	0	10/3/2018 7:41 PM
275	2	10/3/2018 6:59 PM
276	3	10/3/2018 5:36 PM
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279	1	10/3/2018 1:57 PM
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281	3	10/3/2018 9:43 AM
282	1	10/3/2018 6:10 AM
283	2	10/2/2018 11:07 PM
284	2	10/2/2018 9:42 PM
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295	0	10/1/2018 6:21 PM
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302	2	10/1/2018 12:36 PM
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Cascade Charter Township Community Survey

SurveyMonkey

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311	2	10/1/2018 7:15 AM
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313	1	10/1/2018 5:43 AM
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322	0	9/30/2018 5:23 PM
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324	0	9/30/2018 4:55 PM
325	1	9/30/2018 3:27 PM
326	1	9/30/2018 3:25 PM
327	3	9/30/2018 3:13 PM
328	1	9/30/2018 2:51 PM
329	2	9/30/2018 2:05 PM
330	2	9/30/2018 1:49 PM
331	1	9/30/2018 1:32 PM
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335	2	9/30/2018 9:39 AM
336	2	9/30/2018 9:30 AM
337	2	9/30/2018 8:56 AM
338	3	9/30/2018 8:14 AM
339	2	9/30/2018 8:00 AM
340	2	9/30/2018 7:40 AM
341	3	9/30/2018 7:28 AM
342	2	9/30/2018 7:25 AM
343	4	9/30/2018 7:00 AM
344	3	9/30/2018 12:55 AM

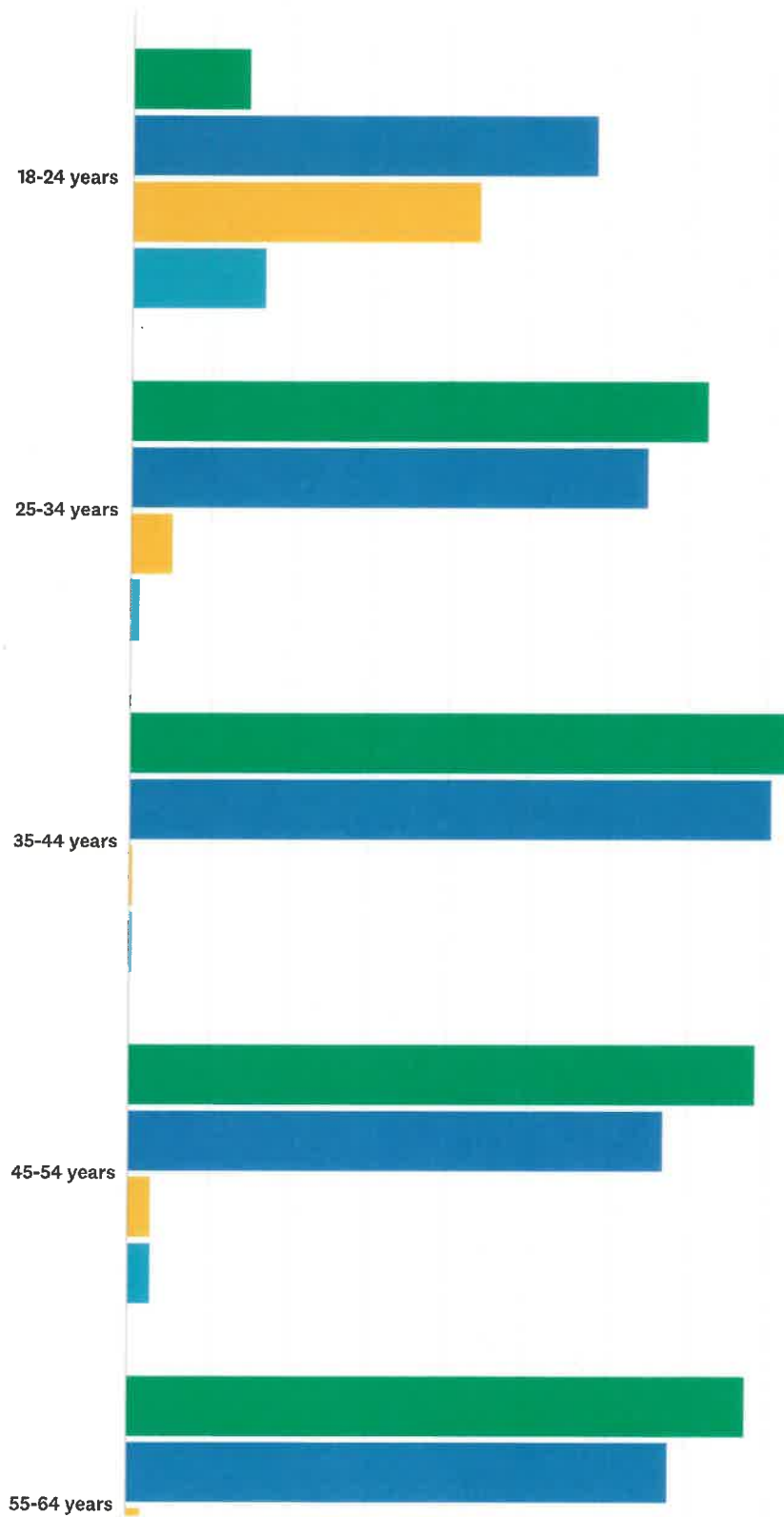
Cascade Charter Township Community Survey

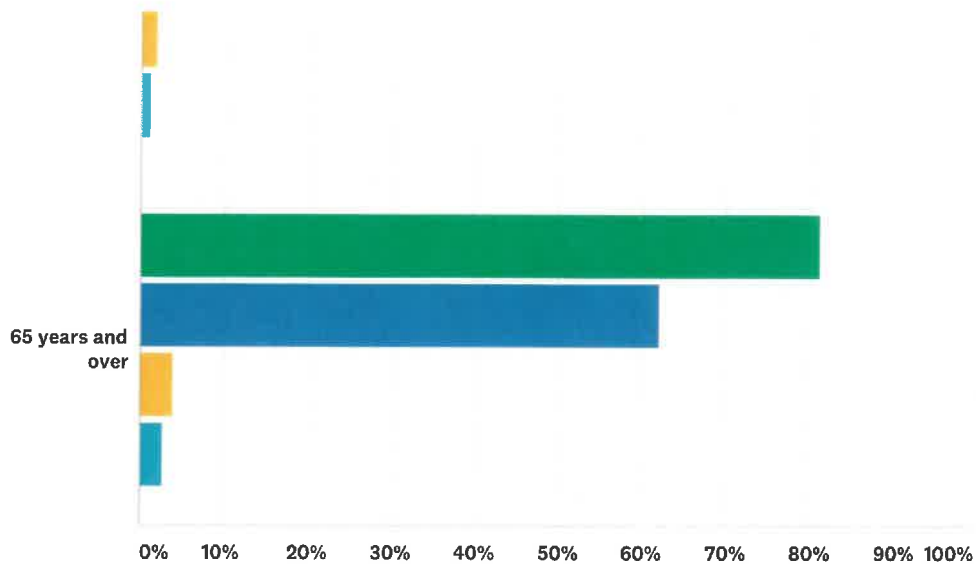
SurveyMonkey

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348	2	9/29/2018 9:22 PM
349	2	9/29/2018 9:15 PM
350	3	9/29/2018 8:53 PM
351	1	9/29/2018 8:03 PM
352	2	9/29/2018 8:02 PM
353	2	9/29/2018 6:34 PM
354	2	9/29/2018 6:08 PM
355	3	9/29/2018 3:32 PM
356	2	9/29/2018 2:27 PM
357	2	9/29/2018 12:47 PM
358	0	9/29/2018 12:34 PM
359	0	9/29/2018 12:26 PM
360	2	9/29/2018 11:28 AM
361	2	9/29/2018 11:19 AM
362	2	9/29/2018 10:55 AM
363	2	9/29/2018 10:17 AM
364	0	9/29/2018 9:40 AM
365	0	9/29/2018 9:35 AM
366	0	9/29/2018 9:29 AM
367	1	9/29/2018 8:23 AM
368	2	9/29/2018 7:11 AM
369	2	9/28/2018 6:29 PM
370	2	9/28/2018 5:06 PM
371	0	9/26/2018 2:23 PM
372	0	9/25/2018 5:43 AM
373	2	9/17/2018 8:24 PM
374	1	9/17/2018 7:42 PM
375	1	9/11/2018 11:50 AM

### Q4 What is your approximate age and that of the other principal adult (if any) in the household?

Answered: 509 Skipped: 0



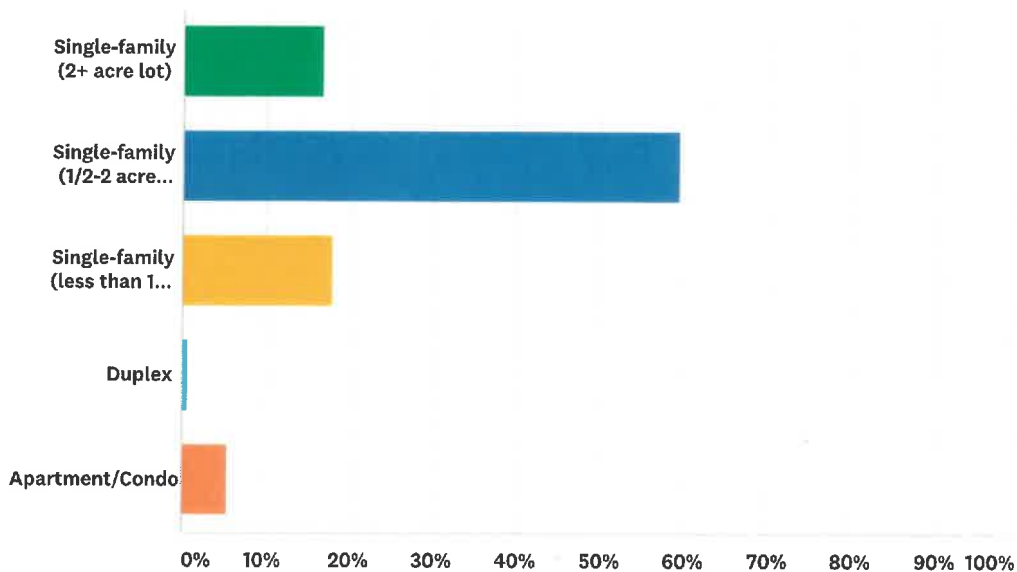


■ Your Age   
 ■ Other Adult   
 ■ Other Adult   
 ■ Other Adult

	YOUR AGE	OTHER ADULT	OTHER ADULT	OTHER ADULT	TOTAL RESPONDENTS
18-24 years	14.58% 7	58.33% 28	43.75% 21	16.67% 8	48
25-34 years	72.34% 68	64.89% 61	5.32% 5	1.06% 1	94
35-44 years	83.41% 181	80.65% 175	0.46% 1	0.46% 1	217
45-54 years	78.57% 110	67.14% 94	2.86% 4	2.86% 4	140
55-64 years	77.67% 80	67.96% 70	1.94% 2	0.97% 1	103
65 years and over	81.08% 60	62.16% 46	4.05% 3	2.70% 2	74

### Q5 What type of home and lot size do you have?

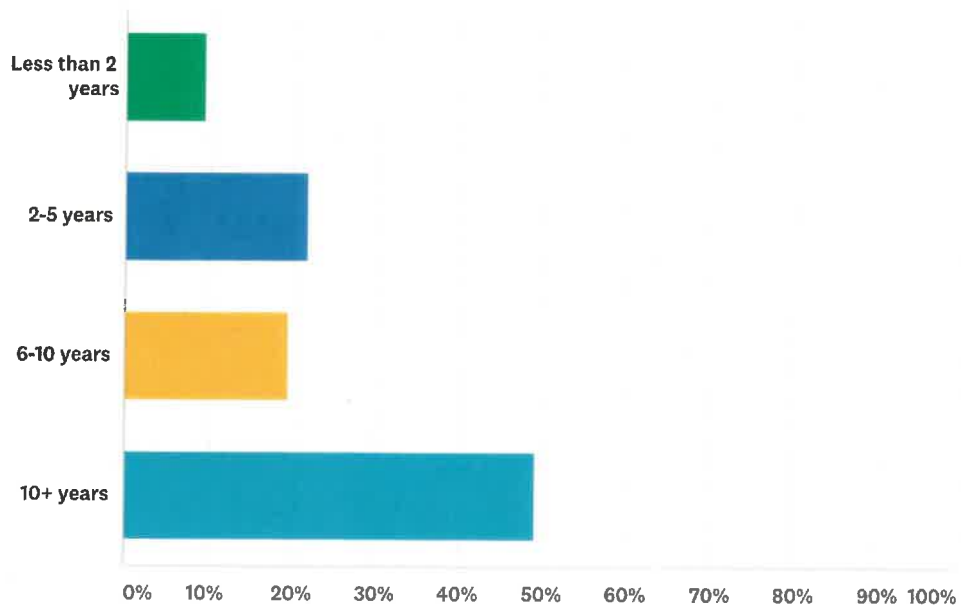
Answered: 502 Skipped: 7



ANSWER CHOICES	RESPONSES	
Single-family (2+ acre lot)	16.73%	84
Single-family (1/2-2 acre lot)	59.36%	298
Single-family (less than 1/2 acre lot)	17.93%	90
Duplex	0.60%	3
Apartment/Condo	5.38%	27
TOTAL		502

### Q6 How long have you lived in Cascade Township?

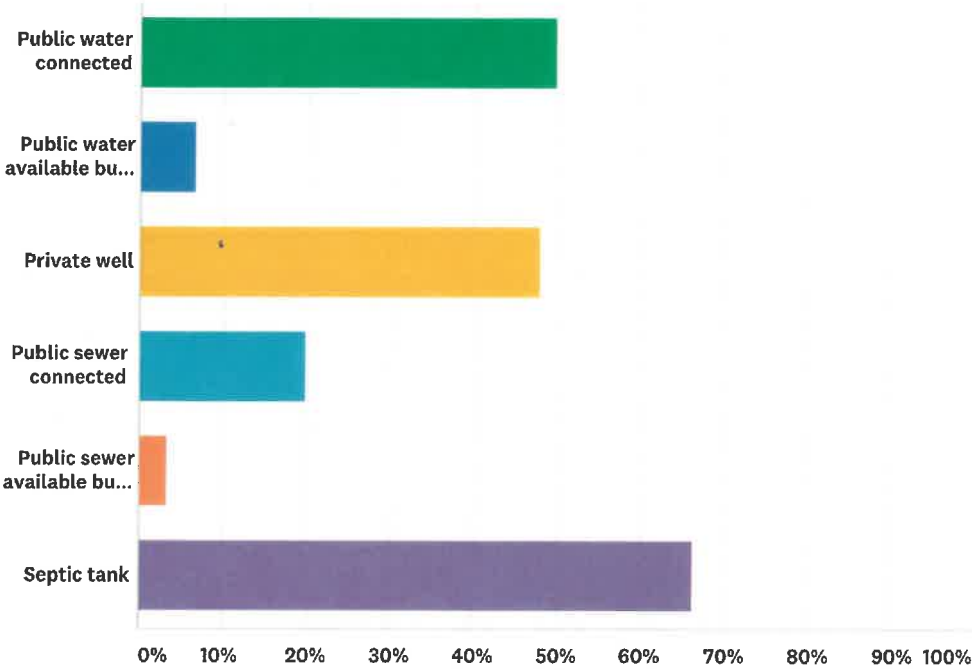
Answered: 476 Skipped: 33



ANSWER CHOICES	RESPONSES	
Less than 2 years	9.45%	45
2-5 years	21.85%	104
6-10 years	19.54%	93
10+ years	49.16%	234
TOTAL		476

### Q7 Concerning water and sewer, does your home have... (check all that apply)

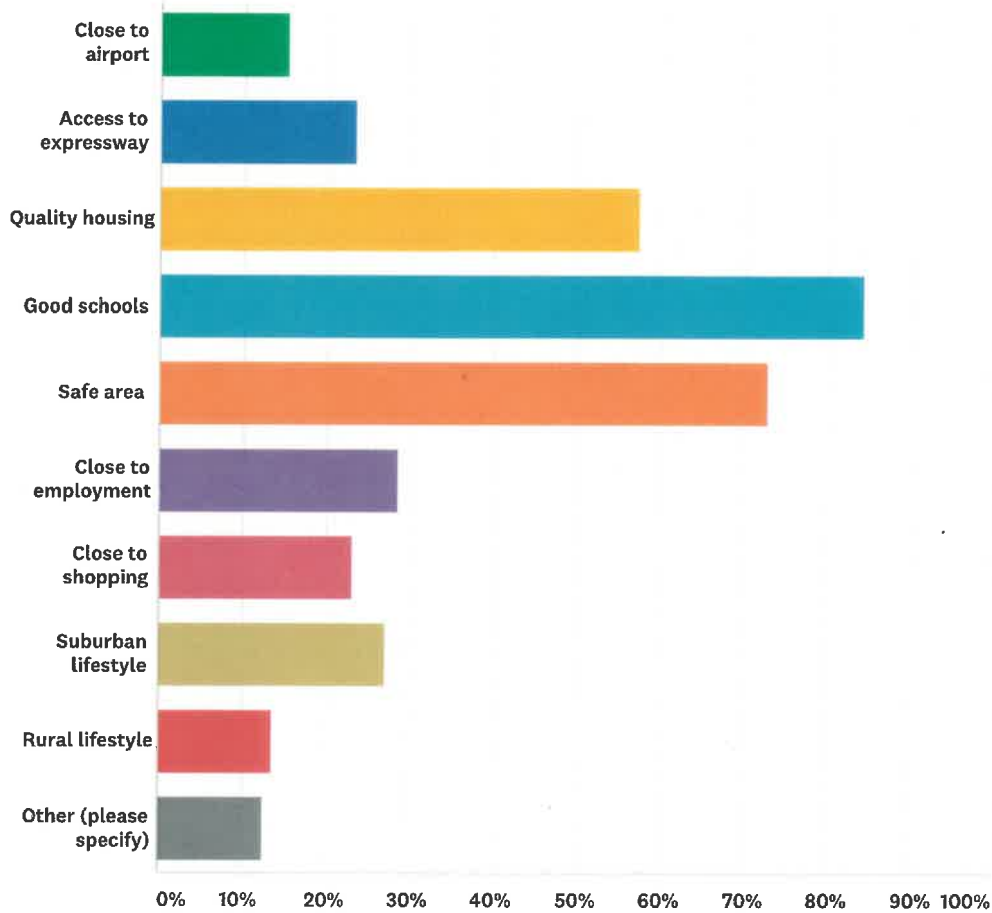
Answered: 478 Skipped: 31



ANSWER CHOICES	RESPONSES	
Public water connected	49.79%	238
Public water available but not connected	6.69%	32
Private well	47.91%	229
Public sewer connected	19.87%	95
Public sewer available but not connected	3.35%	16
Septic tank	66.32%	317
Total Respondents: 478		

**Q8 From the following list, please select the most important reason(s) you have chosen to live in Cascade Township (check all that apply):**

Answered: 477 Skipped: 32



ANSWER CHOICES	RESPONSES	
Close to airport	15.30%	73
Access to expressway	23.48%	112
Quality housing	57.23%	273
Good schools	84.28%	402
Safe area	72.75%	347
Close to employment	28.72%	137
Close to shopping	23.27%	111
Suburban lifestyle	27.25%	130
Rural lifestyle	13.63%	65
Other (please specify)	12.58%	60

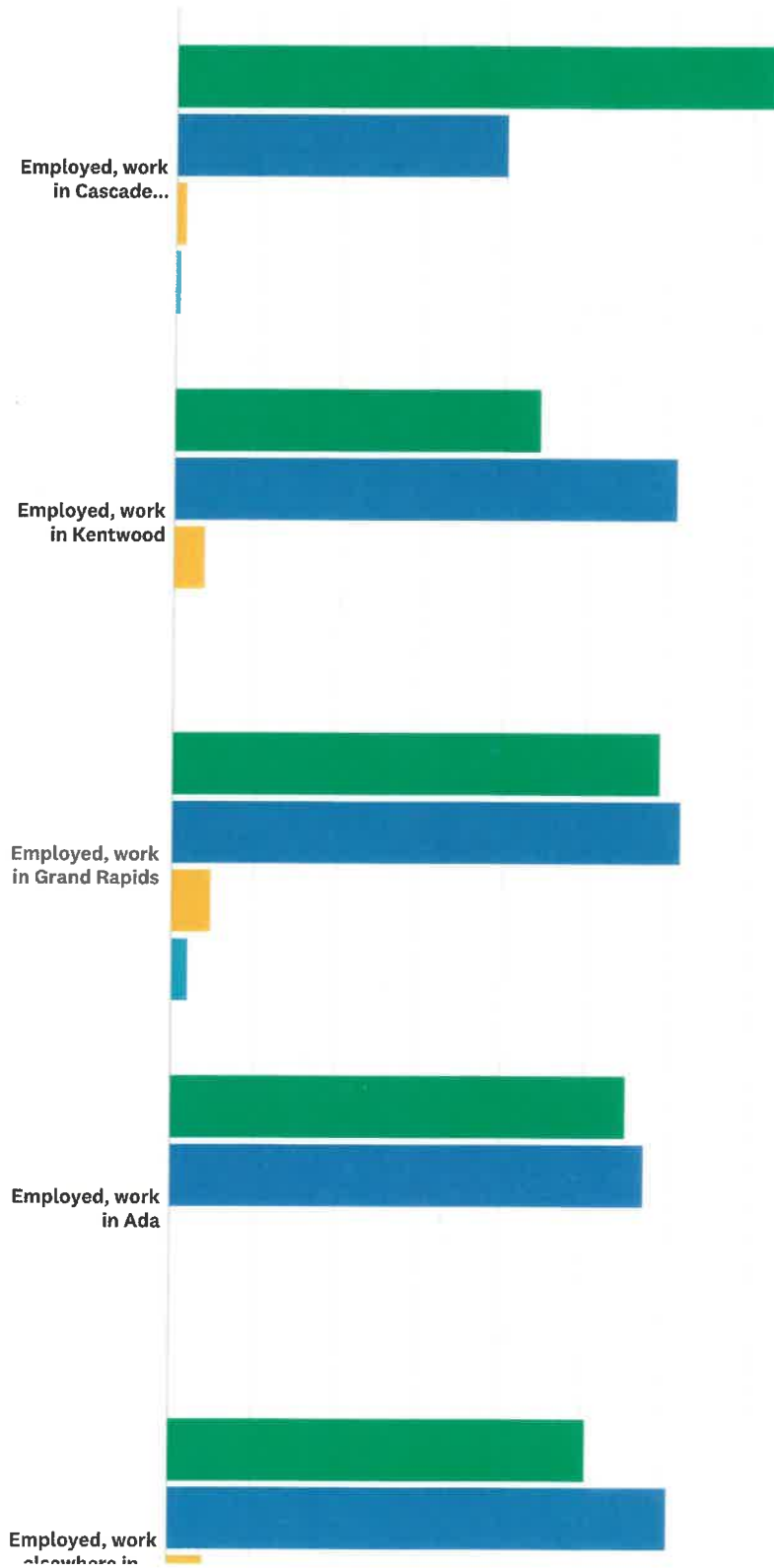
Total Respondents: 477

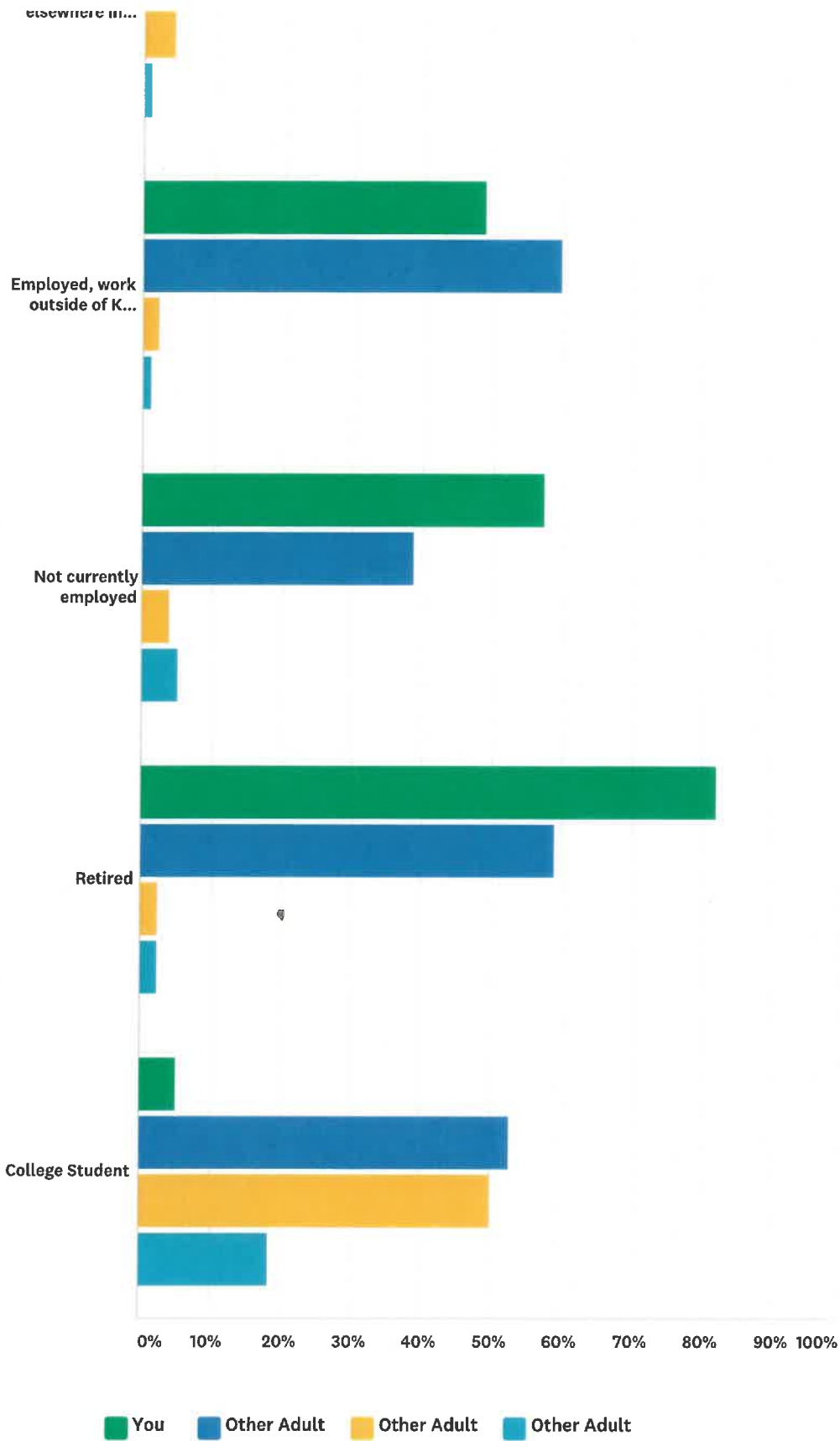
#	OTHER (PLEASE SPECIFY)	DATE
1	Space from neighbors but close to everything. Nice library.	10/30/2018 6:13 AM
2	Like	10/27/2018 6:02 PM
3	Trees, rivers, rolling terrain	10/27/2018 4:25 PM
4	Near family - Son and his family, plus commute to Walker	10/24/2018 9:06 PM
5	Also near employment when we first came to the area	10/23/2018 9:36 AM
6	the beauty of the river	10/22/2018 2:34 PM
7	Trees in my yard, and land	10/21/2018 7:27 AM
8	We liked the house we bought which was in CT	10/20/2018 12:50 PM
9	Closer community feel	10/18/2018 10:45 PM
10	Enough area for dog to roam and house for sale that met our need	10/18/2018 7:47 PM
11	Nature	10/18/2018 5:32 PM
12	Restaurants	10/18/2018 11:02 AM
13	Close to downtown GR	10/18/2018 8:58 AM
14	I will same my kids go to a school of a different Township District , Caledonia. I am also bothered by the expansive growth in my area. A lot of people moving in and building new homes nearby. It's becoming less rural.	10/17/2018 10:59 PM
15	Natural beauty	10/17/2018 9:04 PM
16	Close to library and fire department	10/17/2018 5:04 PM
17	Affordable condo	10/17/2018 4:45 PM
18	Beautiful Hilly Wooded	10/16/2018 6:39 PM
19	Neighbors	10/15/2018 9:48 PM
20	Beautiful wooded area	10/15/2018 8:37 PM
21	Community	10/15/2018 8:36 PM
22	Good location for our business	10/15/2018 2:57 PM
23	do not live in Cascade	10/15/2018 2:55 PM
24	Split comments - 1 to Lansing 1 to downtown GR	10/15/2018 9:49 AM
25	Quiet and peaceful until recent changes at quail ridge country club	10/14/2018 10:26 PM
26	close to 90-year old Mother and neighborhood	10/14/2018 10:38 AM
27	Natural beauty of woods & hills	10/12/2018 9:10 AM
28	Close to family	10/11/2018 5:04 PM
29	Trails	10/10/2018 10:27 PM
30	lack of liberals	10/10/2018 5:17 PM
31	Able to have acreage	10/10/2018 2:21 PM
32	River	10/10/2018 10:37 AM
33	River	10/10/2018 8:45 AM
34	Low Crime	10/10/2018 8:15 AM
35	Close to nature, hiking aned bicycle trails/paths, mature trees	10/9/2018 1:10 PM
36	Home value	10/8/2018 6:19 PM

37	As a resident for the past 16 years, I chose to live in Cascade because of what it looked like when I moved in. If I wanted to live in East Grand Rapids or Ada, I would have moved to either of those towns.	10/8/2018 3:40 PM
38	Beauty of natural area	10/8/2018 7:07 AM
39	On the River	10/6/2018 9:24 AM
40	Property Values	10/6/2018 9:04 AM
41	Close to family	10/6/2018 6:35 AM
42	Close to Frederik Meijer Gardens where I volunteer.	10/5/2018 1:15 PM
43	Community	10/5/2018 11:25 AM
44	Mature trees/wooded lots. Quaint feel	10/3/2018 10:50 PM
45	I grew up here	10/3/2018 9:10 PM
46	Thornapple River frontage	10/3/2018 8:57 PM
47	Family	10/2/2018 7:08 PM
48	We have several friends who live in Cascade Charter Township, and enjoy attending events in the area.	10/2/2018 6:29 PM
49	Proximity to park and walking path	10/1/2018 8:01 PM
50	This is where I grew up	10/1/2018 6:22 PM
51	Live on the Thornapple	10/1/2018 12:50 PM
52	Thornapple river frontage	9/30/2018 9:53 PM
53	Found a home with acreage and off a private drive so able to go for bike rides and walks as a family with ease.	9/30/2018 7:00 PM
54	River access	9/30/2018 12:53 PM
55	MEAP scores & Millage	9/30/2018 12:36 PM
56	At the time, high speed internet	9/29/2018 10:29 PM
57	I grew up here.	9/29/2018 9:41 AM
58	Beautiful area with trees, lakes, hills etc.	9/29/2018 9:27 AM
59	To live a community that offers natural lanscapes and beauty.	9/28/2018 5:12 PM
60	Near my grandkids	9/26/2018 2:25 PM

### Q9 What is your employment status and that of any other adult in the household?

Answered: 480 Skipped: 29





■ You   
 ■ Other Adult   
 ■ Other Adult   
 ■ Other Adult

YOU    OTHER ADULT    OTHER ADULT    OTHER ADULT    TOTAL RESPONDENTS

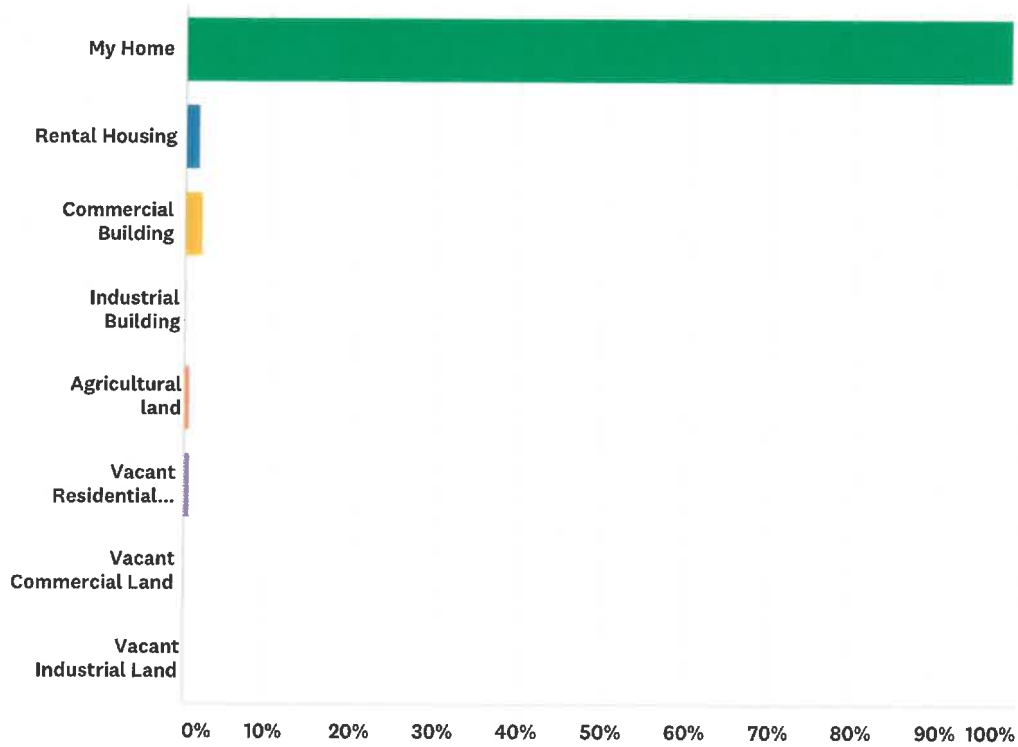
**Cascade Charter Township Community Survey**

SurveyMonkey

Employed, work in Cascade Township	73.15% 109	40.27% 60	1.34% 2	0.67% 1	149
Employed, work in Kentwood	44.44% 24	61.11% 33	3.70% 2	0.00% 0	54
Employed, work in Grand Rapids	59.13% 136	61.74% 142	4.78% 11	2.17% 5	230
Employed, work in Ada	55.32% 26	57.45% 27	0.00% 0	0.00% 0	47
Employed, work elsewhere in Kent County	50.56% 45	60.67% 54	4.49% 4	1.12% 1	89
Employed, work outside of Kent County	48.81% 41	59.52% 50	2.38% 2	1.19% 1	84
Not currently employed	57.33% 43	38.67% 29	4.00% 3	5.33% 4	75
Retired	82.05% 64	58.97% 46	2.56% 2	2.56% 2	78
College Student	5.26% 2	52.63% 20	50.00% 19	18.42% 7	38

### Q10 What type(s) of property do you own in Cascade Township? (Check all that apply)

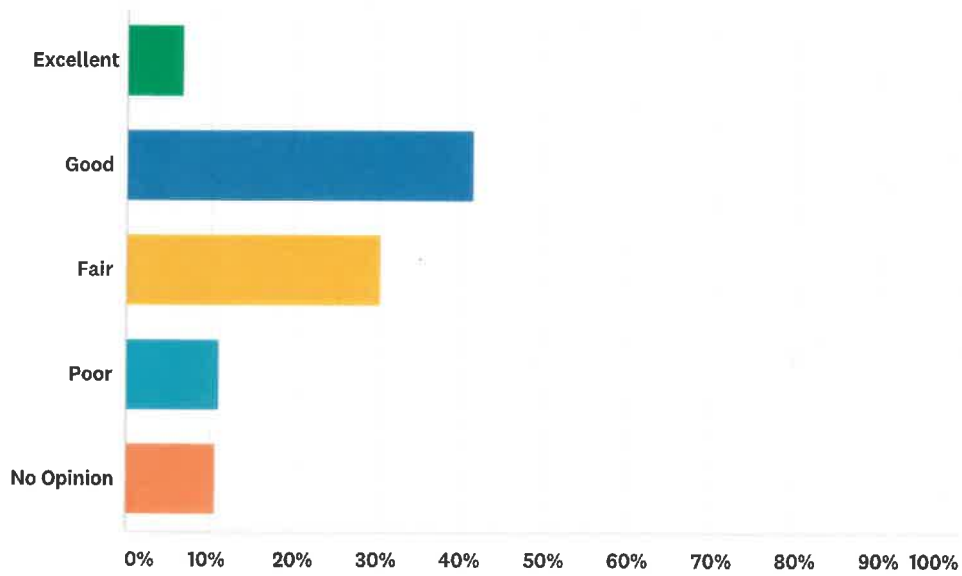
Answered: 470 Skipped: 39



ANSWER CHOICES	RESPONSES	
My Home	98.94%	465
Rental Housing	1.70%	8
Commercial Building	2.13%	10
Industrial Building	0.21%	1
Agricultural land	0.64%	3
Vacant Residential Land	0.64%	3
Vacant Commercial Land	0.21%	1
Vacant Industrial Land	0.00%	0
Total Respondents: 470		

### Q11 Please rate Cascade Township's efforts to guide and direct growth.

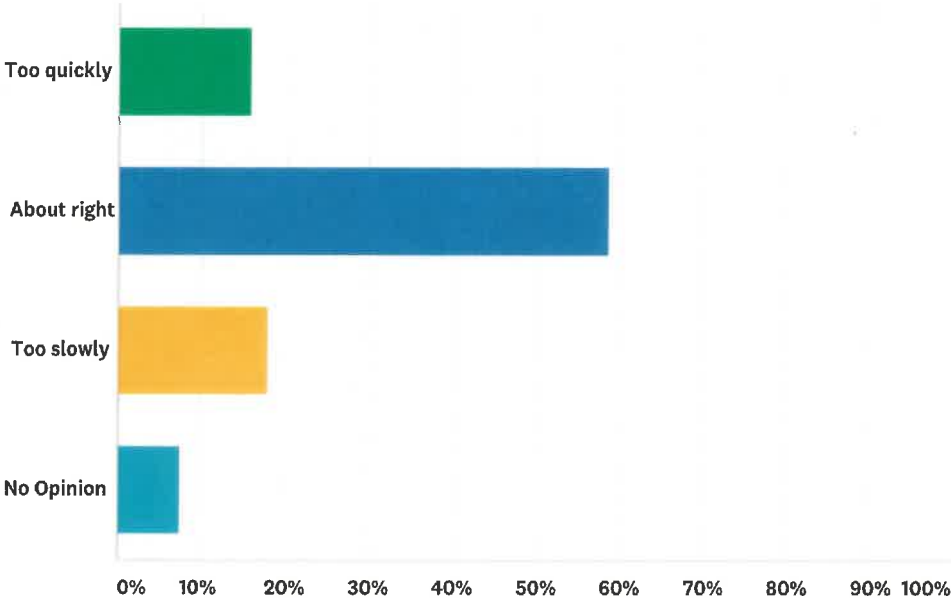
Answered: 462 Skipped: 47



ANSWER CHOICES	RESPONSES	
Excellent	6.71%	31
Good	41.34%	191
Fair	30.30%	140
Poor	11.04%	51
No Opinion	10.61%	49
TOTAL		462

### Q12 Regarding the growth of the Township, do you think Cascade Township is growing:

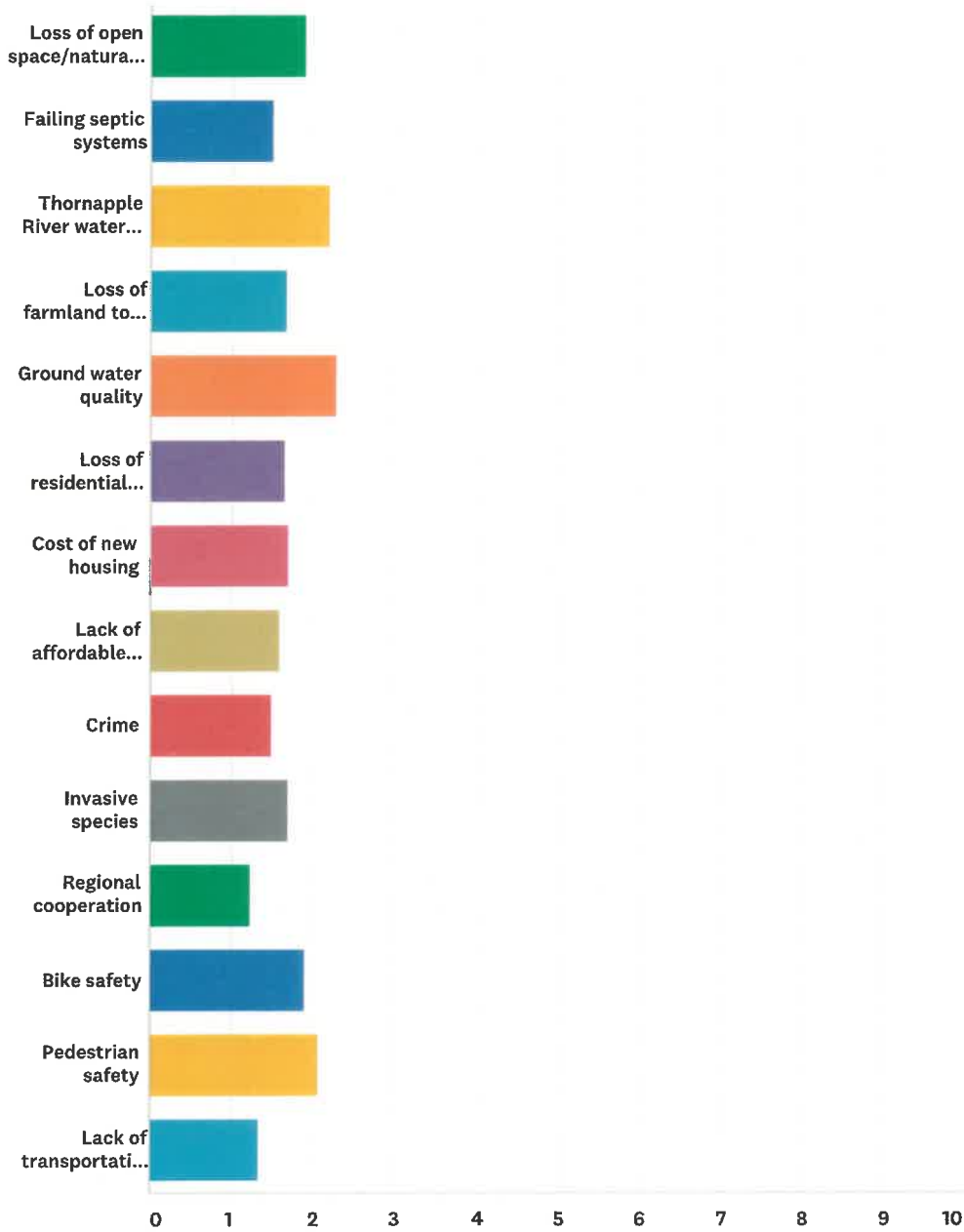
Answered: 463 Skipped: 46



ANSWER CHOICES	RESPONSES	
Too quickly	15.98%	74
About right	58.53%	271
Too slowly	17.93%	83
No Opinion	7.56%	35
TOTAL		463

### Q13 Please indicate your level of concern regarding the following:

Answered: 463 Skipped: 46



	VERY CONCERNED	SOMEWHAT CONCERNED	NOT CONCERNED	NO OPINION	TOTAL	WEIGHTED AVERAGE
Loss of open space/natural areas to development	24.46% 113	44.59% 206	28.35% 131	2.60% 12	462	1.91
Failing septic systems	17.71% 82	31.97% 148	32.83% 152	17.49% 81	463	1.50
Thornapple River water quality	43.07% 199	39.18% 181	11.26% 52	6.49% 30	462	2.19

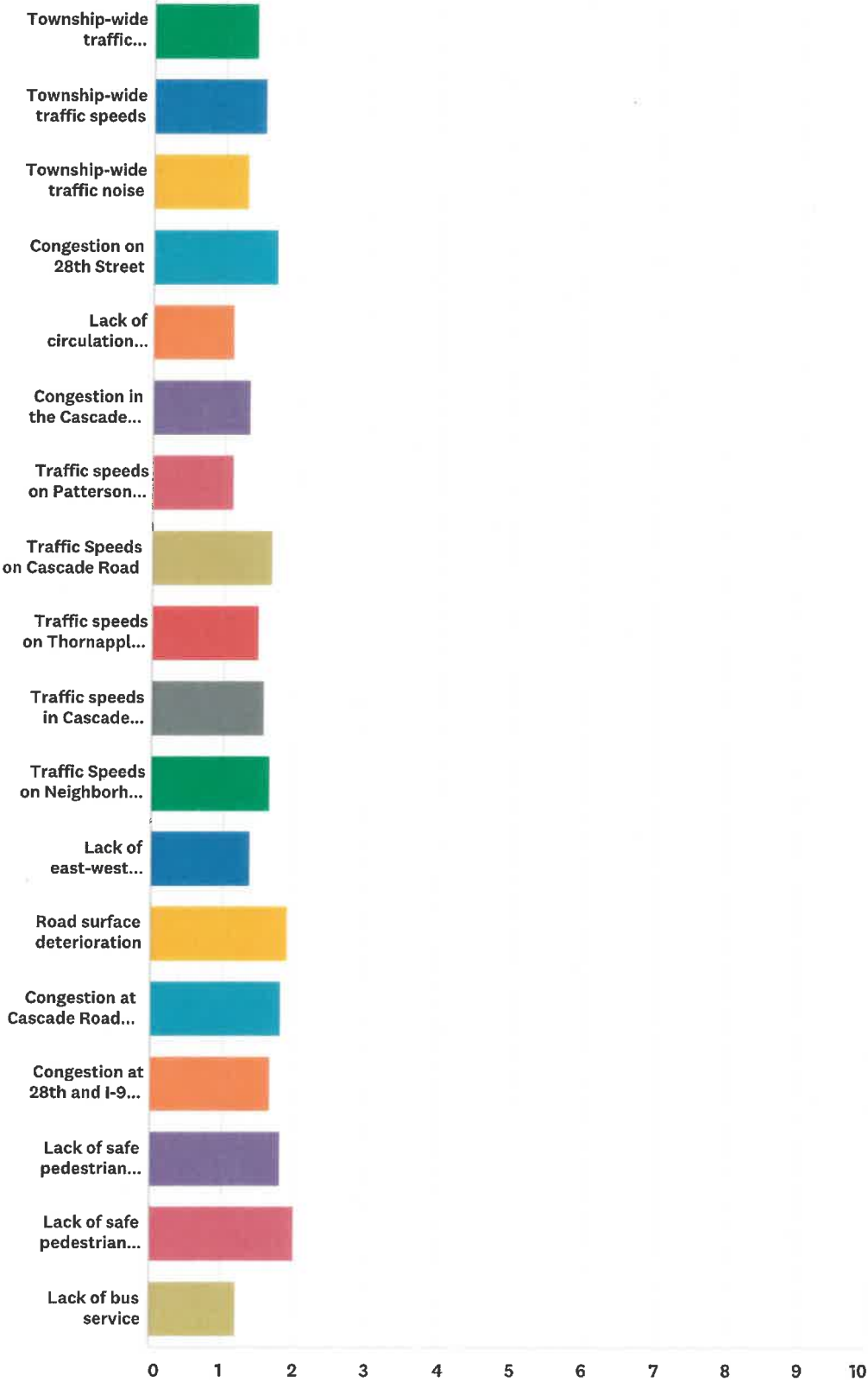
Cascade Charter Township Community Survey

SurveyMonkey

Loss of farmland to residential development	15.37% 71	42.64% 197	36.58% 169	5.41% 25	462	1.68
Ground water quality	49.35% 228	33.55% 155	13.42% 62	3.68% 17	462	2.29
Loss of residential areas to commercial development	16.85% 78	37.37% 173	40.60% 188	5.18% 24	463	1.66
Cost of new housing	18.40% 85	39.61% 183	35.71% 165	6.28% 29	462	1.70
Lack of affordable housing	15.55% 72	32.83% 152	45.57% 211	6.05% 28	463	1.58
Crime	11.45% 53	27.43% 127	60.04% 278	1.08% 5	463	1.49
Invasive species	15.12% 70	45.14% 209	33.69% 156	6.05% 28	463	1.69
Regional cooperation	6.35% 29	33.04% 151	38.95% 178	21.66% 99	457	1.24
Bike safety	27.27% 126	39.83% 184	29.65% 137	3.25% 15	462	1.91
Pedestrian safety	33.84% 156	41.00% 189	22.99% 106	2.17% 10	461	2.07
Lack of transportation choice	8.44% 39	22.94% 106	62.34% 288	6.28% 29	462	1.34

**Q14 Regarding traffic and mobility concerns in Cascade Township, do you consider the following conditions to be:**

Answered: 462 Skipped: 47



VERY SERIOUS      SOMEWHAT SERIOUS      NOT SERIOUS      NO OPINION      TOTAL      WEIGHTED AVERAGE

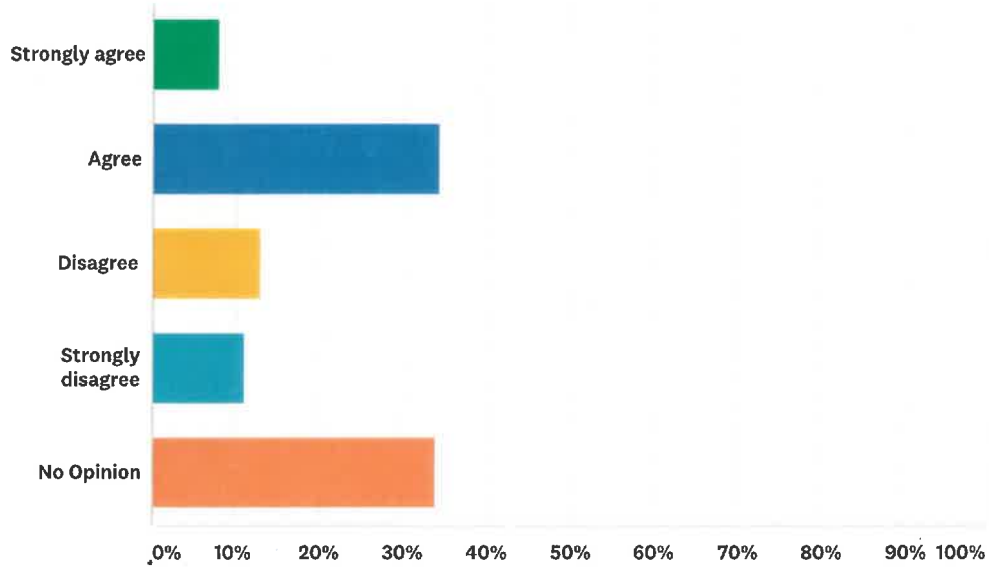
Cascade Charter Township Community Survey

SurveyMonkey

Township-wide traffic congestion	7.16% 33	30.37% 140	62.04% 286	0.43% 2	461	1.44
Township-wide traffic speeds	14.53% 67	29.07% 134	55.53% 256	0.87% 4	461	1.57
Township-wide traffic noise	3.70% 17	25.65% 118	68.48% 315	2.17% 10	460	1.31
Congestion on 28th Street	17.25% 79	40.39% 185	41.48% 190	0.87% 4	458	1.74
Lack of circulation around airport	3.69% 17	19.96% 92	63.34% 292	13.02% 60	461	1.14
Congestion in the Cascade Village area	5.42% 25	26.90% 124	65.51% 302	2.17% 10	461	1.36
Traffic speeds on Patterson Avenue	4.56% 21	12.80% 59	73.32% 338	9.33% 43	461	1.13
Traffic Speeds on Cascade Road	18.83% 87	30.74% 142	49.35% 228	1.08% 5	462	1.67
Traffic speeds on Thornapple River Drive	13.70% 63	26.96% 124	53.70% 247	5.65% 26	460	1.49
Traffic speeds in Cascade Village (28th and Thornapple River)	15.84% 73	28.20% 130	53.36% 246	2.60% 12	461	1.57
Traffic Speeds on Neighborhood streets	19.31% 89	31.02% 143	45.77% 211	3.90% 18	461	1.66
Lack of east-west connections/corridors	8.93% 41	30.72% 141	51.20% 235	9.15% 42	459	1.39
Road surface deterioration	23.14% 106	45.20% 207	30.35% 139	1.31% 6	458	1.90
Congestion at Cascade Road and Spaulding	20.00% 92	46.09% 212	28.48% 131	5.43% 25	460	1.81
Congestion at 28th and I-96 Interchange	16.12% 74	38.13% 175	42.05% 193	3.70% 17	459	1.67
Lack of safe pedestrian crossing points on 28th Street	22.44% 103	42.27% 194	30.07% 138	5.23% 24	459	1.82
Lack of safe pedestrian crossing points on Cascade Road	31.96% 147	39.78% 183	25.43% 117	2.83% 13	460	2.01
Lack of bus service	6.56% 30	22.54% 103	56.46% 258	14.44% 66	457	1.21

### Q15 A park and ride lot should locate near the 36th Street and I-96 interchange.

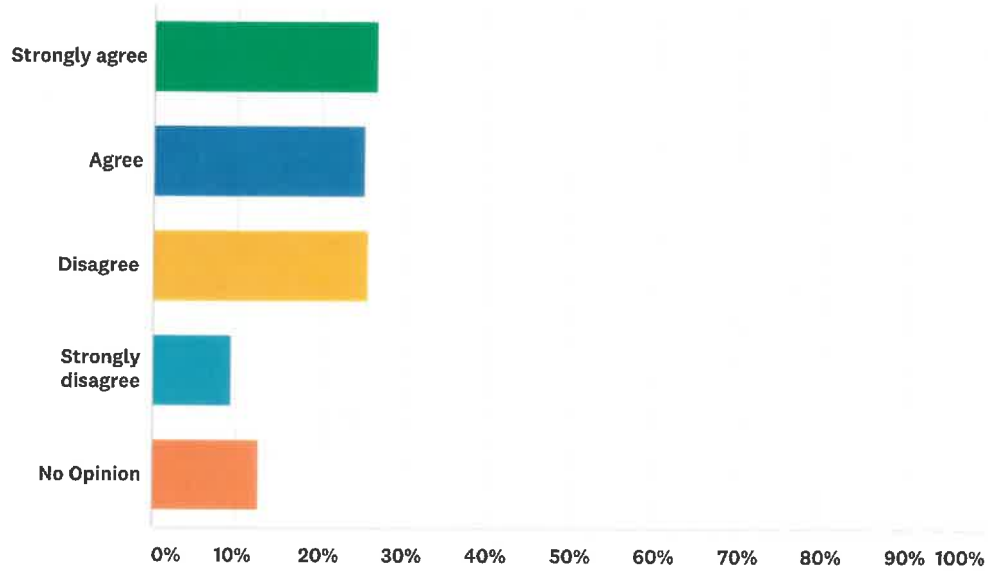
Answered: 455 Skipped: 54



ANSWER CHOICES	RESPONSES	
Strongly agree	7.91%	36
Agree	34.29%	156
Disagree	12.97%	59
Strongly disagree	10.99%	50
No Opinion	33.85%	154
TOTAL		455

### Q16 Retail developments on Cascade Road between Burton and Hall should be prohibited.

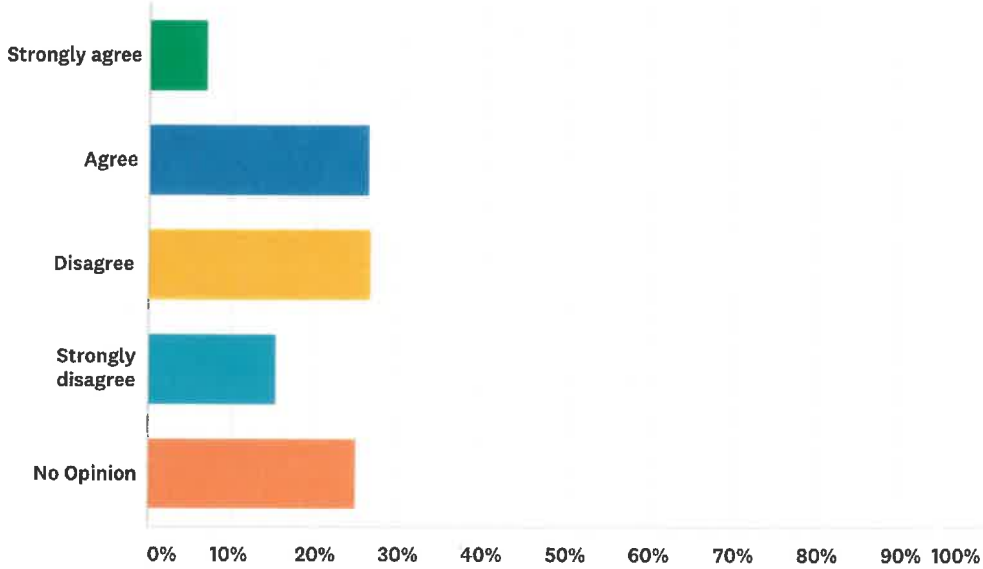
Answered: 455 Skipped: 54



ANSWER CHOICES	RESPONSES	
Strongly agree	26.81%	122
Agree	25.27%	115
Disagree	25.71%	117
Strongly disagree	9.45%	43
No Opinion	12.75%	58
<b>TOTAL</b>		<b>455</b>

### Q17 Residential properties adjacent to Cascade Village (28th and Thornapple River Drive) should be designated commercial.

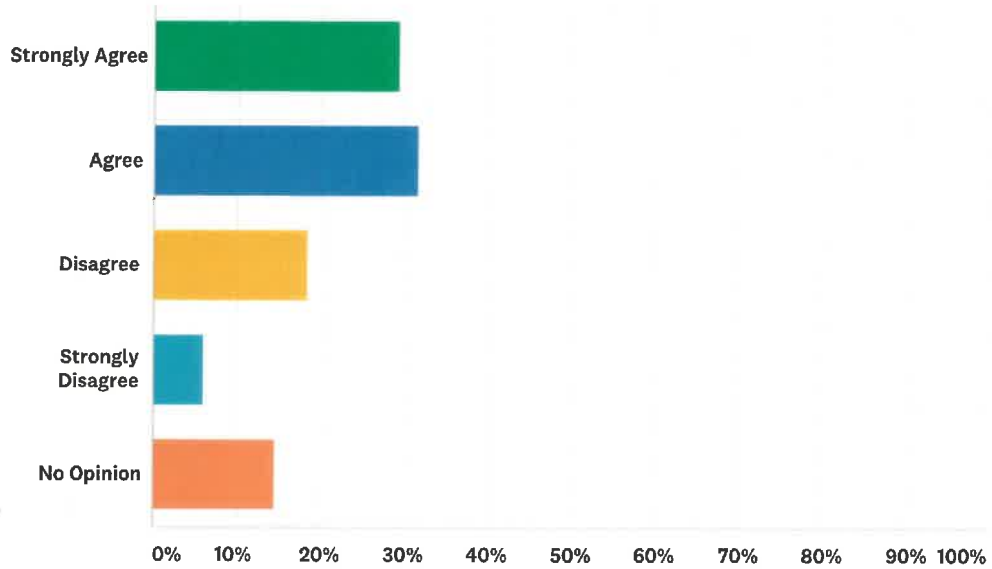
Answered: 457 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	7.00%	32
Agree	26.26%	120
Disagree	26.48%	121
Strongly disagree	15.32%	70
No Opinion	24.95%	114
TOTAL		457

### Q18 My neighborhood needs pedestrian connections to and between schools, trails, and shops.

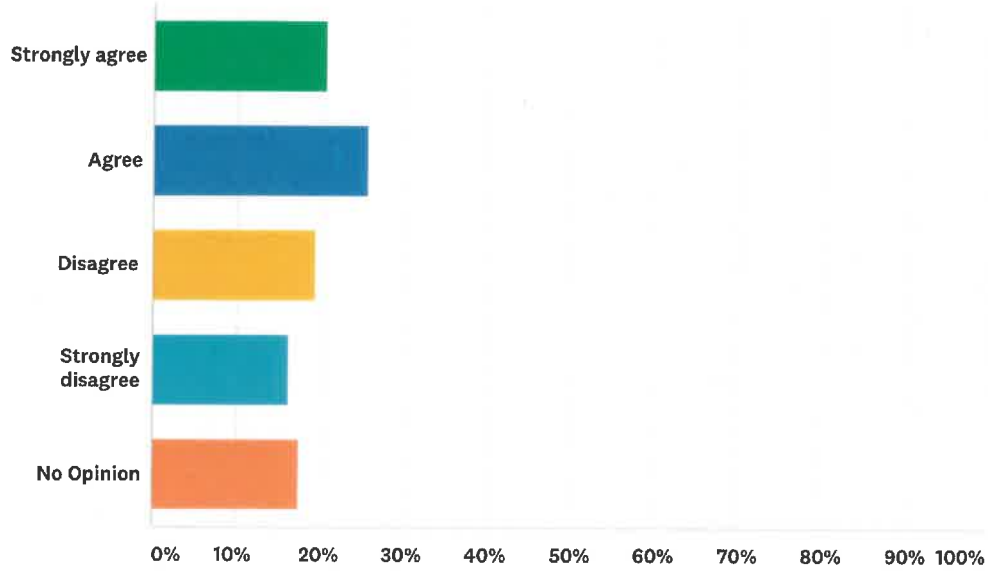
Answered: 457 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly Agree	29.32%	134
Agree	31.51%	144
Disagree	18.38%	84
Strongly Disagree	6.13%	28
No Opinion	14.66%	67
TOTAL		457

### Q19 The Township should strategically acquire riverfront property in the Cascade Village area when available to facilitate private re-development.

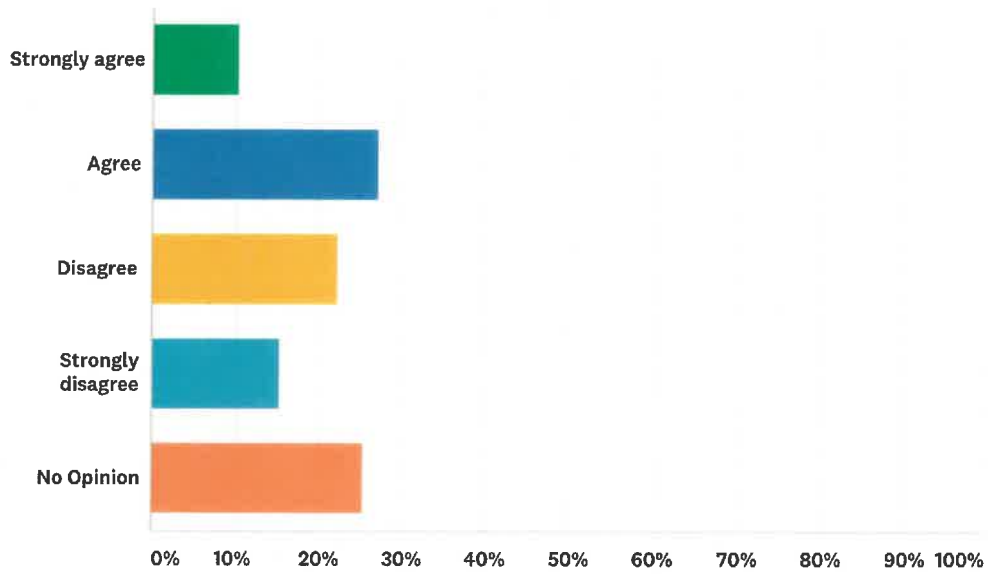
Answered: 457 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	20.79%	95
Agree	25.82%	118
Disagree	19.47%	89
Strongly disagree	16.41%	75
No Opinion	17.51%	80
TOTAL		457

### Q20 The Township should further improve transit services.

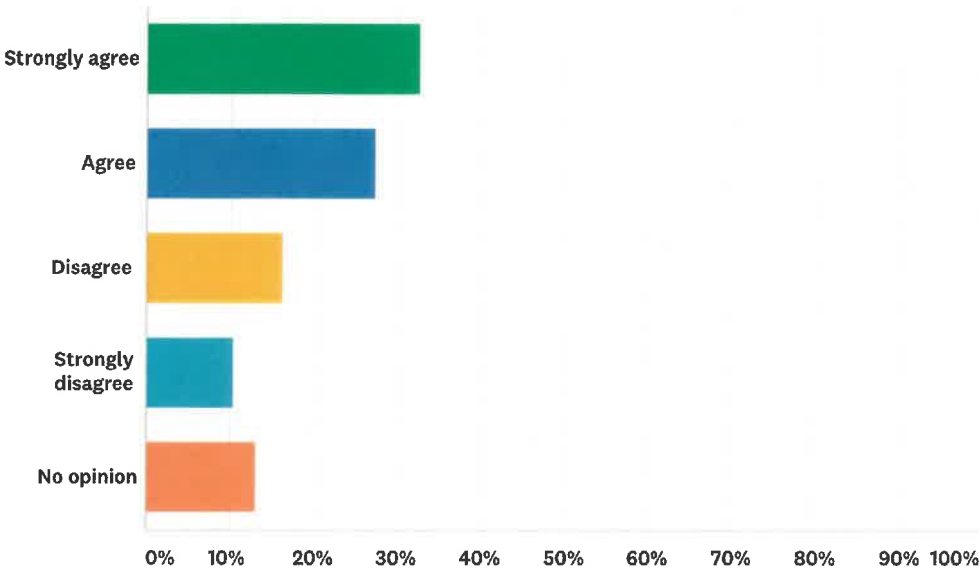
Answered: 457 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	10.28%	47
Agree	26.91%	123
Disagree	22.10%	101
Strongly disagree	15.32%	70
No Opinion	25.38%	116
TOTAL		457

### Q21 The Township should acquire Tuffy Muffler to expand Tassell Park.

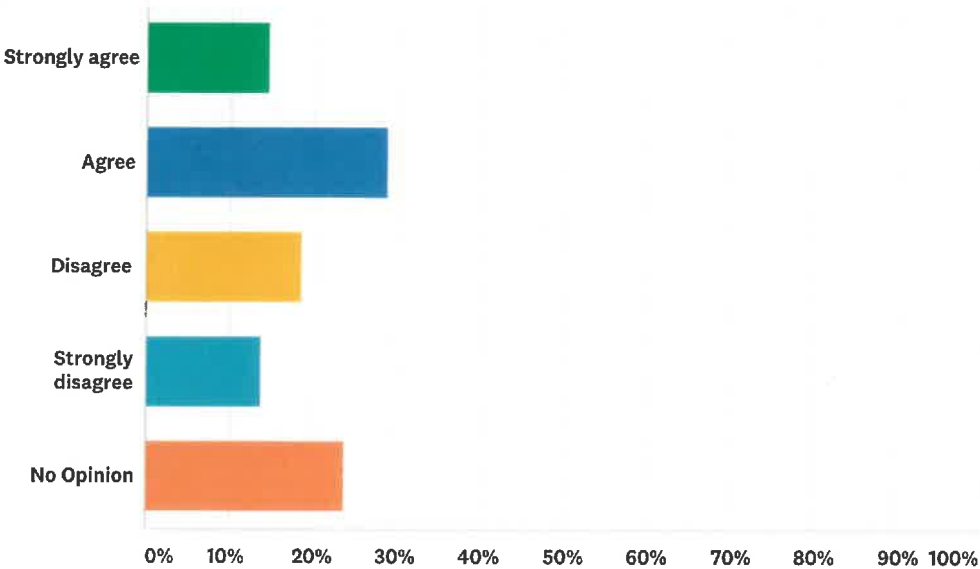
Answered: 457 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	32.60%	149
Agree	27.35%	125
Disagree	16.41%	75
Strongly disagree	10.50%	48
No opinion	13.13%	60
TOTAL		457

# Q22 The Township should facilitate passenger rail from Grand Rapids to Lansing.

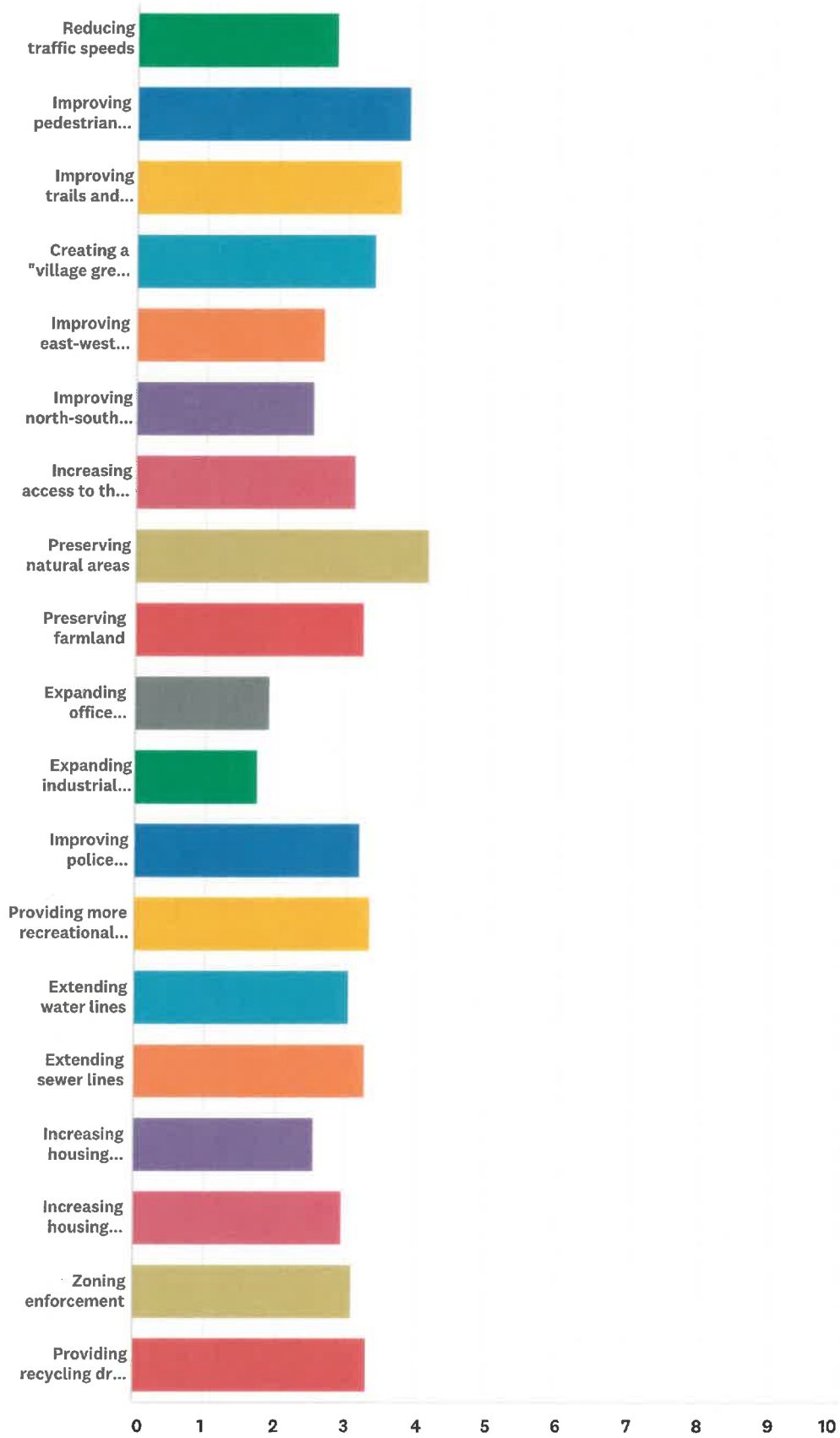
Answered: 456 Skipped: 53



ANSWER CHOICES	RESPONSES	
Strongly agree	14.69%	67
Agree	28.95%	132
Disagree	18.64%	85
Strongly disagree	13.82%	63
No Opinion	23.90%	109
TOTAL		456

**Q23 In terms of Township priorities, please indicate the importance of the following to you:**

Answered: 434 Skipped: 75



Cascade Charter Township Community Survey

SurveyMonkey

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Reducing traffic speeds	22.27% 96	8.35% 36	30.16% 130	8.12% 35	31.09% 134	431	2.83
Improving pedestrian safety and connectivity	48.38% 209	10.65% 46	27.08% 117	4.17% 18	9.72% 42	432	3.84
Improving trails and pathways	41.67% 180	13.19% 57	30.56% 132	4.63% 20	9.95% 43	432	3.72
Creating a "village green" or similar community gathering space	34.26% 148	11.57% 50	30.09% 130	4.17% 18	19.91% 86	432	3.36
Improving east-west street connectivity	12.82% 55	9.09% 39	39.63% 170	8.62% 37	29.84% 128	429	2.66
Improving north-south street connectivity	9.35% 40	8.18% 35	39.25% 168	10.28% 44	32.94% 141	428	2.51
Increasing access to the Thornapple River	28.94% 125	8.33% 36	30.32% 131	8.10% 35	24.31% 105	432	3.09
Preserving natural areas	57.51% 249	10.16% 44	25.17% 109	3.00% 13	4.16% 18	433	4.14
Preserving farmland	27.27% 117	9.79% 42	37.76% 162	7.93% 34	17.25% 74	429	3.22
Expanding office development	2.32% 10	4.41% 19	25.99% 112	15.08% 65	52.20% 225	431	1.90
Expanding industrial development	2.55% 11	3.47% 15	19.68% 85	14.35% 62	59.95% 259	432	1.74
Improving police protection	22.17% 96	11.55% 50	43.65% 189	7.62% 33	15.01% 65	433	3.18
Providing more recreational facilities	29.33% 127	10.16% 44	37.88% 164	8.55% 37	14.09% 61	433	3.32
Extending water lines	24.24% 104	10.02% 43	33.80% 145	8.16% 35	23.78% 102	429	3.03
Extending sewer lines	31.15% 133	10.30% 44	31.85% 136	6.32% 27	20.37% 87	427	3.26
Increasing housing opportunities for seniors	12.33% 53	7.44% 32	36.05% 155	12.56% 54	31.63% 136	430	2.56
Increasing housing opportunities for young families/millennials	19.95% 86	11.14% 48	36.89% 159	8.82% 38	23.20% 100	431	2.96
Zoning enforcement	21.60% 92	11.74% 50	39.20% 167	9.62% 41	17.84% 76	426	3.10
Providing recycling drop off site	33.26% 144	12.24% 53	27.25% 118	6.70% 29	20.55% 89	433	3.31

#	OTHER (PLEASE SPECIFY)	DATE
1	Concerned that most of the remaining natural wooded areas are being turned in to subdivisions	10/29/2018 11:31 PM
2	People jogging are constantly in danger of being hit because there are no walkways by the roads	10/28/2018 9:06 PM
3	No mention of the traffic congestion between Spaulding and Kraft on Burton. Speeds need to be reduced to 35mph. It is getting dangerous exiting the Burton Pointe subdivision. The new YMCA has precipitated a lot of traffic.	10/26/2018 7:31 AM
4	The plans for the new Township Hall require a significant review and modification. Those plans and the architecture are very poor versus the role for safety for the area and for protection of computer systems. I intend to engage on those designs review.	10/24/2018 9:29 PM

Cascade Charter Township Community Survey

SurveyMonkey

5	No more retirement communities. Get rid of Motel 6/red roof (this is where the crime and drugs are.)	10/23/2018 3:40 PM
6	Communication to all residents is critical. I received this survey through my sister who has not lived in Cascade for 5 years. I who has lived here for 16 years received nothing!!!	10/23/2018 11:10 AM
7	Reducing the speed limit on Buttrick Ave. Too many people have gone off the road right in front of our house, and it is a crossing for many deer. People drive well over the 45 mph speed limit!	10/23/2018 7:02 AM
8	55 mile an hour speed limit on Cascade Rd. between Hall and Burton is too fast!	10/22/2018 2:30 PM
9	Creating bike lanes and improving the safety of crossing the narrow I96 bridge on Burton on bicycle.	10/20/2018 4:56 PM
10	Traffic and traffic noise are a constant annoyance. Spaulding road sees increasing volume and speeds.	10/20/2018 3:57 PM
11	Please do not change the zip code from 49301	10/20/2018 12:58 PM
12	Fixing up the old prevos area. It's depressing and half the businesses fail after a couple years. Getting a better grocery store in cascade. The dw on 28th is embarrassing, high priced and poor selection.	10/20/2018 7:25 AM
13	Would love clean water and more walking/biking paths. Would love a cute downtown that we can bike to and just walk around for the day.	10/18/2018 11:03 PM
14	Work harder to lower our property taxes. They have gone out of control! It will price people out of the area. Don't waste hundreds of thousands of our tax dollars on properties on the river that the river association won't let you develop or turn into a park. Also need to provide flashing lights if someone wants to cross Cascade Rd at old 28th St. It is so dimly lit it is an accident waiting to happen.	10/18/2018 8:15 PM
15	Pass an ordinance banning any kind of LGBT discrimination within the community.	10/18/2018 4:03 PM
16	I would like to see Cascade's downtown turn into more of a mixed use, walkable village (and less like a collection of unconnected shops and strip malls on a busy road). The speed limit on Cascade would need to be lowered for this to happen. In addition, I think there should be a left hand turn light from 36th St. onto Thornapple River Dr. that would run at rush hour. Also a bike trail down Thornapple River Dr. from Cascade Park to Tassel Park.	10/18/2018 11:21 AM
17	More storage options would great. All the storage companies are located in Kent wood.	10/17/2018 5:04 PM
18	Very interested in advocating for more walking paths, specifically on Tahoe/Charlevoix, by Thornhills.	10/17/2018 4:52 PM
19	The re-routing of Thornapple from approximately the old grange East and North of the existing strip mall. The re-development of the strip mall at 28th and Cascade Road together with it's parking into small streets lined small retail shops, cafes, with street parking , places to sit and small music venues, loft apartments and possibly a new town hall. The acquisition of the houses along the Thornapple River adjacent to Cascade Village for public access to the river. The acquisition of the houses along the Thornapple River adjacent to Cascade Village to allow pedestrians to walk from the village to a small park on the river bank without crossing a traffic artery.	10/16/2018 7:06 PM
20	A separate walking bridge/pathway over the thornapple river on Cascade road is desperately needed. I hate that my baby stroller is three feet from a box truck doing 50mph when we walk across.	10/16/2018 4:28 PM
21	Adding a grocer like Whole Foods or Plum Market.	10/16/2018 2:00 PM
22	I find it interesting you focused on Tuffy - I only think Tuffy should be purchased if the whole area there is purchased (Dentist / etc., and make a walking bridge across to parks /library - think differently!!!). Otherwise very unfair to pick one small location	10/15/2018 10:00 PM
23	There are many houses/neighborhoods (such as ours on Kenrob) that can not safely access the trail system. This then prohibits us from biking to school, local businesses, and enjoying this community in full. We would love to see our tax dollars go towards this important need of extending the bike/walking trails from 36th street to Whitneyville Road.	10/15/2018 9:42 PM
24	The properties near the damn should be acquired but not for a park but for other redevelopment like a river walk with shopping/food to provide a community gathering place. The food options in Cascade are very poor and my family often goes to Ada or Grand Rapids for dinner.	10/15/2018 9:59 AM
25	The time spent on sign enforcement is a waste of time in my opinion	10/14/2018 10:47 AM

26	development of cascade village and encourage restaurants and quality shops and family friendly places getaway from all the strip mall looks	10/14/2018 7:16 AM
27	Increase trail availability in zone 5. Reconsider district allocation in Zone 5. ALL of zone 5 should be Forrest Hills schools, not Caledonia schools.	10/12/2018 1:19 AM
28	Stop our case of "township hall envy" (regarding Gaines & GR Twp halls). We don't bring our guests to see the township hall, hence don't need a Taj Mahal such as the neighboring townships have. On every visit to our hall I've counted no more than three employees inside. Where's the "overcrowding"?	10/11/2018 1:26 PM
29	Lack of access to water lines is a significant issue. Failing wells and the inability to drill to good enough water for replacement wells is making this issue critical.	10/11/2018 11:51 AM
30	Extend the trails on cascade and 36th. Lots of pedestrian use on cascade road with high speed traffic.	10/10/2018 10:38 PM
31	Cascade needs to return the small town feel and look to the area - like Ada Township.	10/10/2018 10:36 PM
32	A bicycle path should be made along 36th Ave between Eldon Nash and Cascade Rd.	10/10/2018 3:44 PM
33	Improve commercial area at 28th Street and Cascade Road	10/10/2018 2:29 PM
34	Please consider removing the island on 28th st in front of the barber shop & gas station. It is not safe, and it is unnecessary. It is not a long enough turn lane. If the intent was a place to cross the road it should be done at the intersection a block down in either direction.	10/10/2018 1:06 PM
35	Redevelopment of Cascade Village (similar to Ada)	10/10/2018 11:21 AM
36	We need more local and boutique retail in the area	10/10/2018 9:11 AM
37	As the homes in Cascade age zoning enforcement will need to be made a higher priority.	10/10/2018 8:24 AM
38	We do not need the bus bringing in people. I doubt very seriously any of the residents in Cascade use public buses. It only provides an opportunity to bring in an element we do not want in the community and the reason we live here. DO NOT RENEW BUS CONTRACT	10/9/2018 11:38 PM
39	Water and sewer is a huge deal. Our street (Briarcliff) must be the darkest street in Cascade. We desperately need street lights, improved electrical connection (frequently lose power) and water/sewer hookup.	10/9/2018 9:27 PM
40	Affordable housing for adults with disabilities, designed to facilitate inclusion	10/9/2018 8:17 PM
41	Sewer line expansion should be top priority	10/9/2018 7:58 PM
42	Extending sewer lines is #1.	10/9/2018 7:55 PM
43	Top priorities would be extending water and sewer into section 5 (McCords and 60th)	10/9/2018 7:51 PM
44	Pedestrian safety is a HUGE problem on the Burton overpass by Patterson, over 96. Biking through Cascade Village to get ice cream or visit the park (fun family activities etc) is dangerous.	10/9/2018 5:21 PM
45	Primary focus should be on village development and maximizing use of river frontage. We need a better "downtown" in place of auto shops on the river.	10/9/2018 3:03 PM
46	I would really like to see a pedestrian crosswalk on Cascade and Thorncrest. Currently I have to walk down to Tuffy muffler and cross there. Which is not always the safest area with cars moving around. In addition crossing the Thornapple River on that bridge does not feel safe, especially if you're using a double stroller or a Burley on your bicycle. I would like to see a pedestrian path to cross the Thornapple River or at least put up a guard rail at minimum, something to keep you separated from the cars on Cascade.	10/9/2018 1:46 PM
47	We desperately need an all-encompassing plan for improving THE VILLAGE of CASCADE. The corner of Cascade Road and Thornapple River Drive is a disgrace! The LED lights on the HISTORICAL MUSEUM...giving it a neon look...is proof positive that there is a mixed and missed message in our community! Also the awful Christmas lights there. The Auto dealerships are taking over 28th Street! Seriously...with the plan being instituted in Ada...we have to be deaf, dumb and blind, not to be able to visualize what a PLAN could do for our VILLAGE. I think this is a wonderful idea to let our community supply ideas and action. Quaint and inclusive should be operative words.	10/9/2018 9:50 AM
48	eliminating racism	10/9/2018 8:00 AM

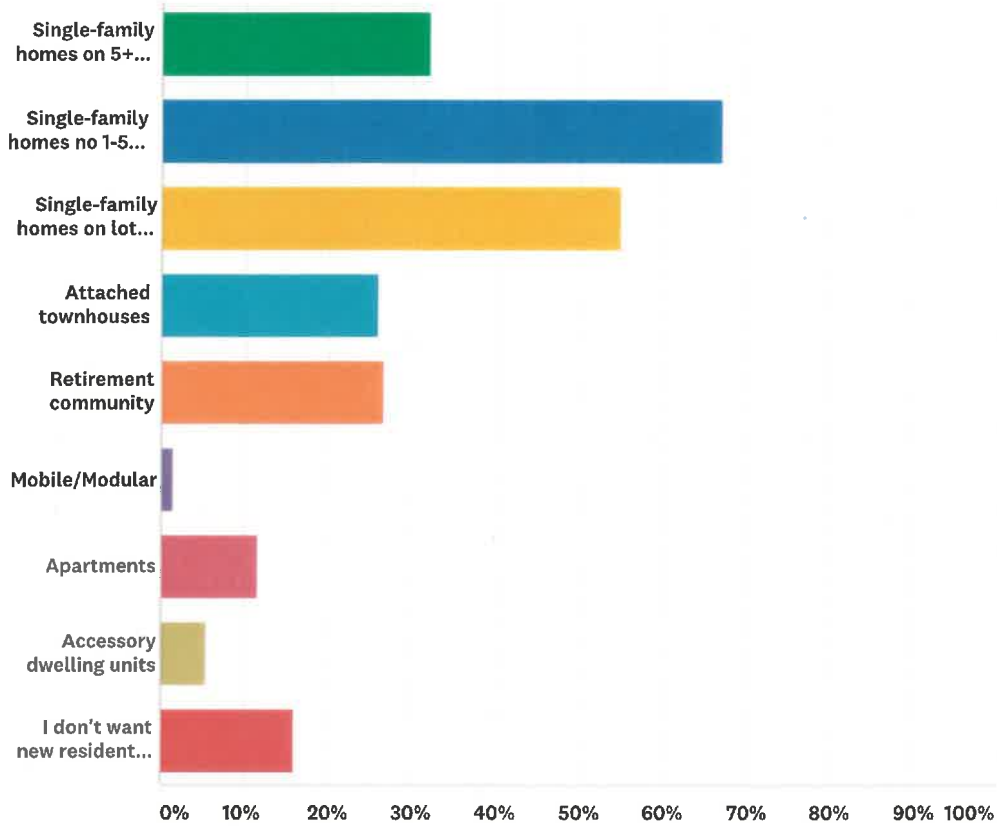
49	I live in zone 5 of Cascade township. There are no pedestrian trails anywhere in our zone. Many if not most other zones have extensive paved trails. I have spoken to many other residents in this area and most have felt like the forgotten area of Cascade township. What is the plan for paved paths in zone 5? I live south of 96 near Whitneyville and 52nd.	10/9/2018 5:37 AM
50	Cascade has no focal point or central identity. Seems like our role is to move traffics which is unfortunate and below our potential. The river and other natural resources make it a great area to live, work, play and we should focus on quality and not quantity initiatives. Moving more cars through the system seems very shortsighted. Moving cars out and away is a better vision statement. Also love to here the rail to landing idea. Makes sense but did not click on it because I have no clue what you are saying and how it would effect cascade and my family.	10/8/2018 11:26 PM
51	I think it is a big concern that there are no sidewalks in our hilly neighborhoods. We will not let our kids ride their bikes throughout the neighborhood because there are teenagers speeding up and down the hills that wouldn't see them. We really need to fix this. We've lived in other Grand Rapids neighborhoods with sidewalks and people are just out more spending time together. Cascade needs an identity. It seems like there is nothing to the village that would draw people here. Other towns are developing central meeting places. It would be nice if we had something similar.	10/7/2018 9:29 PM
52	Buttrick Ave speed limit should be reduced and monitored... too fast!	10/7/2018 7:50 PM
53	I think it would be nice to have a "downtown area". Look at what ada is doing!!	10/7/2018 3:14 PM
54	More public River access points	10/6/2018 11:00 PM
55	Consider putting fencing on the Cascade rd bridge-walk over the Thornapple river. Young children, families, teens....all ages use that bridge to get to ice cream shops and the bike path from neighborhoods. I have seen kids almost fall into the street (from their bikes). With cars coming down that hill at 50+mph it is an accident/death waiting to happen. Regarding Tuff Muffler, it is an eyesore and resembles a junkyard. Not much of a representation of a "village"! Our bike paths are like riding on a wash board. Patching, after awhile, does not take the place of resurfacing.	10/6/2018 10:20 PM
56	Continuous park improvement (splash pad at cascade park and separate playground equipment for under 5), revitalizing Cascade Village (I envision similar to gaslight village or downtown Ada), LOVE the idea of getting rid of Tuffy muffler (creates so many traffic bottlenecks, is way too small of a space for the volume they handle so there is constant overflow... even employees park at Leslie Tassel, it's an eye sore, it hurts the air quality of the beautiful surrounding space, it is a waste because they don't utilize the view or anything, just about any business would be better there. Get rid of the one across from them too! Although they aren't quite as bad) Also with all the recent PFAS concerns surrounding airport runoff and Thornapple River, it is IMPERATIVE that access to city water and sewers is extended immediately. It is not just in the interests of Cascade economically, but morally and ethically as well. Even if test results have been favorable so far, how would you feel if 10 years from now additional research points to new issues and problems?	10/6/2018 8:25 AM
57	Using the space already in Cascade to make a downtown which doesn't need to be on the river	10/6/2018 8:14 AM
58	Connect the path on Cascade Rd by Church. Add speed bumps to Hidden Hills Ave. No sidewalks and speeds are WAY to high!	10/6/2018 6:37 AM
59	Why weren't there any questions dedicated to the fire department? Please consider the age and condition/functionality of an aging station and the need for upgrades/replacement.	10/5/2018 10:33 PM
60	Provide invasive species education and assistance for eradication	10/5/2018 9:32 PM
61	Improve retail choices	10/5/2018 7:52 PM
62	I am not a fan of the change in policy around mandating hooks ups to public water with the sale of real estate. I think this will depress our real estate market.	10/5/2018 5:16 PM
63	Would absolutely LOVE to develop Cascade Village similar to Ada Village!	10/5/2018 4:08 PM
64	We live where we cannot get decent internet service. The cable is 2/10ths of a mile from our home and neighborhood. Internet is a deal breaker for those trying to sell their homes.	10/5/2018 3:45 PM
65	Add left turn arrow to stoplight at Burton and Spaulding intersection for those trying to turn left onto Spaulding. Currently traffic backs up to the I96 overpass, and causes some motorists to use the soft shoulder to pass on the right. Also issue with left turn arrow from Kraft to East on 28th, need to allow more time for traffic to get through. Impatient drivers are reckless...	10/5/2018 1:48 PM

66	Acquire the shopping center at end of 28th street, bulldoze it and make it appealing like the new Ada Village or zone it residential. This strip mall is an eyesore and does not add any appeal to the CascadeTownship community.	10/5/2018 11:50 AM
67	I would love to see more dining/entertainment options in cascade. Ada has a great thing going and cascade is way behind. We do not need Taco Bell or Freddy's. We need local, thriving restaurants and shops to encourage young families to come to cascade and stay.	10/5/2018 11:29 AM
68	More family friendly businesses in Cascade Village would be nice. It's nice to walk to Tassel Park and Frosty Boy, but there isn't much to do in the area beyond that.	10/3/2018 5:51 PM
69	Let's bring interesting retail to Cascade - enough with the banks, dry cleaners, auto repair shops. Bring shoppers to a hip retail space to compete with Eastown, East Grand Rapids, Ada, even Lowell. Even residents just drive thru Cascade to more interesting shopping everywhere else. When a new business looks like it's ready to open, my friends and I joke - will it be a bank, dry cleaner or jiffy lube type business. Why not something that'll be a destination, a reason for us to stay in Cascade or bring people to us??!	10/3/2018 4:49 PM
70	Sidewalks in our neighborhoods especially Tanglewood where there is allot of through traffic	10/3/2018 9:58 AM
71	Improving fire department protection	10/2/2018 5:04 PM
72	Give us more parks!!!!!! Parks where we can hike and get away from suburbia.	10/2/2018 10:19 AM
73	Fire Department station and equipment	10/1/2018 8:52 PM
74	Low cost social activities for seniors like Kentwood and Northview offer. Enjoy Learning doesn't offer near enough.	10/1/2018 6:35 PM
75	City water would be outstanding.	10/1/2018 5:47 PM
76	While I agree that the businesses along the river at the Cascade/Thornapple River Dr. interchange aren't suited to take advantage of the riverfront, I don't believe that Tassell park needs expanding. It seems to serve the community well as it is. I'd rather see that property turn over to an entrepreneur that understands and uses the river as the asset that it is (e.g. riverfront restaurant or similar).	10/1/2018 1:08 PM
77	bike paths that extend out to at least 45th st or to ada bible. this would make getting to others areas more convenient and safe.	10/1/2018 10:19 AM
78	You need a village to enjoy	10/1/2018 9:14 AM
79	Bike path south of 26th street on Caacade Road Further water testing and evaluation of clean up of Thornapple River Do not consider public access to Thornapple ( we have enough water issues already to manage) Dredge out/remove stumpsor other foreign items in river	10/1/2018 5:56 AM
80	Should have ability to disagree with these points. Township should focus on driving down cost of government, not expand. The bus service is bs. Why are you wasting taxpayer dollars?	9/30/2018 10:01 PM
81	Increase fire protection and add transporting ALS.	9/30/2018 6:42 PM
82	Enforce traffic ordinances in the township and require KCSD to issue speeding tickets.	9/30/2018 5:32 PM
83	Utilize land near Ada Bible Church to create a soccer development, Cascade AYSO owns the land and has some seed money for the development.	9/30/2018 5:25 PM
84	Insist the KC Sheriff's office provide the two patrol cars the taxpayers are taxed for in the township at all times, and require the patrol cars be visible not hidden behind buildings. Abandon the three township sharing of law enforcement assets since Ada Township ends up with the assets most of the time.	9/30/2018 5:11 PM
85	Buy Midas and get rid of that huge eyesoar in this area. It has gotten so bad with all the cars outside, it looks horrendous for this area.	9/30/2018 3:41 PM
86	Seems like we are getting a lot of rental apartments/townhomes. Kentwood went over board on this and I think that hurt their community.	9/30/2018 3:36 PM
87	Most important: Maintenance of existing infrastructure. Many miles of roads, water main, sewers and trails must be maintained before other things are considered. Also transit is important for businesses if low income housing is not going to be a priority in Township. And even if it is it is still needed to get poeple conveniently to and from home/work.	9/30/2018 3:22 PM

88	improving the older hotels or other commercial buildings so it doesn't look like the area is turning downward.	9/29/2018 10:48 PM
89	Pedestrian traffic to cross 30th street at Thorncrest needs to be a priority. Students attending Pine Ridge Elementary don't have a safe way to cross 30th street from the Cascade Woods neighborhood.	9/29/2018 9:39 PM
90	The shopping strip mall at the end of 28th at Cascade seems like it could have major improvements and be such a good space instead of creating more retail areas. It's really looking (and feeling as you hit potholes) run down.	9/29/2018 6:37 PM
91	Concerned about pfas...the sewer drains by Clydesdale/Buttrick are full of bubbles and we have wells. Wish someone would test the water	9/29/2018 2:35 PM
92	Seniors can't afford more taxes	9/29/2018 8:25 AM
93	I cannot believe there is no concern about traffic from Meijers north driveway by Kraft, 4 hotels, large sports center and then across Kraft chatham woods(my condo)and Chatwick. I have to risk my life to use the walking path on Kraft and although my grandkids live just off Burton less than a mile away, it is too dangerous to walk and when the siccer moms are at the sports center, almost too dangerous to drive. There are hundreds of cars daily out of the 2 driveways, but instead, Cascade put a traffic light a block away for YMCA members???? The Y is new to the area. Our condos have been here since the 70s. Guess it is obvious whom Cascade really cares for []	9/26/2018 2:53 PM

### Q24 Cascade Township should encourage the following types of housing (check all that apply):

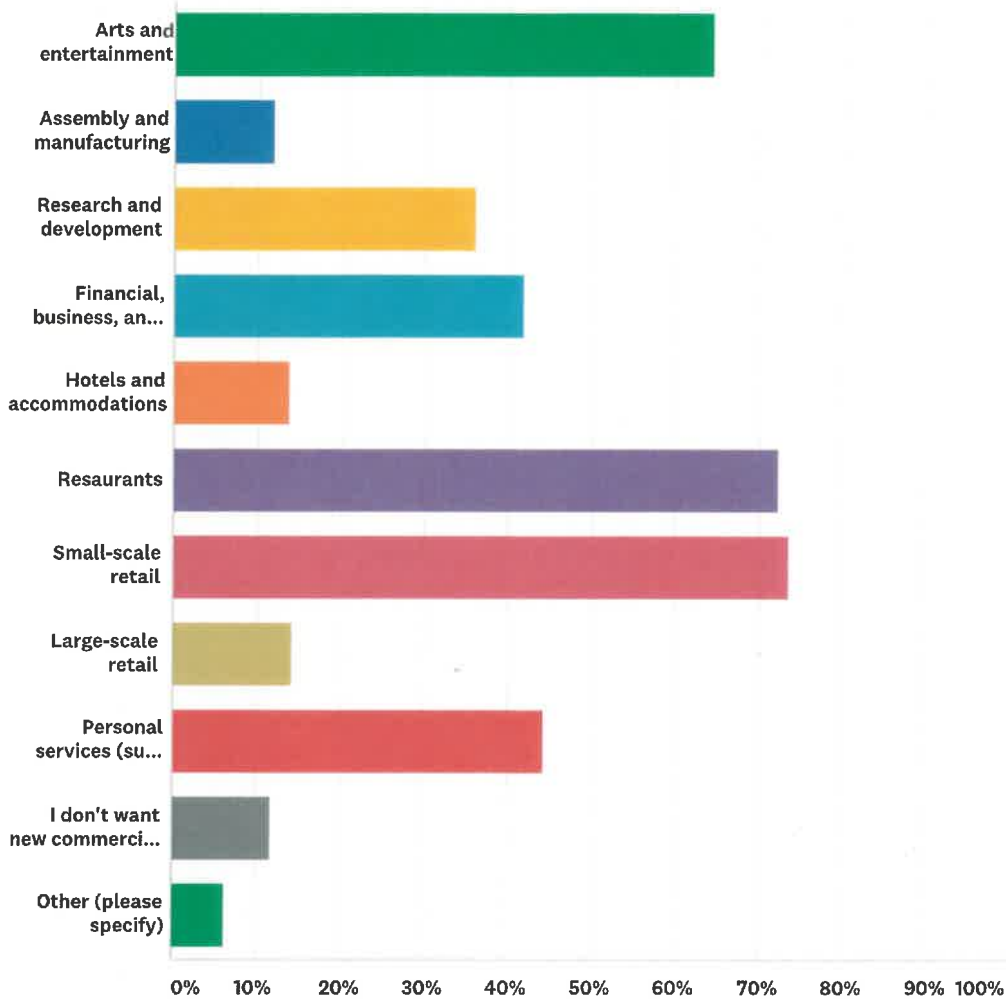
Answered: 429 Skipped: 80



ANSWER CHOICES	RESPONSES	
Single-family homes on 5+ acre lots	31.93%	137
Single-family homes no 1-5 acre lots	66.90%	287
Single-family homes on lots smaller than 1 acre	54.78%	235
Attached townhouses	25.87%	111
Retirement community	26.57%	114
Mobile/Modular	1.40%	6
Apartments	11.42%	49
Accessory dwelling units	5.36%	23
I don't want new residential development	15.85%	68
Total Respondents: 429		

### Q25 Cascade Township should encourage the following types of commercial and industrial development (check all that apply):

Answered: 428 Skipped: 81



ANSWER CHOICES	RESPONSES	
Arts and entertainment	64.49%	276
Assembly and manufacturing	11.92%	51
Research and development	35.98%	154
Financial, business, and professional services	41.82%	179
Hotels and accommodations	13.79%	59
Restaurants	72.43%	310
Small-scale retail	73.60%	315
Large-scale retail	14.25%	61
Personal services (such as barber or beauty shops, health and fitness centers, dry cleaning services, etc.)	44.39%	190

Cascade Charter Township Community Survey

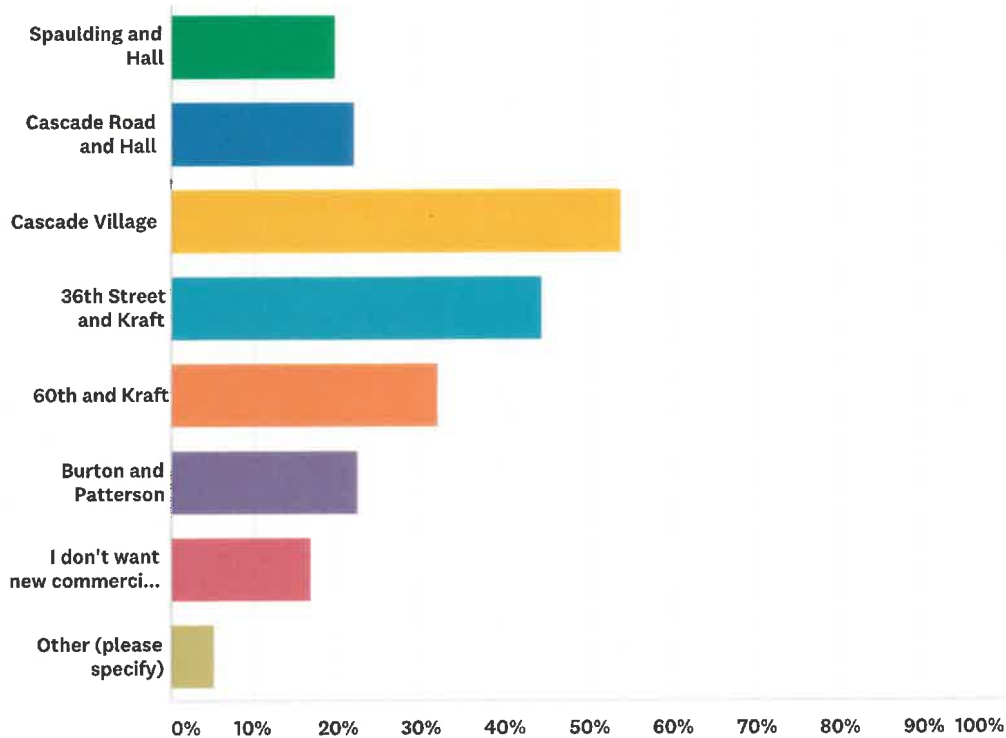
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I don't want new commercial and industrial development	11.68%	50
Other (please specify)	6.31%	27
Total Respondents: 428		

#	OTHER (PLEASE SPECIFY)	DATE
1	There currently seems to be a balance of above. The past three years has seen growth of condos and townhomes that are very tightly packed into their space.	10/24/2018 9:29 PM
2	only replace and improve existing commercial and industrial dev	10/23/2018 10:27 AM
3	In structures already existing.	10/23/2018 7:02 AM
4	shops suchas boutiques, art, etc.	10/22/2018 2:38 PM
5	Children's Recreation and creativity growth	10/18/2018 11:15 PM
6	Ensure all current business locations and lots are up to a high standard for aesthetics, maintenance, and functionality before investing in new.	10/18/2018 11:03 PM
7	Just fill the existing empty properties and don't expand commercial development	10/18/2018 12:23 PM
8	Storage options are needed	10/17/2018 5:04 PM
9	An all-natural, organic grocer like Whole Foods or Plum Market.	10/16/2018 2:00 PM
10	Planned business with area needs	10/15/2018 10:00 PM
11	It would be nice to not have to go to other communities for entertainment/dinner.	10/15/2018 9:59 AM
12	massage parlors/ whore houses	10/10/2018 5:27 PM
13	No comment	10/10/2018 3:44 PM
14	Nature-centric activities	10/9/2018 5:21 PM
15	It's all good provided there's a clear zoning plan (i.e. hotels by the highway, manufacturing by the airport, etc)	10/9/2018 3:03 PM
16	Minority owned businesses	10/9/2018 8:00 AM
17	Make a medical marijuana dispensary. Don't make a fuss about it just do it.	10/8/2018 8:52 AM
18	Quality daycares	10/6/2018 8:25 AM
19	Independent restaurants, no more chains/franchises	10/6/2018 6:46 AM
20	Let's stop the suburban sprawl and move towards a more walkable planned community. I like the idea of what they built near Knapp and the East Beltline, and how Ada Township has reinvented itself.	10/5/2018 1:48 PM
21	Outdoor shopping with outdoor fireplaces and spots for holiday displays, New restaurants, Dog friendly, spots for community concerts, move the library in to this center. Modeled after Partridge Creek in Sterling Heights. Boutique shops and unique shops, no chain restaurants!	10/5/2018 1:24 PM
22	New commercial and industrial is ok as long as we don't use up all our rural and farm land to do it.	10/3/2018 10:19 AM
23	I don't think it's the township's business to encourage particular types of businesses or homes above another. The township should be welcoming to a wide variety of homes and businesses.	10/2/2018 2:00 PM
24	Let the market decide.	9/30/2018 3:22 PM
25	stay away from medical marijuana, big discounters, big parking lots that have a lot of lights.	9/29/2018 10:48 PM
26	Brewery	9/29/2018 8:08 PM
27	Don't know	9/29/2018 8:25 AM

### Q26 If new commercial development were to occur in the Township, should it be located in the following aress (check all that apply):

Answered: 420 Skipped: 89



ANSWER CHOICES	RESPONSES	
Spaulding and Hall	19.76%	83
Cascade Road and Hall	21.90%	92
Cascade Village	53.81%	226
36th Street and Kraft	44.29%	186
60th and Kraft	31.90%	134
Burton and Patterson	22.38%	94
I don't want new commercial development	16.67%	70
Other (please specify)	5.24%	22
Total Respondents: 420		

#	OTHER (PLEASE SPECIFY)	DATE
1	Redo whole prevos area with ada/Rockford type feel. Ignore cascade and thorn apple as it's to far removed from cascade village	10/23/2018 3:40 PM
2	across from Les Tassell park	10/22/2018 2:38 PM
3	There are 50 or so turkeys who live on 36th and craft. Downtown needs work before we expand.	10/18/2018 11:03 PM
4	Appropriately scaled for a "village"	10/15/2018 6:17 PM

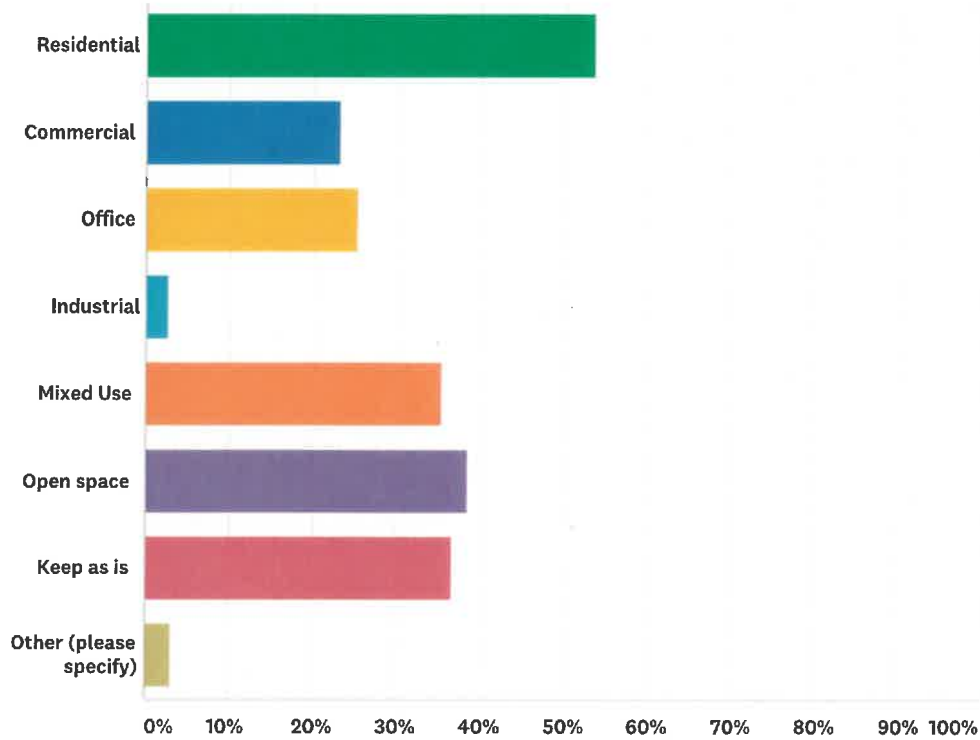
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5	Not sure	10/11/2018 5:19 PM
6	Anywhere on 28th Street.	10/11/2018 1:26 PM
7	vacant lots	10/10/2018 5:27 PM
8	Not anywhere near FHC for traffic reasons	10/10/2018 2:29 PM
9	No opinion	10/10/2018 11:01 AM
10	Why build new when there is tons of available space in Cascade Village? It would be wasteful.	10/9/2018 5:21 PM
11	Please do something with all those empty buildings on Cascade and 28th. We don't need to develop anything new use the existing structures or bulldoze that structure and build something there. There's plenty of space. Give places like the Roadhouse and the Fowling alley and the boot camp other businesses... let the draw be there. Give people a reason to come down to Cascade Village.	10/9/2018 1:46 PM
12	I am not familiar with these areas.	10/9/2018 10:54 AM
13	A	10/8/2018 11:26 PM
14	Update and reenergize the shopping area in Casado Village where the old Family Fair was	10/8/2018 10:15 PM
15	Don't know	10/8/2018 6:26 PM
16	Not Sure	10/6/2018 9:11 AM
17	The Mary Free Bed YMCA is an example of enriching our community while maintaining some green space. It's still a beautiful walk along the bike path. Walgreens is another example of trees and landscaping keeping a commercial area still pleasing. I'm all for development, as long as it's not just a concrete wasteland.	10/5/2018 1:48 PM
18	End of 28th street	10/5/2018 11:50 AM
19	On Cascade and 28th - the existing mall that used to house Family Fare	10/3/2018 9:50 PM
20	Cascade and 28th in the shopping complex that seems to be a dead zone	10/3/2018 9:58 AM
21	28th and Cascade	10/2/2018 1:07 PM
22	Please fill and retrofit existing commercial areas before new build sites!	9/30/2018 7:58 AM

### Q27 Please indicate the uses that you think are appropriate along Cascade Road between Hall Street & Burton Street (check all that apply):

Answered: 428 Skipped: 81



ANSWER CHOICES	RESPONSES	
Residential	53.50%	229
Commercial	23.13%	99
Office	25.23%	108
Industrial	2.80%	12
Mixed Use	35.28%	151
Open space	38.55%	165
Keep as is	36.68%	157
Other (please specify)	3.04%	13
Total Respondents: 428		

#	OTHER (PLEASE SPECIFY)	DATE
1	Parks and recreation	10/20/2018 3:57 PM
2	Compatable mixed use service, medical, residential	10/19/2018 9:02 PM
3	I think those who live there should decide.	10/18/2018 11:03 PM
4	Light rail to Grand Rapids	10/16/2018 7:06 PM

Cascade Charter Township Community Survey

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5	Let's put a ton of businesses there so traffic becomes like 28th - yeah that will work (sarcasm)	10/15/2018 10:00 PM
6	Religious, Educational	10/15/2018 6:17 PM
7	I am impartial	10/11/2018 11:38 AM
8	whore houses	10/10/2018 5:27 PM
9	Do not tear down all of the nature please	10/9/2018 5:21 PM
10	Restaurant	10/9/2018 3:09 PM
11	dont' know	10/9/2018 10:54 AM
12	Any as long as the traffic generated is concidered and the driveway is safely implemented for thru traffic (high speed cascade rd) and entering and exiting	9/30/2018 3:22 PM
13	Unsure	9/28/2018 9:05 PM

## Q28 Please use the following lines to write down your ideas concerning the development of Cascade Township.

Answered: 210 Skipped: 299

#	RESPONSES	DATE
1	Please keep the small town feel. Support small locally owned business.	10/30/2018 6:29 AM
2	Removing wooded areas and trees to build more cheap houses	10/29/2018 11:31 PM
3	Maintain the natural beauty.	10/29/2018 8:47 PM
4	I'd like it to be citizen-friendly with safe cridingvarea and plenty of natural, preserved green area. Please no more commercial or residential development. My boys and I love the bike path for walking our dog and also parks like Tassel Park and Cascade Burton Park. I enjoy our wooded outskirts location. Thank you for considering our opinions.	10/28/2018 10:26 PM
5	More public spaces, soccer fields, turf. Public pool. Performance spaces, farmers market	10/28/2018 9:06 PM
6	Use the land by the Cascade library for community events. Cascade Road is a thoroughfare road and should be seen as such...to limit or reducing traffic lanes would be a hindrance to growth.	10/26/2018 9:04 AM
7	Either adding sidewalk along Burton by Burton Pointe neighborhood or adding pedestrian crossing on Burton. Currently, it's a 15 minute walk to the Mary Free Bed YMCA of you take the existing sidewalks and crossing at Burton and Spaulding. Therefore, many people jaywalk and I see this as a safety issue. Also, the existing sidewalk on spaulding south of the Burton Pointe neighborhood is not safe. It needs repairs to remove uneven sidewalks. Thanks!	10/26/2018 9:01 AM
8	Concerned about bike and pedestrian traffic on Thornapple River Dr between Cascade Rd and Thornhills/Thornapple River Dr	10/25/2018 1:01 PM
9	There are a lot of empty office and retail space already encourage remodeling the empty spots. Cascade really needs some destination places. I know cascade is very spread out but it would be nice to have some shops that would be walkable. Also need some enforceable rules on storing recreational vehicles in residential yards and have parking lots repaved so they aren't run down like at the ChowHound lot.	10/24/2018 10:28 PM
10	Many of the residential areas are very livable, esp. the balance of homes to lot sizes. However, that balance is being lost, as open areas are being acquired and large number of condos and townhomes are being built making for less liveable sites. A consideration should be to ensure commercial construction remains in certain areas, esp. to keep heavy truck traffic relegated to certain major streets. New major through streets are not recommended to keep traffic in residential areas to a minimum. A long term plan for water and sewer is recommended.	10/24/2018 9:29 PM
11	Homes only. no businesses in residential areas	10/23/2018 4:06 PM
12	Redo Prevos area to smaller shops and close/level red roof/motel 6.	10/23/2018 3:40 PM
13	Cascade township is a great community and rapid growth will change that. Please be mindful of the natural spaces and farmland which are a big part of what makes Cascade great. I would love to see enhancements made to the dam, especially during the holidays. Perhaps you could work with the owner of the dam to outline the windows with holiday lights and to make it nicer and more welcoming	10/23/2018 2:00 PM
14	Cascade Township has a lot of potential. Currently we are lacking adequate small shopping experiences and non-chain restaurants. we could develop the properties we currently have where residents could experience a more walking community of shops and cafés, non-chain restaurants. People love to shop small boutiques and enjoy meals at a variety of different restaurants. We could be doing with Ada is doing only better. In the summertime and in the fall there's no reason we couldn't be hosting huge art shows in the grass area by the library. In the fall art and craft shows in the grass area by the library. There's just so much potential where our little town could be a fun place to go and spend time.	10/23/2018 1:08 PM
15	just get rid of blighted property	10/23/2018 10:27 AM

Cascade Charter Township Community Survey

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16	There are way too many housing developments going up! Taking away from all the natural beauty that once was, as well as the habitats of many animals. It's very sad to see....	10/23/2018 7:02 AM
17	Extend pedestrian walkway on Cascade Rd southeast past 36th street	10/22/2018 9:13 PM
18	Do not consider public access to the river	10/22/2018 2:47 PM
19	allowing the development of wetland areas should be prohibited.	10/22/2018 2:30 PM
20	Do not want anymore big business, Ada looks great with what they are doing, we should do the same thing.	10/22/2018 9:37 AM
21	New builds are always going to happen until there is no more land, but our township should keep the commercial area along 28th Street, or the more industrial areas like Kraft. Cascade has always appealed to me because of the parks and Green space. We lost that we lose that draw. Expand parks and community spaces/facilities. Make sure new strip mall and commercial for the community need.	10/21/2018 1:06 PM
22	Pedestrian path system that connects from 36 th street to 48th street to Thornapple River.	10/21/2018 8:02 AM
23	Cool restaurant developments like Bridge Street, & Wealthy etc More coffee shops like ones downtown but not having to go downtown for gathering or working places in Cascade Downtown market like market- healthy quick food options WholeFoods	10/21/2018 8:01 AM
24	Pedestrian safety in Ada Village is a concern. There needs to be a 4-way stop or lights at the corner of Ada Dr and Thornapple. Very hard to see oncoming traffic there.	10/20/2018 11:15 PM
25	I'm happy you're addressing the traffic and speeds. The ymca has brought an incredible amount of traffic to Burton and it's not safe for my kids to cross this road! Spaulding is also out of control with traffic and speeds, yet there appears to be 3 new developments going up on Spaulding. Where will this traffic go? Please stop all the development! The traffic is already terrible and not safe for my kids. There are so many roads and neighborhoods on the trails that riding bikes on the trails is not even safe anymore. So many cars do not stop for the school bus and they drive so fast! Our safety should be the utmost importance to the township. Our safety should be more important than development. Please say no to development on Cascade between Spaulding and Burton. Terrible idea. We can't handle the traffic, that's rare beautiful open space plus, there is plenty of brownfield redevelopment opportunities further away from homes. Fixing up the mall/shops at Cascade and 28th could be an opportunity. My children would appreciate if you allowed backyard chickens also. Several other local townships have now allowed this and its growing in popularity.	10/20/2018 4:56 PM
26	Trails are great but they need to be connected with safe pedestrian crossings to navigate to them. Add a circle or light at the north entrance of the YMCA. Traffic the is impossible.	10/20/2018 3:57 PM
27	Again, please don't change zip from 49301.	10/20/2018 12:58 PM
28	New grocery store needed. Better restaurant options.	10/20/2018 7:25 AM
29	Would love to see ADUs and smaller dwelling/new build options on private lots. We tend to lose residents when the are ready to downsize. Also, it would be beneficial to embrace the tiny-house movement in Cascade!	10/20/2018 6:52 AM
30	We need a strong, central downtown. We need to be much more pedestrian friendly.	10/20/2018 12:24 AM
31	Cascade has a nearly perfect blend of recreational, commercial, light industrial, professional and residential development. If we're going to grow I would like to see the present proportional balance mantaned if possible	10/19/2018 9:02 PM
32	Parks along the river, in the township are nice. Keep the access to the river private!	10/18/2018 11:15 PM
33	Clean water please!!!! We're testing for arsenic and pfas? That's unacceptable for how much it costs to live here. It's unaccept anywhere really. Outdoor exercise areas would be beneficial. More park space. Renovated downtown. Best of luck!	10/18/2018 11:03 PM
34	Work harder to lower our property taxes. They have gone out of control! It will price people out of the area. Don't waste hundreds of thousands of our tax dollars on properties on the river that the river association won't let you develop or turn into a park. Also need to provide flashing lights if someone wants to cross Cascade Rd at old 28th St. It is so dimly lit it is an accident waiting to happen.	10/18/2018 8:15 PM
35	Promote arts in the community - maybe an art in the Park event, or something similar for summer.	10/18/2018 4:03 PM
36	Less, just improve on existing properties and try to remove blighted properties	10/18/2018 12:23 PM

Cascade Charter Township Community Survey

SurveyMonkey

37	If you have excess money for redevelopment, get the recreational paths finished and off the ballot. Be done with them.	10/18/2018 11:12 AM
38	I think development is great! But we need to be careful to make sure that it is sustainable. I don't want to see another family fair albatross.	10/18/2018 7:24 AM
39	I would like to see the area of tge old Prevos remideled and spruced up. Maybe more dpecialty shops would go in. It looks a bit dumpy now considering how nice of a township we live in here in Cascade.	10/18/2018 6:55 AM
40	I live at the border of the township and I'm very upset that the township has stuck its nose into my neighbor's home told them to look onto moving because they have a small business and keep their company vehicles and equipment there. They are good people and I live directly across from them and I'm not bothered one bit by their business. We are so far out on the southeast fringe that I don't think the township should have the right to tell any of us how many cars we can have or if my neighbor can be a small businessman. We all pay our taxes so you can pay teachers, fix roads, and build parks and that is all. What is done on ones property is their business and not anyone else's.	10/17/2018 11:32 PM
41	Need fire and ems closer to airport	10/17/2018 10:53 PM
42	Need to work to get people aligned to a vision for the township. Residents have every fragmented opinions	10/17/2018 9:14 PM
43	Extension of water and sewer lines extremely important to maintain property values with PFAS concerns on the rise throughout the State.	10/17/2018 5:19 PM
44	Very interested in having more sidewalks/walking paths. I live by Tahoe/Charlevoix, by Thornhills, and it sometimes feels dangerous to walk my dog in my neighborhood because there is no path unless I get to Thornhills.	10/17/2018 4:52 PM
45	The speed and size of cascade road make it impossible for cascade to compete with the cute village of Ada.	10/17/2018 1:30 PM
46	The acquisition of the houses along the Thornapple River adjacent to Cascade Village for public access. The re-routing of Thornapple river to the East and North of the current "village". The re-routing of Thornapple from approximately the old grange East and North of the existing strip mall. The development of the strip mall at 28th and Cascade Road together with it's parking into small streets lined with small retail shops, cafes, places to sit and small music venues and possibly a new town hall.	10/16/2018 7:06 PM
47	The strip mall at 28th and Cascade either needs a major rejuvenation or to be removed and redeveloped into green space or housing. A walking bridge is needed over the thornapple river on both sides of Cascade road.	10/16/2018 4:28 PM
48	I think Cascade Village should mirror Ada and add some restaurants, small-scale commercial and an organic grocer.	10/16/2018 2:00 PM
49	Decrease speeds and add crosswalks in highly populated foot paths/crossings ie Cascade Village/intersection of thornapple river Dr and cascade, on cascade road the bridge that crosses over the river by the upper dam, adding a potential traffic light/crosswalks at the intersection of Thorncrest drive SE and cascade to reduce speeds and increase walking safety heading into the neighborhoods and from neighborhoods to Cascade Village/shopping/ice cream/coffee area, making the sidewalk safer crossing over the river on cascade by the upper dam, maybe adding a divided path over the bridge	10/16/2018 12:20 AM
50	I would like to see the bike trails extended to include some of the neighborhoods on Cascade, Buttrick, Burton, Spaulding.	10/15/2018 10:22 PM
51	Look at Ada - think different - we have retail that is sitting empty and parking lots that look awful (28th/cascade) make everything walking and easy access through trails and LOOK at where the trails can be for SAFETY not for "who yelled loudest" - there are areas where people cross roads that have no crossing only because we've set it up that way - to put busy streets right near the edge of the pathways and no way to reach them except busy cascade road - dangerous.	10/15/2018 10:00 PM
52	As I said earlier I would love to see the path extended out to reach 36th to Whitneyville Road area, this would allow a lot more residents to access the Casacde Village area and support those businesses as well as providing access to Pine Ridge School. I would also love to see a park with a playground structure/kid friendly equipment in the Cascade Village area, a park that ison the south sidelf our township.Thanks	10/15/2018 9:42 PM

53	I do not feel like we should be adding new commercial buildings when the majority of our strip malls are empty.....make it a priority to rent and utilize present space. I would like easier access to Tassell Park and entrance eventually off of Cascade Road and a longterm vision for this area.	10/15/2018 9:35 PM
54	Development is good when strategically planned, based in context and public input. Development and improvements that improve diversity and inclusion are preferable to those that just provide more of what we already have only newer. Do not make Cascade Rd like 28th street with strip mall after strip mall. It will completely ruin the area. Continue the progress made for adding community spaces and connectivity for pedestrians and cyclists.	10/15/2018 8:52 PM
55	Focus on the village. Create a master plan that directs Cascade Village to develop as a destination, with-out the "celebration village" feel that is happening in Ada. River frontage is important as an asset. Create public private partnerships that allow access to the water , but attract a mix of uses that compliment the river frontage and provide for access for people, but tax revenue for the township. Oh...and the old Prevo's site!	10/15/2018 6:17 PM
56	bike/walking path access to more neighborhoods	10/15/2018 10:40 AM
57	Finish connecting sidewalks from 36th to Cascade village. Children having to ride bikes along Cascade to cross over the river into the Village is very dangerous. My family does not ride bikes into the village due to the danger.	10/15/2018 9:59 AM
58	My biggest issue with my neighborhood is its lack of walkability. Extending the walking trails down Thornapple River Dr to Cascade road would allow those of us living off Burger to safely access Cascade Village and the surrounding areas on foot/bike. Also, more local restaurants and small shops would be very well received!	10/15/2018 9:31 AM
59	Maintaining our residential quiet, natural spaces, we're concerned with the recent addition of an event venue to Quail Ridge Country Club and the noise it has brought to our quiet evenings.	10/14/2018 10:42 PM
60	Would like to see some new family friendly gathering places. Make better use of The area near cascade and 28th. We find ourselves going to ada to find these sorts of things	10/14/2018 9:33 PM
61	The retail center at Cascade and 28th is the center of the village and should be pursuing a few top shelf retail or restaurant uses, and encourage small retail. The owner should be required to fix the parking lot!	10/14/2018 7:42 PM
62	It would be nice to have a real township center similar to gaslight in EGR, or the new Ada-shopping restaurants, green space, parks Not commercial car-tuffy muffler is such an eye sore with all the trach and cars in their lot	10/14/2018 6:13 PM
63	The idea of putting in residential housing so residents can walk to shopping district doesn't make sense. Have you seen evidence of people giving up their car for shopping and walking instead of driving?	10/14/2018 10:47 AM
64	there is no central downtown area - we have a great spot to develop - the ice cream shops where families can go are on a dangerous corner and no place safely gather - should be moved across street to the area behind roadhouse and gas station and really develop that area to be a community of nice shops, restauants, good parking and place we can all enjoy - so junky now and well under used	10/14/2018 7:16 AM
65	I think we should have a nice Cascade village where all the families can get entertainment. We need nice restaurants, boutiques, kids stuff	10/12/2018 9:36 AM
66	ALL of Zome 5 should be considered Forrest Hills school district. This will support the development of the township to encourage a comprehensive community rather than division.	10/12/2018 1:19 AM
67	I feel it is slow compared to other towns, the taxes keep going up, and not seeing any new benefits. It would be nice to have a retail/walkable shopping/restaurant area	10/11/2018 8:55 PM
68	Cascade has always been a nice place to live. It would be great to keep it sweet.	10/11/2018 5:19 PM
69	This is a beautiful "bedroom community." Use great care to keep it that way!	10/11/2018 1:26 PM
70	More water/sewer connection is vital	10/11/2018 12:09 PM
71	I would like to see more bike and pathways for areas that do not have them. Specifically along 28th St between Buttrick and snow	10/11/2018 12:02 PM
72	Cascade is a great place to live. I hope we get a left turn light at tTornapple River Dr and 36th St Se. And more playground equipment.	10/11/2018 11:38 AM
73	Complete bike path on all major roads - 28th Street between Buttrick and Snow.	10/11/2018 6:45 AM

74	Please extend trails. Specifically cascade and 36th st. Lots of pedestrian use with high speed traffic	10/10/2018 10:38 PM
75	The sidewalk along Cascade Rd over the Thornapple River is very dangerous. I'm nervous when I walk my kid and dog along that sidewalk since it is so close to the road. A separate trail bridge over the river would be nice.	10/10/2018 9:41 PM
76	Fucking geezers need to let the township grow..	10/10/2018 5:27 PM
77	Please connect bicycle paths to path along 36th	10/10/2018 3:44 PM
78	New drivers near Cascade Rd and Hall St are already challenged when commuting to and from FHC. I wouldn't be in favor of adding businesses anywhere near there.	10/10/2018 2:29 PM
79	Need cross walks on cascade road with larger blinking lights to see pedestrians walking. We need Seat belts in our school buses. It is ridiculous that In 2018 our school bus are not safe for our children.	10/10/2018 12:02 PM
80	Redevelopment of Cascade Village	10/10/2018 11:21 AM
81	I like the idea of Seeing Tuffy Muffler go away. It would be nice to see Verburgs and the old Sheldon move off of the key Village corner as well. Those sites would be great for the park expansion or some retail although the sites are very small.	10/10/2018 11:17 AM
82	Need sidewalks on Hall St from Stoneshire Dr around to Ada Dr.	10/10/2018 9:15 AM
83	Cascade Township is a large area, but Cascade Village and extending down Cascade Road to Hall is a wonderful area and very much could be the epicenter of our township. Please focus on developing it... similar to how downtown Ada was developed.	10/10/2018 9:11 AM
84	No more development. Improve the existing characteristics of the Township.	10/10/2018 8:24 AM
85	Thanks for making Cascade a great place to live.	10/10/2018 6:37 AM
86	You missed a great opportunity when you denied Trader Joe's the Signage they wanted. It would have been great to have them in the old Family Fare	10/9/2018 11:38 PM
87	The key to why we love this place is that it has access to everything but still feels small town. We don't need large development. And please no banks. An active and accessible core village with some river acces. Is the only real key improvement I think the Township needed. Please don't chase development at the cost of the almost rural feel in places here. There is a very unique and appealing balance currently.	10/9/2018 9:56 PM
88	If development is to expand, then traffic flows need to change to accommodate.	10/9/2018 9:47 PM
89	Look at what Ada has done and what Rockford has become. We don't have a central downtown or an town center that brings people together. We have strip malls that are empty and we have horrible roads. We need a real plan with outside ideas in towns similar to ours who have transformed themselves. Rockford is a great example and Ada is becoming one. Has anyone reached out to City leadership ? We have the opportunity to make this a great townships, we have the tax base and the willingness is there.	10/9/2018 9:28 PM
90	We need to preserve Cascade Village. The shopping center at Cascade and 28th is an eye sore. That would make a lovely townsquare/outdoor plaza. It is unkempt, the parking lot is horrible and dangerous. Cascade Road itself is one of the most dangerous roads in the county. There are too many turn ins and people go too fast. Adding businesses would only make that worse. It's time to beautify what we already have.	10/9/2018 9:27 PM
91	The LED signs EVERYWHERE in our Beautiful cascade (and I've lived here since 1971) make our town look cheap—and the ordinance allowing RVs, boats be stored in ones yard makes us look trashy and it should never be allowed.	10/9/2018 8:52 PM
92	I think redevelopment at Cascade and Thornapple River drive was a waste of tax payer dollars. Please don't spend funds on such unnecessary parks and improvements. If you want to create a village feel it should be down old 28th street and be pedestrian focused mixed use. Don't try to make cascade road walkable it's too major of a thorough fare for so many Cascade residents. Most of all right turns should be allowed at Thornapple River and Cascade road, of course if there are pedestrians who hit the button a sign could light up NO LEFT TURN. Cascade will not be Ada, if you want walkable use old 28th to existing Tassle Park. Don't extend park to other side of Thornapple River drive where you wasted dollars tearing down a house.	10/9/2018 8:26 PM

93	Something needs to be done about the retail strip mall vacancies at the intersection of 28th St. and Cascade Road. would also like to see affordable housing opportunities for adults with disabilities located within walking distance of retail, library, and employment opportunities.	10/9/2018 8:17 PM
94	Is there a plan to implement new bike trails as prioritized in the last survey? I also believe strongly that sewer and water lines be expanded to existing residents prior to any new developments.	10/9/2018 7:58 PM
95	I am confused as to why there was a recent survey and meeting on where to expand the bike trails and then we heard nothing further.	10/9/2018 7:55 PM
96	Pedestrian traffic is dangerous in certain areas (Burton overpass at 96 and Cascade Village/28th and Cascade). Neighborhood traffic speeds are scary fast. More things needed to bring community together, playgrounds within walking distance, other nature based offerings. People like Cascade because of the schools and because it's not the concrete jungle, so please don't turn it into one.	10/9/2018 5:21 PM
97	With the PFAS issues affecting other townships in the area, a safe public water provider would be reassuring to current residents, inviting to new residents and provide for secure property values as more issues are uncovered.	10/9/2018 4:41 PM
98	A Cascade "Community Center" that serves as a focal point for Cascade and integrates the library, township offices, amphitheater, and related features.	10/9/2018 3:42 PM
99	Support small business growth and encourage new businesses to enter the strip mall at the intersection of 28th and Cascade where the Chow Hound is located.	10/9/2018 3:18 PM
100	Focus on the village area and river development. Create an overall plan for the whole township and communicate it via multiple channels.	10/9/2018 3:03 PM
101	I support continuing with the Rapid bussing in the area.	10/9/2018 2:46 PM
102	You've done a wonderful job with Cascade Park. I'd like to see a little bit of playground equipment brought into Tassel Park if it were expanded. And I really think that Crossing Cascade Road (at Thorncrest) and Crossing Thornapple River is dangerous. It surprises me that there is not a pedestrian crosswalk for either spot.... I like that Thornapple Brewing opened up I wish it were closer to my house. I love having the Roadhouse and JT Pizza right here in the village to frequent and I wish there were more places like that whether they be restaurants to go to with your family or friends or businesses that offer activities for families and friends. Haven't checked out foaling yet but want to hear it's awesome! The ice cream shops are sweet in the summer. And Jam and Bean and has killer coffee. I love having a Mary Free Bed Y so close , and I think that boot camp place is awesome . Dunkin donuts was a great addition too! Maybe you could turn that strip mall at 28th and Cascade into something with more of like an outdoor mall feel like where you have shops but they're not all connected . And bring in a few more restaurants/bars. .... I would really like to see city sewer come over the river. I hate having a septic tank.	10/9/2018 1:46 PM
103	Buy out Tuffy. Expand Tassell Park.	10/9/2018 9:59 AM
104	FIRST...give us the possibilities and THEN...we can give you our ideas...all before you buy white flags to fly on the bridge on Cascade Road or put up a sign for our VILLAGE on 28th Street...right before a McDonald's Restaurant that was prohibited in our VILLAGE!	10/9/2018 9:50 AM
105	I think the bus route into Cascade was a bad idea, even though I understand it benefits employers (to be able to hire people who depend on public transportation). I think our community needs to focus on maintaining and improving the characteristics that draw people (and pay more for housing) to this community- good schools, safety, access to safe exercise (the trails system), and a rural feel. We do not live in East GR, because we chose to not buy a home there, please keep Cascade, well....Cascade. We've lived here 14 years, raised our children here, but I've seen some changes in the past 3 years or so that have not impressed me. Oh, and the speed limits are way too high around here, in addition to the lack of enforcement of the current speed limits have created people driving like it's a highway on most roads - not safe or family friendly.	10/9/2018 8:19 AM
106	Is our water safe? I'd encourage city wide testing.	10/9/2018 8:00 AM
107	I think zone 5 near Whitneyville and 52nd area needs paved paths. Most of the township has access to pedestrian paths except our zone. Many people run and ride bikes on these roads and it is very dangerous. Our zone should not be forgotten.	10/9/2018 5:37 AM
108	Redevelopment at family fair plaza with apartments, retail, open space as the focal point/center of community.	10/8/2018 11:26 PM
109	Please don't grow like Ada Village or East GR - ugly, impersonal, no longer a village or small town	10/8/2018 10:21 PM

Cascade Charter Township Community Survey

SurveyMonkey

110	The traffic speed in Cascade is too high for pedestrians. It makes it hard for us to walk and enjoy local businesses with our family. Before new building are built I think old buildings should be restored first. Such as all of the empty store fronts in cascade village.	10/8/2018 10:15 PM
111	I'm primarily interested in seeing more arts & entertainment brought to the area.	10/8/2018 10:05 PM
112	Focus should be on improving Cascade Village and providing better parks. The only notable park in the whole township is on the side of the Interstate and not conveniently located for the majority of the residents. Expanding Tassel Park and putting in a legitimate playground and a real Splash Pad / water features would be a good start.	10/8/2018 4:16 PM
113	Make a safe walk way over the Thornapple river on cascade rd.	10/8/2018 3:58 PM
114	More access to parks so that families can bike/walk Larger splash pad at Tassel Park Redevelop 28th/Cascade shopping mall	10/8/2018 3:56 PM
115	Please try to keep the small town feel to it all of this expansion and add on project happening around town is good but is changing the landscape sometimes not for the better just a little bit more preparation rather than investment First	10/8/2018 8:52 AM
116	not enough retail places for business to move into	10/8/2018 8:18 AM
117	Ugly shopping areas with parking lots in front of stores. Not attractive retail corridor. No local food restaurant options or nice sit down restaurants - mostly just fast food options in Cascade.	10/8/2018 7:17 AM
118	Sewers and water are needed along burger. This should absolutely be a priority for the township. Support anything that supports the cleanliness of Thornapple River. Nothing should be dumped in the river from any facility, including the airport. Chemicals that seem to be okay today, could be extremely harmful in the future. We are going backwards in protecting our environment. Cascade should be the model for protecting our waterways. Their action has been disappointing to say the least.	10/7/2018 9:55 PM
119	I would love to see some more aesthetically pleasing development. The one behind Culver's is an eye sore. It seems the thought is to put in more affordable housing but the look of it is just ugly. If you're going to put in more dense housing please try and make it appealing. It seems like there is not an overall vision to the look of Cascade. There are different types of buildings going up everywhere and they aren't cohesive. It looks pieces together.	10/7/2018 9:29 PM
120	We enjoy the small town feel of Cascade. I do not want to see too much building in the area.	10/7/2018 9:13 PM
121	Walkability in the village is important. Expanding the village similar to Ada's development would be beneficial.	10/7/2018 7:50 PM
122	There needs to be improvements at the intersection of Cascade road and Thornapple river drive. A turn arrow needs to be placed at the light for traffic turning left onto cascade from thornapple drive.	10/7/2018 4:14 PM
123	No mindless roundabouts that often impede traffic because everyone HATES to use them and are often confused by them depending on the exact design, and no more tax-wasting items like the traffic island on Cascade Road near the east terminus of Old 28th St. Nearly no one uses the crosswalk portion, and it has been hit by vehicles which have wiped out the signs on it over 30 times. It was definitely one of those "form over function" ideas, because I'm sure someone thought it was "trendy & fashionable". Absolute WASTE of public funds which was NOT well thought out.	10/7/2018 1:51 PM
124	Absolutely no reason to use any resources on a declining service like the bus service. Nation wide less and less people are utilizing public transit as more reliable, affordable, and convenient transportation options are available. In a community that is so sparsely populated as ours there is no reason to expend money for a bus service that transports so few residents while causing a tremendous strain on the roads and traffic flow.	10/7/2018 6:49 AM
125	No other ideas.	10/7/2018 2:41 AM
126	Cascade is behind Ada. We need a cohesive plan to make our area more walkable and enjoyable, with the river being key. Auto shops on the river? Silly. Restaurants, playgrounds, bike paths, and slower traffic through downtown cascade on 28th st are what will make this place a draw to newer families that want these amenities.	10/6/2018 11:00 PM
127	Let's keep it clean and classy. Family and health oriented.	10/6/2018 9:14 PM
128	Kent County Sheriff is supposed to patrol Cascade but they don't. There is no enforcement of traffic laws.	10/6/2018 8:23 PM
129	Need more communication between township and residents.	10/6/2018 7:54 PM

Cascade Charter Township Community Survey

SurveyMonkey

130	It would be nice to see more development of restaurants and other practical businesses in the 28th/cascade road strip mall or nearby properties	10/6/2018 10:19 AM
131	Less office/financial services, more destination locations like shops and eateries. This will continue to elevate the area. Cascade Village in particular has incredible untapped potential. Most efforts should be put there directly as opposed to focusing all over the place. This area already has many beautiful and charming features.	10/6/2018 8:25 AM
132	It's a sweet area in the midst of crazy. I love cascade the way it is. I want it to have more pedestrian crossing and a lower speed limit on cascade near 28th st.	10/6/2018 7:01 AM
133	Connect the path on Cascade Rd by Church. Add speed bumps to Hidden Hills Ave. No sidewalks and speeds are WAY to high!	10/6/2018 6:37 AM
134	More family friendly restaurants and PLEASE keep the Rapid bus route thru Cascade	10/5/2018 11:53 PM
135	Consider partnering with organizations that can draw in businesses such as The Right Place, Kent County, and the State of Michigan. Keep an open mind to non traditional business and traditional business models. Don't write off a business or idea simply because "it's never been done here before". And be inclusive to communities that are under represented in Cascade.	10/5/2018 10:33 PM
136	More restaurants, revitalize the vacant shopping center where harvest health is. A community event space and splash pad	10/5/2018 9:32 PM
137	The "Cascade Village" does not feel like a committed area. Just a bunch of hodgepodge development. Would like to see something along the lines of East Grand Rapids and now the new Ada Village come about	10/5/2018 7:52 PM
138	Cascade village is a joke. More retail development is needed, Ada village is a great inspiration for us	10/5/2018 5:26 PM
139	The city of Grand Rapids is growing faster than it's infrastructure can support. I don't want to see that in Cascade. If people want development, move to the city or drive there. We need to keep Cascade an oasis amongst our growing city.	10/5/2018 3:39 PM
140	Less taxes, no new township hall, make better use of existing resources	10/5/2018 3:34 PM
141	More mixed use areas, walkable from residences to shops, restaurants and offices. Planned communities with parks, community garden, etc so people don't need to all have their own separate yards, keeping greenspace open for farming, nature and wildlife. Add a skate park, basketball courts, etc for teens to have something to do.	10/5/2018 1:48 PM
142	No thanks	10/5/2018 1:39 PM
143	Eliminate the auto body shops along the Thornapple River. This is prime real estate for a water front restaurant and Tassel Park extension. Eliminate the Sheldons on the corner of Thornapple River Dr and Cascade Rd- it is redundant as there is another Sheldons 1 block away. The entire section of buildings west of Thornapple River Dr on Cascade Rd need to be completely redone. A new outdoor shopping, entertainment and community space needs to be created, modeled after Partridge Creek in Sterling Heights- boutique shops, no chain restaurants, dog friendly. This would serve as the new 'heart of cascade' - the parades and holiday celebrations would all stem from here. The speed limit needs to be reduced along Cascade Rd and new planters should be installed in the median where the turn lane is not needed- each year a local landscape company could bid for the free advertisement and the opportunity to design and plant the seasonal plantings. More trees should be planted along the sides of Cascade Rd and within the new shopping center to create a cohesive feel from the neighborhoods to the common spaces.	10/5/2018 1:24 PM
144	Cascade Township should remain quaint, well maintained and primarily residential. More Restaurants and small shops in the Cascade "village" area "Thornapple & Cascade" would help build a more welcoming community. Homes / property along Cascade Road, South of Burton, could be rezoned commercial if more businesses are desired which would serve to consolidate businesses in a generalized area while leaving residential areas, exclusively residential. Industrial, manufacturing, assembling facilities should be authorized / zoned close to the airport. IMHO	10/5/2018 12:24 PM
145	Mentioned above regarding the strip mall at the end of 28th. Get rid of it. Make it a village like Ada that people want to visit or zone it residential.	10/5/2018 11:50 AM
146	See previous responses. No industrial spaces. No more commercial space. We need a village feel with exciting shops, restaurants, and places for the neighborhoods to connect and spend time together	10/5/2018 11:29 AM

Cascade Charter Township Community Survey

SurveyMonkey

147	Accessibility for the disabled	10/4/2018 11:48 AM
148	Too much short-sighted development (all the recent apartment complexes). The township has lots of money. Be smart about it and think long-term—buy land to keep it green and have open space. If we keep building on everything we will lose our uniqueness and value long-term.	10/3/2018 10:58 PM
149	No more apartments and condos around Centennial Park. Growth has been overwhelming all around us over the past few years.	10/3/2018 9:50 PM
150	It is important to make sure the infrastructure is in place for any growth plans . Not having sewage along the thornapple and other township waters needs to be addressed .	10/3/2018 9:11 PM
151	Clean up the shopping center at Cascade /28th it looks derelict. The parking lot is terrible.	10/3/2018 8:31 PM
152	I don't like the idea of a new road for Cascade Cemetery	10/3/2018 8:31 PM
153	A path along thornapple river between cascade rd and burger	10/3/2018 8:12 PM
154	There is plenty of unused/unleased spaces in cascade. There is NO need for another building to be built with spaces for lease or rent since there is already so much available in our area. All the spaces that are not used make cascade look trashy.	10/3/2018 7:59 PM
155	Emulate Ada	10/3/2018 7:53 PM
156	More family friendly businesses! A splash pad at Cascade Twp Park would be great!	10/3/2018 5:51 PM
157	I answered this question in the earlier comment box - sorry	10/3/2018 4:49 PM
158	Cascade Township is a nice blend of suburban, rural, farm, business, open space and parks, and commercial/industrial. Please do not lose the mix we have now by building up every available spot with housing, businesses, and commercial properties. It is nice to see all the undeveloped open space around us as we go about our daily lives.	10/3/2018 10:19 AM
159	Thank you for you continued efforts to improve our community! My suggestions: - Relocate both auto repair shops to a less central part of Cascade - Utilize that land for the community (restaurant with waterfront music!, expand Tassel Park & host COOL events like Ada's Beers @ the Bridge) - Rebrand the dated Cascade Township website, logo and newsletter - Total overhaul of the old Family Fare lot - currently there's a complete lack of character, uniformity, etc. It's a great location that's just mediocre right now.	10/3/2018 10:11 AM
160	Need sewer and water lines connection. Need for walking and cycling paths in my area where it seems to be more important near ada and the richer neighborhoods	10/3/2018 9:58 AM
161	Cascade Township has incredible potential. we need to develop a small town/village feel and get away from the strip mall/1990s look and feel. Cascade Village should become a quaint, retail area with taverns, green space, mom and pop shops, and small scale retail. We need to get rid of the tacky roadside decorations (Jam'n Bean) And class up the area to look more like a vintage small town Main Street in Michigan. We need more community events (like Beers at the Bridge). I would recommend bulldozing the old family fare parking lot in redeveloping it and making it into a mixed use area. Old 28th Street could be redeveloped to be more like a Main Street as well. With Ada just down the road it could be a second stop for Destination travelers an area residents looking for weekend activities and summer fun.	10/2/2018 9:05 PM
162	I would like to see the the creation of a Village center with parks, restaurants, small shops, very walkable and ample bike and walking trails to bring people to that area without cars.	10/2/2018 8:40 PM
163	Extend bike paths down Cascade rd to Whitneyville rd	10/2/2018 5:04 PM
164	Protect river frontage to park and access	10/2/2018 2:05 PM
165	There has been -- in the past -- a push toward favoring bikes/pedestrians above cars. This is absurd and needs to be stopped. The nearly half-million dollars a year being spent on empty buses churning around our township belching smoke is a ridiculous waste of taxpayer money and needs to be stopped. Improving streets and utilities is a valid way to use taxpayer money and should be pursued.	10/2/2018 2:00 PM
166	Give us more parks!	10/2/2018 10:19 AM
167	more small retail shops in cascade village to walk to so ice cream isn't the only reason you walk to cascade and 28th area. More restaurants you could walk to too. Places to take the kids, a big playground down there too would be nice.	10/2/2018 6:50 AM
168	Follow what Ada has done, on a scale appropriate for Cascade.	10/1/2018 6:35 PM

Cascade Charter Township Community Survey

SurveyMonkey

169	City water would be outstanding.	10/1/2018 5:47 PM
170	No further development of access to the Thornapple River should occur. It is mostly single family property and should remain as such with no further non-owner access.	10/1/2018 12:59 PM
171	Our town is so ugly from the DW center to fowling center. Spend some money on making it beautiful. The nicest part is the liquor store everything else looks like a dump	10/1/2018 9:14 AM
172	Some new concepts seem like a waste of money. The diamond interchange at 96, the banners on Thornapple bridge, and the median cement island on cascade by the roadhouse to name a few.	10/1/2018 7:42 AM
173	Make Cascade cool and not feel stuffy/crusty. Invest in a downtown area that attracts young fresh stores/restaurants and is walkable take a hint from Ada and Holland on this one (within our size and scale of course). Pursue a way to get Rockford Construction to build the 10,000 seat stadium for GRFC out here by the airport. 36th st. exit could be a perfect spot to redevelop some space for this and supporting retail. Lets get creative and think to the future not simply try to insulate and protect the status quo. We've got some of the best/most creative minds living here and we should be at the forefront of creating a better place to live for everyone (not only the privileged). We are leaders, we can and should develop intentional, beautiful, responsible, enjoyable spaces for the generations behind us.	10/1/2018 7:17 AM
174	I'd like to see some of the older buildings updated. Also, if ther is a WSU to put the power lines underground it would improve the arstheticc of cascade road and forest hills ave and 28th Street.	9/30/2018 8:04 PM
175	Increase fire protection. Upgrade fire to paramedics and have the ability to transport patients to the hospital.	9/30/2018 6:42 PM
176	Increase industrial development to improve tax revenues.	9/30/2018 5:32 PM
177	The Township Trustees should consider establishing and manning a Cascade Township Police Department and break away from the KCSD. Then law enforcement assets would stay in Cascade and not sit in Ada or GR Township.	9/30/2018 5:11 PM
178	Buy and get rid of Midas already, you have been talking about this for years.	9/30/2018 3:41 PM
179	There was once talk of round-a-bouts, I think these are terrible for pedestrians and hard for bigger vehicles.	9/30/2018 3:36 PM
180	Need to be pro smart investment in the commmunity.	9/30/2018 3:22 PM
181	I think the current state of Cascade Township is great. I would like to avoid commercial on cascade road. The road is extremely busy as it is.	9/30/2018 2:21 PM
182	I would prioritize keeping the rural nature of the township, increasing access to the Thornapple River, and maintaining/adding to the nice trails we have.	9/30/2018 2:08 PM
183	Pathways needed on 28th street - east of Buttrick	9/30/2018 1:41 PM
184	Use Ada as an example and make Cascade a destination people come for, utilize river views and bring in businesses other area do not have.	9/30/2018 1:04 PM
185	More destinations that are pedestrian friendly (even if we have to drive to get there. Public playgrounds near coffee shops/etc. Ways for people to get out and enjoy the community and natural beauty of the area. Keep development contained and dense v. spread out and destructing land.	9/30/2018 10:01 AM
186	slow down traffic through the village, grow village area retail/food, improve access to river, get rid of Tuffy, Verburgs, extend bike path on Thornapple River Dr from Thornhills to Cascade Village. No more high density housing developments ex: apartments, townhouses, etc Need to somehow focus on growing filling empty store fronts in D&W shopping center and the old Prevo's shopping center. Both shopping centers need a 'refresh'	9/30/2018 9:15 AM
187	I live at 36th & Cascade, on the Thornapple River side and am very interested in better pedestrian access to Cascade Village, local parks and businesses. I am also very interested in safer pedestrian accommodations, specifically when comes to crossing Cascade Road at 36th. Thank you for this survey and the effort to hear local opinions! We love this area!	9/30/2018 7:58 AM
188	Too much traffic not enough public transport	9/30/2018 7:51 AM
189	I moved to Cascade because I love the area. My only disappointment had been the widespread lack of public sewer and water connections. It seems like everyday there is a new water quality concern, so it would be good to have better connectivity.	9/29/2018 11:04 PM

Cascade Charter Township Community Survey

SurveyMonkey

190	staying on the higher end for residential, keeping manufacturing on the smaller side and in current parks Charlevoix is looking rough. Keep bikes on paths and not roads like Thornapple River and Cascade.	9/29/2018 10:48 PM
191	Take a similar approach as downtown Ada for Cascade Village. I also would very much like to get off septic on Apple Hill.	9/29/2018 10:10 PM
192	I'd love to see a way to make the pedestrian sidewalk safer along cascade road when crossing the river between Thorncrest and Thornapple River Drive. Restaurants (including vegetarian/vegan friendly) in cascade township would be hugely successful.	9/29/2018 9:39 PM
193	The most important thing to me is to have the bike path extended down Cascade Road past 36th Street so that these neighborhoods have safe access to the pathways.	9/29/2018 9:03 PM
194	Focus on infrastructure first - water/sewer lines, roads, fire services, police. Everything else should be secondary.	9/29/2018 8:15 PM
195	Sidewalks ,	9/29/2018 8:08 PM
196	"Re-use" before creating new buildings please. Limit (or no) commercial in any new area.	9/29/2018 6:37 PM
197	Need better fire coverage south of airport.	9/29/2018 3:43 PM
198	Adding a full bike path on Laraway Lake Dr. for pedestrian safety.	9/29/2018 12:54 PM
199	No Park and Rides No service vehicles kept in residential areas. No walkway along Trout Creek Enforce speed reduction on Tanglewood between Berger and Thornapple River Dr. Tanglewood is the through street for much of the development and residents with children cannot let their children play in the front yards or bike on the street unless directly accompanied by them. This is a serious issue and we have asked in the past to introduce speed humps but no response. Coming from Berger towards Thornapple river on Tanglewood is a blind corner that is sped around and residents backing out of their driveways are constantly honked at and tailgated with frustrated speedy drivers. We need to slow down each end of Tanglewood for 1/3 of the length to create safety. PFAS is a larger issue than what the Airport has published. We need the Township to apply focus both short and long term to protect the citizens. We have paid for our own private testing as we are on Trout Creek. It would be nice to be reimbursed. On a go forward basis multiple sight testing needs to be developed, mapped and made public on the Township website to show how we are protecting the communities.	9/29/2018 11:50 AM
200	We live in cascade because we like cascade the way it is. If we wanted to live in ada or east Grand Rapids, we'd move there. Do not turn cascade into something that it is not.	9/29/2018 11:14 AM
201	Following suit with Ada Twp, a central "downtown" with retail, restaurants, playground, natural space, and a focus on the beautiful Thornapple River.	9/29/2018 10:29 AM
202	Making the village more walkable (Cascade Road is a barrier due to traffic volume and speed). Encourage small retail and restaurant development in the village center (refigure the strip mall at the end of 28th street). Create a town square in the village.	9/29/2018 9:56 AM
203	Traffic and speed is a concern. Easier walking thru developments due to noise from traffic on some bike paths.	9/29/2018 8:25 AM
204	No comment	9/29/2018 7:55 AM
205	I am very concerned about the property at the end of Tanglewood at Thornapple River. Please do not put a parking lot, store equipment or any thing else. This is a neighborhood!!!! Also, please do not put a walking trail along the Trout creek....very, very poor decision!!!! Leave this area as is!!!!	9/29/2018 7:34 AM
206	A restaurant near tassel park that is dinner/ drinks and on river would be awesome instead f Tuffy and run down houses.	9/28/2018 9:05 PM
207	I would love to be able to be safely connected to the Cascade Village area. On our street (Whispering Ridge) we can't even cross the street safely. It would be nice to ride our bikes into town and not on the edge of a busy road with no sidewalk and 55 mph cars going by.	9/28/2018 6:55 PM
208	The township has an abundance of parks that in some cases are underused. I dont see why public or grant resources should be used to expand Tassel park especially if it means purchasing private land and developing shops and restaurants un rhe adjacent areas. Cascade is not Ada.	9/28/2018 5:25 PM
209	Safety of traffic from Condos is low priority fir Cascade. They value the new members if the new YMCA more than those if us that have paid taxes and supported Cascade for years	9/26/2018 2:53 PM

210

I support denser residential development near the village and Cascade/Hall. Less dense development is fine in more outlying areas. Open space style residential development should be strongly encouraged. Regarding residential development location and mass transit, what happens if/when gas goes to \$5, \$6, \$7 per gallon? The village and I-96 are commercial clusters, but a lot of underutilized commercial area between. No more gun stores.

9/17/2018 8:07 PM

# CASCADE COMMUNITY VISION COMMUNITY OUTREACH SUMMARY



## OVERVIEW

1/7/2019

Cascade Charter Township began an update to its master plan in the summer of 2018 coined "Cascade Community Vision." The following summary contains the synthesized input gathered from the Kent District Library Summer Events, online web mapping tool, online survey, and the Cascade Community Design Day.

**37,535**  
REACHED VIA FACEBOOK  
FOR THE SURVEY

The advertisement on Facebook for the Community Survey reached 37,535 people

**10,976**  
REACHED VIA FACEBOOK  
FOR THE DESIGN DAY

The advertisement on Facebook for Design Day reached 10,976 people

**6,715**  
NEWSLETTERS  
DISTRIBUTED

An article in the township newsletter was distributed to 6,715 people and sent to every residential address in the Township

**576**  
CLICKS VIA FACEBOOK  
FOR THE SURVEY

The Community Survey received 576 link clicks from Facebook users

**509**  
SURVEY  
PARTICIPANTS

509 people participated in the online community survey, which was available from August through November

**284**  
WEBSITE  
PAGE VIEWS

284 individual website page views were recorded between July and December

**202**  
WRITTEN OUTREACH  
COMMENTS

202 written comments were collected through the KDL Outreach and Community Design Day

**172**  
DOT ACTIVITY  
VOTES

172 votes were tallied from the Community Design Day

**152**  
RESPONSES ABOUT THE  
DESIGN DAY

152 responses were collected from Facebook users about the Community Design Day

**58**  
DIGITAL MAPPING  
COMMENTS

58 comments were added to the online interactive comment map

**12**  
HOURS OF DESIGN DAY  
ENGAGEMENT

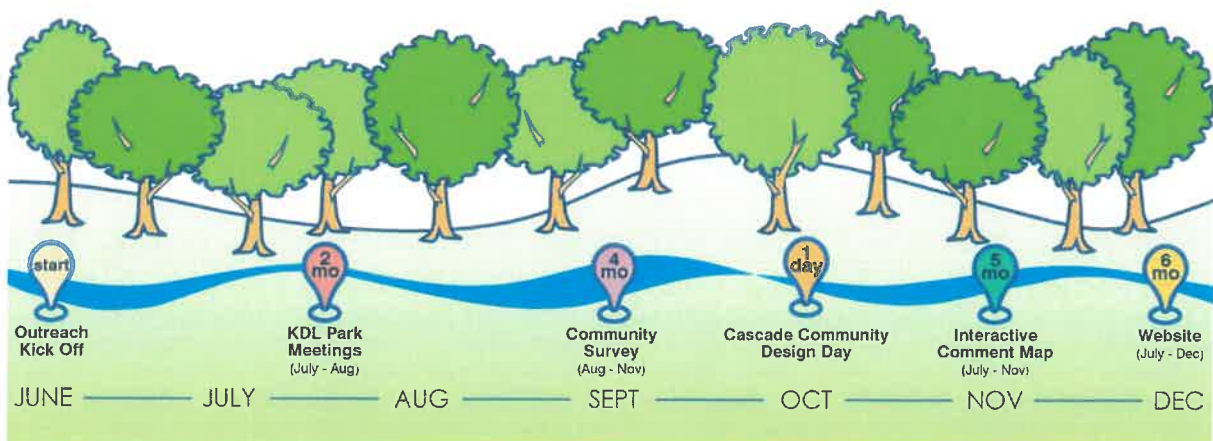
The Cascade Design Day lasted for 12 hours, employing 8 members of the consultant team and 3 township staff members

**3**  
SUMMER CONCERT  
OUTREACH EVENTS

Outreach stations were set up at 3 Kent District Library (KDL) Summer Concert Series events

## COMMUNITY OUTREACH TIMELINE

In an effort to engage the community in the master planning process, Cascade Charter Township offered several types of engagement activities across multiple platforms to gather valuable participant input. This process began with a project Kick Off in June, and was followed by three in person Kent District Library Summer Events in July and August. The gathering of feedback continued through an online community survey, a community open house Design Day held on October 16th, and the development of an online web mapping tool and website.



# CASCADE COMMUNITY VISION

## COMMUNITY OUTREACH SUMMARY



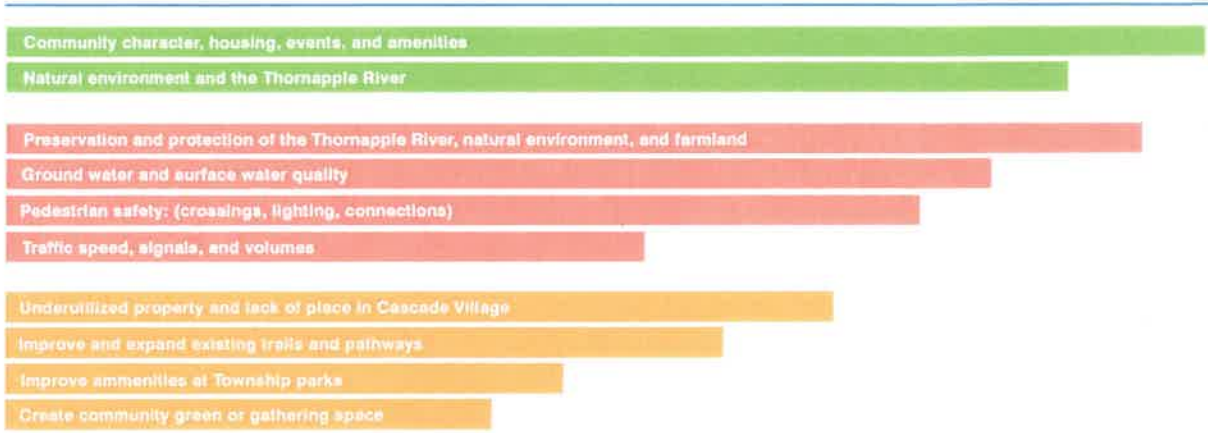
COMMENT CATEGORY:

█ = Township Assets

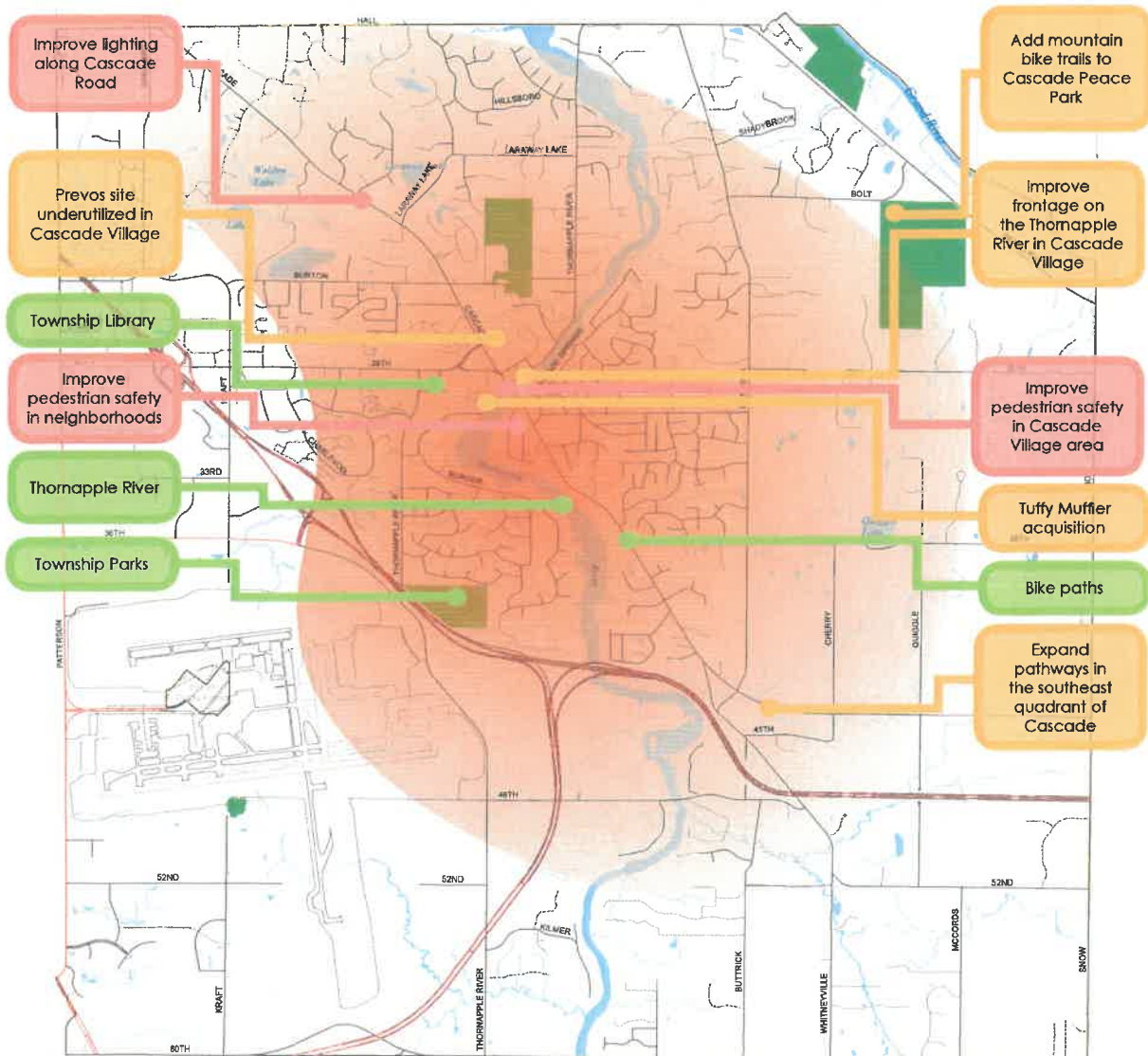
█ = Township Opportunities

█ = Township Concerns

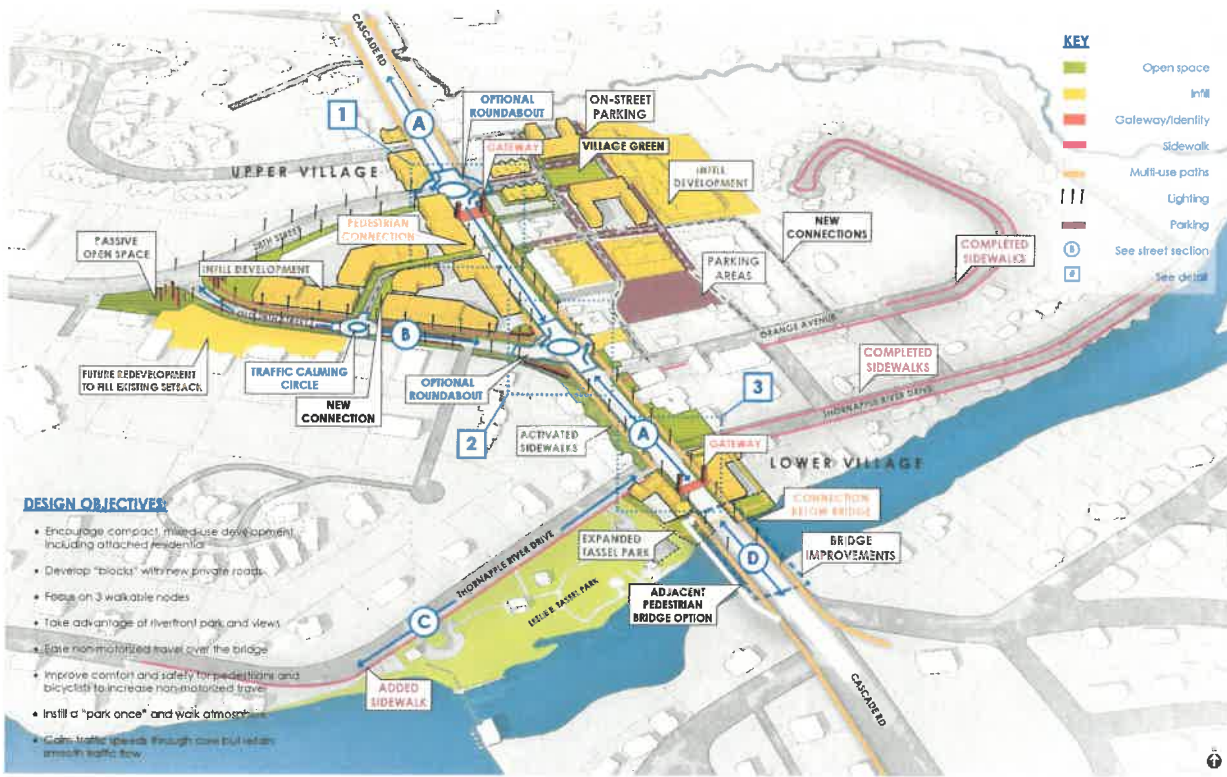
### TOP TOWNSHIP ASSETS, OPPORTUNITIES, AND CONCERNS BY COMMENT FREQUENCY



### SYNTHESIZED FREQUENT COMMENT HEAT MAP



# Cascade Village Master Plan



williams&works

MKSK

# Cascade Village Master Plan

## A Cascade Road

Inconsistent streetscape, excessive lanes



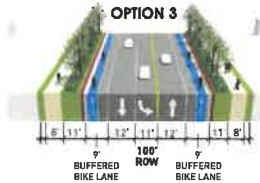
Reduced lane widths, improved streetscape



Reduced lanes, median, improved streetscape



Reduced lanes, improved streetscape, added bike lanes

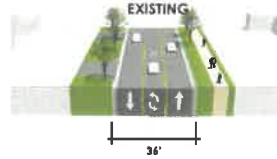


### Improve walkability along and across the road.

- Traffic volumes south of 28th St to Old 28th: 18,500 north of Thornapple River Dr.
- Create gateway features at the north and south entrances to the "Village"
- Shorten length of northbound right-turn lane
- Overtime consolidate driveways, install medians where left turns no longer required
- Provide shared pathway along both sides of Cascade Rd
- Add streetscape elements including street lights and street trees
- Explore option of roundabouts at 28th/Cascade and Old 28th/Cascade which could allow a reduction to three lanes

## B Old 28th Street

Single sidewalk, center turn lane, redundant driveways



On-street parking, added sidewalk



Median, added sidewalk

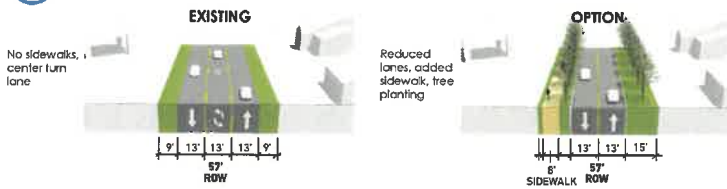


### Make a slower speed, more walkable street.

- Daily traffic volumes 4600 vehicles (80% eastbound), fairly high speed
- Gradually locate new buildings closer to the road
- Add on-street parking and other "traffic calming" elements to slow traffic and encourage through traffic to use 28th Street
- Add a traffic calming feature at the intersection of the new connection
- Add sidewalks along both sides
- Add streetscape with pedestrian oriented lighting and street trees

# Cascade Village Master Plan

## C Thornapple River Drive- West of Cascade



### Improve aesthetics, increase awareness and access to the park, take advantage of views to the river and dam

- Relocate the auto body shop (see Villages)
- Support new more "village-like" development (see Villages)
- Arrange new development to take advantage of vistas (such as outdoor seating)
- Provide views into the park
- Add a level of urban design feature at the southern corners to complement the other corners
- Extend the streetscape eastward along Thornapple River Drive

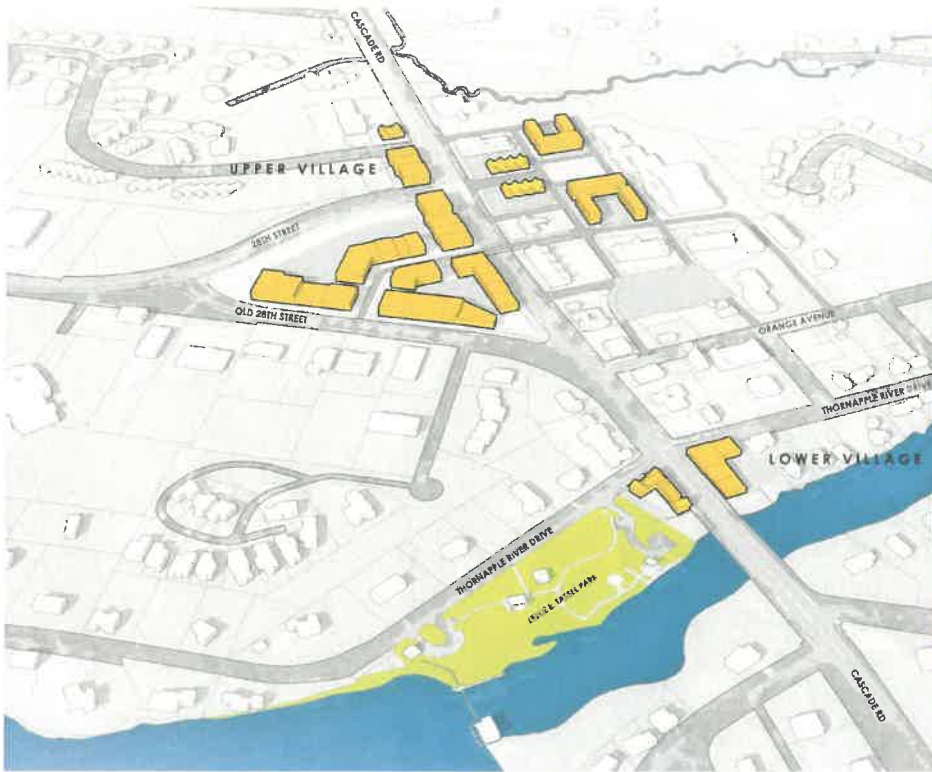
## D Thornapple River Bridge



### Ease pedestrian and bicycle crossings while retaining acceptable traffic operations.

- Re-tipe the lane widths to provide a buffer zone between traffic lanes and the pedestrian/bike way along the edge
- Add a cantilevered pedestrian/bike bridge along the edges (see photo example)
- Add a new pedestrian bridge along the east side (to connect with existing non-motorized pathways) or west side (if park is expanded)

# Cascade Village Master Plan



## Upper Village

**Open up the area for new development with a new connecting road**

- New private drive with buildings aligning it
- Buildings could be 2-4 stories, parking in rear, on side, on-street
- Nearby access points along Cascade Road would be removed
- Add pedestrian crossing with special markings and signal at Cascade Road
- Right turn only for vehicles at Cascade Road

## Lower Village

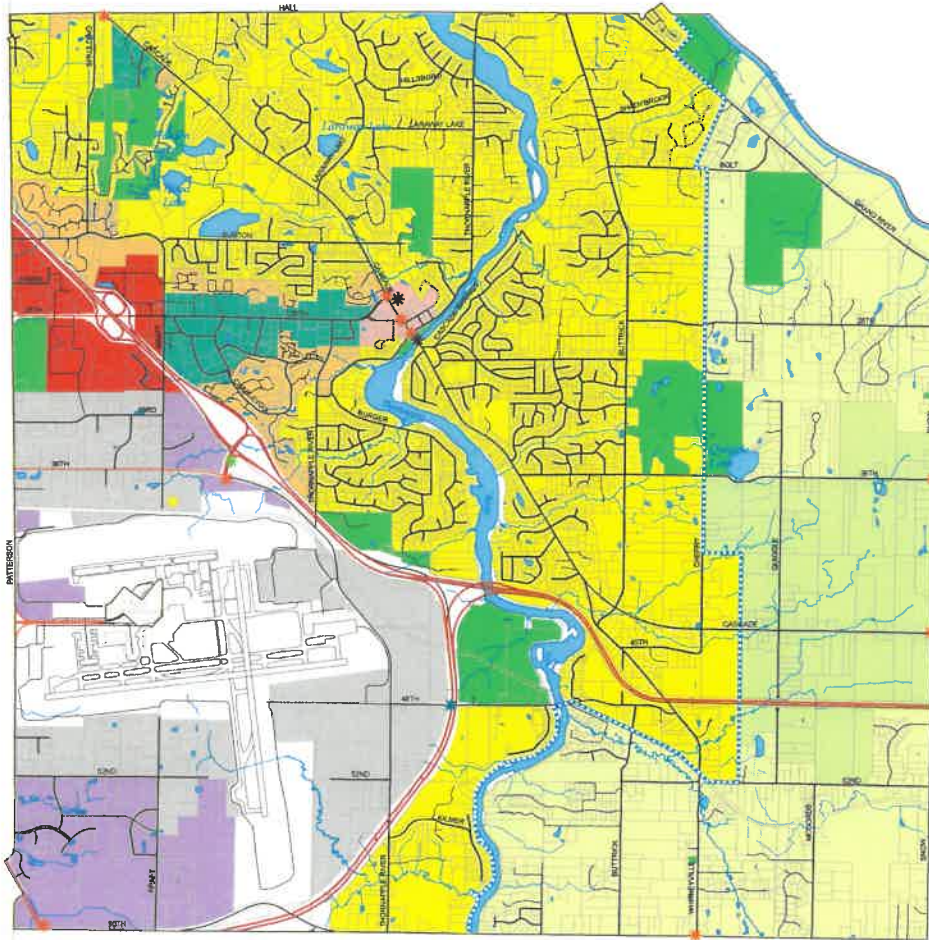
**Support a more compact, walkable district**

- New Village Green to create focal point, gathering spot for events
- Infill with mixed use development including more attached residential
- New internal system of private drives to create "blocks"
- New streets to be focused on pedestrian elements with on-street parking
- Additional shared parking lots

City of Kentwood

Ada Twp

Caledonia Twp



# CASCADE CHARTER TOWNSHIP

Kent County, Michigan

## Future Land Use

DRAFT 01.24.19

- Gateway Feature
- Expressway Interchange
- Park 'n' Ride
- Rail Station
- Redevelopment Ready
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Cascade Village
- Community Mixed Use
- Highway Commercial
- Transitional Mixed Use
- Industrial
- Community Facility/Golf Course

1 inch = 1,500 feet



**REGIS**

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## CASCADE CHARTER TOWNSHIP MASTER PLAN 2019

### FUTURE LAND USE DESCRIPTIONS

#### FARMLAND PRESERVATION

**Description:** This category is intended to accommodate farming and agricultural support services and recognize the desire by homeowners for a rural environment close to urban amenities.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Farms and agricultural operations including concentrated feeding operations, single-family residential dwellings, subdivisions and site condominiums as special land use	One dwelling unit per 2.3 acres or more; conservation clusters of 0.4 units per acre	None	Buffering, preservation of open space, deep setbacks, preservation of natural features

#### RURAL RESIDENTIAL

**Description:** The rural residential land use designation is intended to address the need for single-family development in rural and low-density patterns and provide opportunity for agricultural activity.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Single-family residential dwellings, farms and agricultural operations, landscape operations, public parks, natural land conservancies, subdivisions and site condominiums as special land use	One dwelling unit per 2.3 acres or more; conservation clusters of 0.4 units per acre	None	Buffering, preservation of open space, deep setbacks, preservation of natural features

#### SUBURBAN RESIDENTIAL

**Description & Desired Uses:** The suburban residential land use designation is intended to preserve the areas of the Township which have been developed as

suburban style single family residential neighborhoods as a result of historic planning efforts by the Township. These communities are relatively homogeneous in form and land uses, and scaled primarily for passenger car travel. New suburban development should incorporate improved connectivity and diversity in housing styles.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Single-family residential dwellings, schools, neighborhood parks, churches, community facilities	1 to 3 dwelling units per acre; conservation clusters of 3 or more dwelling units per acre	Yes	Pedestrian/bike access to trail system, internal trails or sidewalks, street trees, street lights, grid street network

**COMMUNITY RESIDENTIAL**

**Description:** The community residential land use designation is intended for a mix of attached and detached housing. Neighborhoods should be designed and developed to provide attractive, connected, and inclusive living environments.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Attached or detached dwellings, assisted living and retirement communities; commercial personal service establishments internal and integrated within master-planned retirement communities, community facilities	4 to 6 dwelling units per acre	Yes	Open community spaces, pedestrian/bike access to trail system, internal trails and sidewalks, street trees, street lights, bicycle racks, served by transit

**CASCADE VILLAGE**

**Description:** The Cascade Village land use designation is intended to foster a walkable, pedestrian-scale village district in the area surrounding the intersection of 28<sup>th</sup> Street and Cascade Road. Pedestrian/bicycle circulation plans should be prepared for new development that includes access from sidewalks and non-motorized paths to any building entry. Higher density bonuses are intended to

make development of desirable mixed use buildings feasible, allow for residential building types that support "cradle to grave," and sustain local retail activity.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Mixed-use buildings with office or retail, attached or detached dwellings, assisted living and retirement communities, community facilities	8 to 9 dwelling units per acre; density bonuses up to 12 units per acre when residential is mixed with other uses within the same building	Yes	Traffic calming, crosswalk demarcations, countdown walk signs, sidewalks, plantings, wayfinding signage, public art, street trees, decorative street lights, bicycle racks, served by transit

#### COMMUNITY MIXED USE

**Description and Desired Uses:** The community mixed use land use designation is intended to provide flexibility in development by meeting demand for both services and housing within a context offering greater potential for walkable neighborhoods within traditional strip commercial corridors. Higher density bonuses are intended to make development of desirable mixed use buildings feasible, allow for residential building types that support "cradle to grave," and sustain local retail activity.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Retail, services, eating and drinking establishments, offices, hotels, attached residential, mixed-use buildings, community facilities	6-8 dwelling units per acre; density bonuses up to 12 units per acre when residential is mixed with other uses within the same building	Yes	Traffic calming, crosswalk demarcations, countdown walk signs, sidewalks, landscaping, signage limitations, street trees, street lights, bicycle racks, served by transit, cross-access easements

**HIGHWAY COMMERCIAL**

**Description & Desired Uses:** The highway commercial land use category is intended for more intense land uses in terms of traffic generation and building height to serve the auto-oriented area surrounding I-96 and 28<sup>th</sup> Street.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Hotels, eating and drinking establishments, retail, convenience shopping, offices, attached residential	4-8 dwelling units per acre	Yes	Crosswalk demarcations, countdown walk signs, sidewalks, plantings, wayfinding signage, street trees, street lights, bicycle racks, served by transit

**TRANSITIONAL MIXED USE**

**Description and Desired Uses:** The transitional mixed use land use designation is intended to provide flexibility in development by meeting demand for services, employment, and housing within a context offering greater potential for walkable neighborhoods within employment and transitional areas surrounding the airport. Higher density bonuses are intended to make development of desirable mixed use buildings feasible, allow for residential building types that support “cradle to grave,” and sustain local retail activity.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Research and development, office, warehouse, fulfillment, retail, showrooms, eating and drinking establishments, hotels, attached residential, multiple-use buildings, incubators, indoor recreation	6-8 dwelling units per acre; density bonuses up to 12 units per acre when residential is mixed with other uses within the same building	Yes	Crosswalk demarcations, countdown walk signs, sidewalks, sufficient landscaping between incompatible uses, street trees, street lights, bicycle racks, served by transit

**INDUSTRIAL**

**Description and Desired Uses:** The industrial land use designation is intended to provide employment for area residents, manufacture goods and provide services to meet the needs of the larger West Michigan Region while strategically leveraging locations nearby the airport.

Desired Uses:	Residential Density:	Public Water & Sanitary Sewer:	Features:
Warehousing, manufacturing and assembly, mini-storage, contractor's offices and yards, fulfillment and shipping facilities, research and development	N/A	Yes	Arterial connections, direct access to airport property, crosswalk demarcations, landscaping between incompatible uses, street trees, street lights, served by transit

**COMMUNITY FACILITIES**

**Description and Desired Uses:** The community facilities land use designation includes Township parks and open space, cemeteries, wetlands, drainage facilities or other Township-owned property for community-wide use.

**GATEWAYS**

**Description and Desired Uses:** Community gateways have been identified to help promote Cascade Charter Township as a destination, as well as to develop the identity of the main commercial corridors where residents and businesses interact and relate. These gateways could include signage, monuments, landscaping, boulevards, or a combination of all, and may be used to announce community events, to promote local businesses, and to beautify and unify the corridor. Local businesses may sponsor a gateway. Gateways are located at Township boundaries along major roadways, as well as within the Cascade Village area and east of the I-96 interchange at 28<sup>th</sup> Street.