

AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING

Wednesday, March 8, 2017

7:00 P.M.

Cascade Branch of the Kent District Library, Wisner Center
2870 Jacksmith, S.E.

Expected Meeting Procedures

1. During public comments you may speak on any item not noted on the agenda for a public hearing.
2. Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
3. Please limit your comments to a specific issue.
4. Please turn OFF cellular phones.

Article 1. Call to Order, Roll Call

Article 2. Pledge of Allegiance to the Flag

Article 3. Approval of Agenda

Article 4. Presentations/Public Comments (limit comments to 3 minutes)

Article 5. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 1. Regular Township Board Minutes for 2/22/17.
- b. Receive and File Reports
 1. Building Department Monthly Report for February, 2017.
 2. Hope Network – FY16 4th Quarter Ridership Data
 3. Treasurer’s Monthly Report for December, 2016.
- c. Receive and File Communications
 1. Letter from Comcast – re: TV Boxes and Modems
 2. Letter from Kent County Prosecuting Attorney – re: New Medical Marijuana Legislation.
 3. State of Michigan Notice of Hearing – re: Consumers Energy Case No. U-18250
- d. Education Requests
 1. Ron Sabin/Bill Benoit – Code Officials Conference – Bay City, MI – May 8-11, 2017.

Article 6. Financial Actions

Article 7. Unfinished Business

Article 8. New Business

- 013-2017**
- a. **Public Hearing – Consider Amending the Existing PUD at 6010 28th St. to Allow for New Fast Food Restaurants.**
 - b. **Consider approval of Ordinance to Amend Ordinance #4 of 1994, the Cascade Rapids LLC Planned Unit Development Project. (roll call)**

**014-2017 Consider Approval of the Purchase of a Storage System for
the Library Storage Room.**

Article 9. Public Comments on any other matters. (limit comments to 3 minutes)

Article 10. Manager Comments

Article 11. Board Member Comments

Article 12. Adjournment

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, February 22, 2017
7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order at 7:00 p.m.
Present: Supervisor Beahan, Clerk Slater, Treasurer Peirce, Trustee Koessel, McDonald and Shipley.
Absent: Trustee Lewis
Also Present: Manager Swayze, DDA/ED Director Korhorn, Fire Chief Sigg and those listed in Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** **Approval of Agenda**
Supervisor Beahan requested a couple of changes be made to the agenda:
- Remove Article 8: 012-2017 from the Agenda to enable Clerk Slater to get more information before we move ahead with the project.
 - Add under Presentation/Public comments a brief presentation from the Historical Society.
- Motion was made by Trustee Koessel and supported by Trustee McDonald to approve the revised agenda per the request of Supervisor Beahan. Motion carried.
- Article 4.** **Presentations/Public Comments (limit comments to 3 minutes)**
- **2016 Historical Society presentation.**
Ken Carey, 2929 Thornapple River Dr., was present to discuss the “community”. Vic Gillis, Ron Redman from the Historical Group was present to deliver a presentation to the Board regarding 2016 in review.
- Article 5.** **Approval of Consent Agenda**
- a. Receive and File Various Meeting Minutes
 1. Regular Township Board Minutes for 2/08/17.
 2. Regular Planning Commission Minutes for 1/16/17.
 - b. Receive and File Reports
 1. Fire Department Monthly Report for January, 2017.
 2. Kent County Sheriff Dept. – East Precinct 2016 4th Quarter Report.
 - c. Receive and File Communications
 1. Cascade Historical Society – re: 2016 “In review”
 2. Letter from Right Place – re: Payment
 3. Letter from Charter Communications – re: Price Adjustments
 4. Letter from Grand Rapids Chamber of Commerce – re: Accident Fund dividend.
 5. Letter from Comcast – re: Change to Channel Lineup.
- Motion was made by Trustee Shipley and supported by Trustee Koessel to approve Consent Agenda as presented. Motion carried.
- Article 6.** **Financial Actions**
- Article 7.** **Unfinished Business**

Article 8. New Business

007-2017

a. Public Hearing – Acceptance and Use of Community Development Block Grant. (CDBG)

DDA/ED Director Korhorn reviewed the requested allocations for the use of the CDBG monies.

Motion was made by Trustee Koessel and supported by Trustee McDonald to move into public hearing. Motion carried.

No public comments received.

Motion was made by Trustee McDonald and supported by Treasurer Peirce to reconvene into regular session. Motion carried.

b. Consider approval of Resolutions of Acceptance and Use of Community Development Block Grant (CDBG).

Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the Resolution of the Acceptance of CDBG Funds with \$7,158.48 going to Hope Network and \$1,285.00 going to the Kent County Community Development Housing Rehabilitation Program. Motion carried by roll call vote.

Motion was made by Trustee Shipley and supported by Trustee McDonald to approve the Resolution Authorizing the Use of the Community Development Block Grant Funds. Motion carried by roll call vote.

008-2017

Consider Approval of Resolution for Road Closures for July 4th Celebration.

Motion was made by Trustee Koessel and supported by Trustee McDonald to approve the Resolution for Road Closures for July 4th Celebration. Motion carried by roll call vote.

009-2017

Consider Approval of Contract for July 4th Celebration – Funny Business.

Chief Sigg reviewed the contract with the Board. Motion was made by Trustee McDonald and supported by Trustee Shipley to approve the contract with Funny Business in the amount of \$41,875 for the July 4th Celebration. Motion carried.

010-2017

Consider Approval of the Consolidation of Precincts 1, 7 & 8 for the May 2, 2017 Election.

Clerk Slater reviewed the consolidation with the Board. Motion was made by Trustee Shipley and supported by Clerk Slater. Motion carried by roll call vote.

011-2017

Consider Approval of the Use of Cascade Recreation Park by Grand Rapids Amateur Astronomical Association.

Motion was made by Trustee Shipley and supported by Trustee McDonald to approve the use of the Cascade Recreation Park by Grand Rapids Amateur Astronomical Association. Motion carried.

~~012-2017~~

~~**Consider Approval of the Purchase of a Storage System for the Library Storage Room.**~~

012-2017 Consider Approval of Preliminary Engineering for Township Hall/Station #1/Station #2 Rehabilitation.

Manager Swayze reviewed the projects regarding the rehabilitation:

- Roof Replacement
- HVAC Replacement
- Building Generator
- Parking Lot.

Discussion followed.

Motion was made by Clerk Slater and supported by Trustee Shipley to approve the Preliminary Engineering for Township Hall/Station #1 #2 Rehabilitation. Motion carried.

Article 9. Public Comments on any other matters. (limit comments to 3 minutes)

Kent County Deputy Ryan Roe, Community Policing Officer updated the Board on happenings in Cascade Township.

Ken Carey, 2929 Thornapple River Dr., addressed the Board on the gathering at Rec Park by the Astronomical Association.

Article 10. Manager Comments

Manager Swayze offered the following comments:

- The Utility Advisory Board has been discussing the City of Grand Rapids connection fees regarding the costs to the residents.
- The Thornapple Hills Drain project is going along smoothly.
- We have been having discussion regarding the pathway system going forward. The pathway millage expires in August, 2018 It has been suggested that we put together a committee with members from the community to guide us thru what they would like to see in the pathway system and whether or not we need to renew/extending the millage in 2018. Our Community Development Director Peterson will be heading up that effort from the Staff level. In the April newsletter, we will be putting out a "call to arms", anybody that is interested in participating in the committee there will be a meeting.

Article 11. Board Member Comments

Trustee Shipley offered the following comments:

- At the last meeting several people in the audience were concerned about the occupancy in the new Fowling Warehouse.
- Over 90% of calls (police) seem to be along the 28th St. corridor. For future consideration, would it be appropriate for the DDA to pick up a portion of that extra car that we pay for.

Treasurer Peirce offered the following comments:

- Update on collection efforts for the Winter taxes...as of today we have collected 98.43%, which is a record going back 10 years.

Trustee McDonald offered the following comments:

- I will be out of the country for the next meeting on March 8th.

Article 12. Adjournment

Motion was made by Treasurer Peirce and supported by Trustee McDonald to adjourn. Motion carried.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Susan B. Slater, Clerk

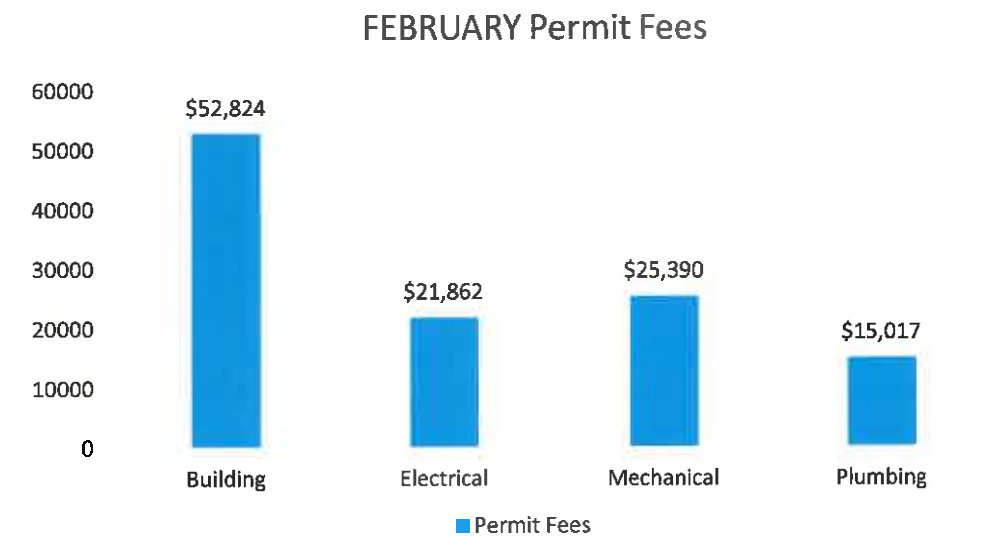
Robert S. Beahan, Supervisor

DRAFT

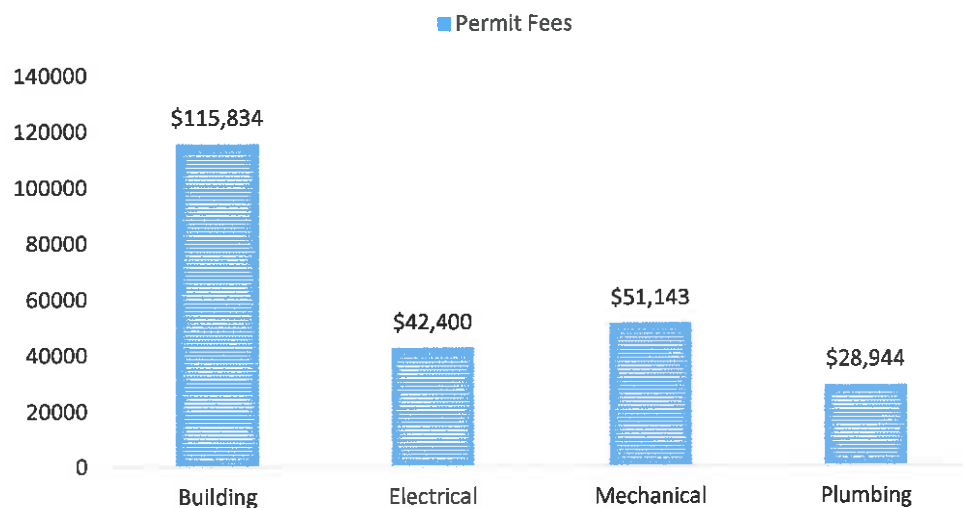
Cascade Inspection Services

FEBRUARY 2017

Permit Fees by Type

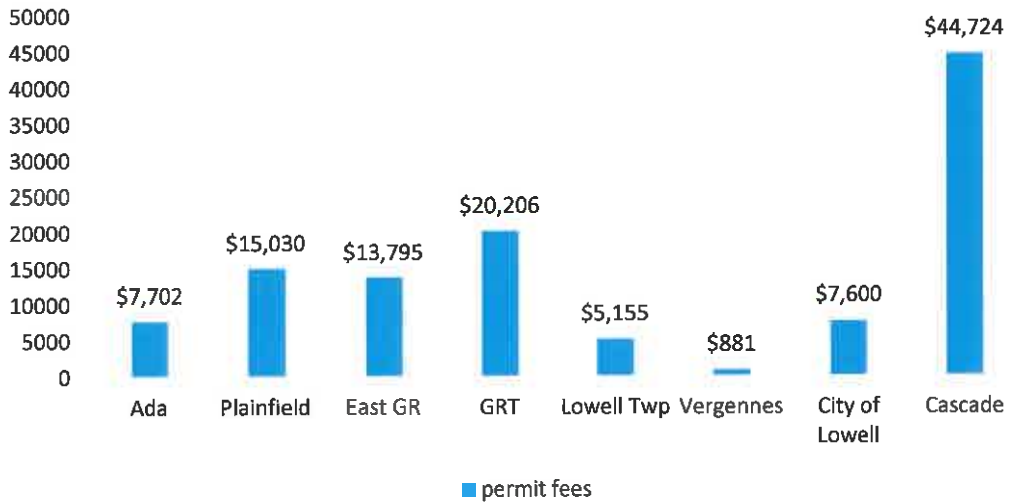


PERMIT FEES - 2017 YTD

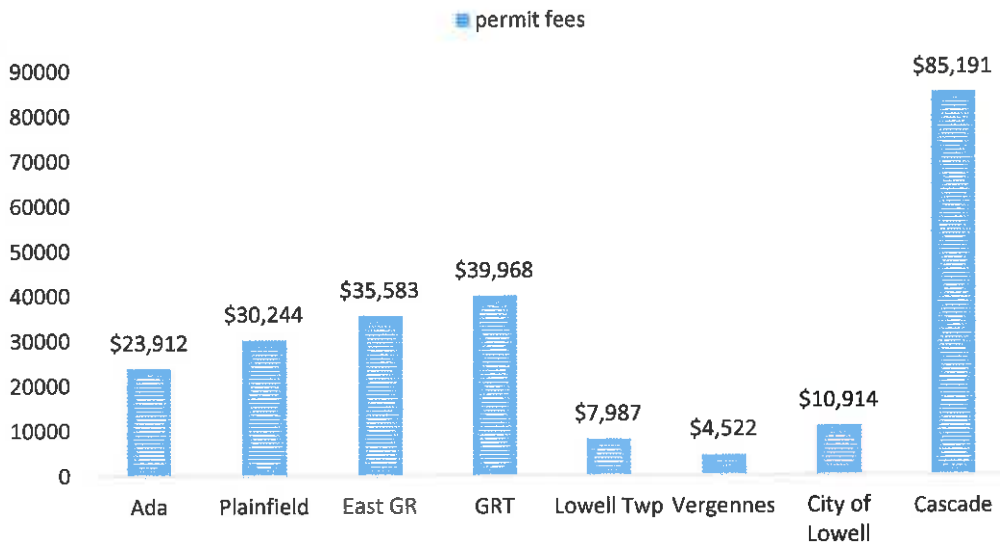


Permit Fees by Municipality

permit fees - FEBRUARY



PERMIT FEES - 2017 YTD



Township	#of Per Building	#of Per Electrical	# of Per Mechanical	# of Per Plumbing	Total Permits	Total Fees				
PREV YTD TOTAL	107	\$63,010.00	129	\$20,538.00	219	\$25,753.00	103	\$13,927.00	558	\$123,228.00
FEBRUARY										
Cascade	28	\$32,462.00	27	\$4,738.00	52	\$4,965.00	18	\$2,559.00	125	\$44,724.00
Lowell Twp	5	\$3,420.00	3	\$180.00	7	\$	3	\$615.00	18	\$5,155.00
Ada	6	\$937.00	14	\$2,490.00	24	\$2,675.00	11	\$1,600.00	55	\$7,702.00
Vergennes			1	\$173.00	4	\$530.00	2	\$178.00	7	\$881.00
GR Twp	26	\$7,847.00	32	\$4,589.00	43	\$5,389.00	20	\$2,381.00	121	\$20,206.00
EGR	24	\$3,437.00	21	\$3,216.00	26	\$4,071.00	16	\$3,071.00	87	\$13,795.00
Plainfield			30	\$5,212.00	49	\$6,115.00	26	\$3,703.00	105	\$15,030.00
City of Lowell	9	\$4,721.00	9	\$1,264.00	7	\$705.00	5	\$910.00	30	\$7,600.00
MONTH TOTAL	98	\$ 52,824.00	137	\$ 21,862.00	212	\$ 25,390.00	101	\$ 15,017.00	548	\$115,093.00

YTD 2017	205	\$ 115,834.00	266	\$ 42,400.00	431	\$ 51,143.00	204	\$ 28,944.00	1106	\$ 238,321.00
TOTAL-2016	1475	\$529,552.24	1992	\$310,463.00	3217	\$383,718.00	1404	\$190,762.00	8088	\$1,414,495.24
TOTAL-2015	1510	\$ 665,025.51	1948	\$327,865.00	3070	\$ 385,822.30	1361	\$ 216,089.00	7889	\$ 1,594,801.81
TOTAL-2014	1354	\$ 615,191.80	1780	\$297,971.00	2860	\$ 359,989.90	1257	\$ 196,553.00	7251	\$ 1,469,705.70
TOTAL-2013	1241	\$644,712.00	1667	\$288,442.06	2583	\$334,045.70	969	\$142,474.00	6460	\$1,409,673.76
TOTAL-2012	1,122	\$511,272.00	1,349	\$188,766.99	2,134	\$247,625.30	835	\$118,335.00	5,440	\$1,065,999.29
TOTAL-2011	949	\$410,550.75	990	\$148,549.50	1585	\$189,180.10	753	\$111,023.00	4277	\$859,303.35
TOTAL-2010	850	\$309,779.00	1330	\$162,994.00	1644	\$188,927.25	625	\$94,790.00	4449	\$756,490.25
TOTAL-2009	712	\$222,039.00	875	\$125,848.00	1313	\$149,101.75	554	\$74,397.00	3463	\$571,382.75
TOTAL-2008	848	\$582,100.75	1043	\$147,674.00	1348	\$164,271.30	697	\$91,695.00	3933	\$951,266.55
TOTAL-2007	1032	\$336,749.55	1069	\$137,857.00	1447	\$151,002.60	778	\$98,270.00	4326	\$723,879.15
TOTAL-2006	1181	\$481,673.30	1547	\$215,121.00	2147	\$243,076.90	1243	\$162,020.00	5173	\$940,523.41
TOTAL-2005	1032	\$419,355.30	1369	\$191,694.00	1874	\$211,234.15	1111	\$144,926.00	5386	\$967,209.45

	JAN	FEB	MARCH	APR	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	TOTAL
Township							2017						
Ada Twp	\$16,209.75	\$7,702.00											23,911.75
Permit Fees													-
Special Insp													-
Ada Total	\$16,209.75	\$7,702.00											23,911.75
Plainfield	\$15,214.00	\$15,030.00											\$30,244.00
Permit Fees													-
Special Insp													-
Plainfield Total	\$15,214.00	\$15,030.00											30,244.00
East Gr	\$21,788.00	\$13,795.00											35,583.00
Permit Fees													-
Special Insp													-
East Gr Tot	\$21,788.00	\$13,795.00											35,583.00
GR Twp	\$19,762.25	\$20,206.00											39,968.25
Permit Fees													-
Special Insp													-
GR Twp tot	\$19,762.25	\$20,206.00											39,968.25
Lowell Twp	\$2,832.00	\$5,155.00											7,987.00
Permit Fees													-
Special Insp													-
Lowell Tot	\$2,832.00	\$5,155.00											7,987.00
Vergennes	\$3,641.00	\$881.00											4,522.00
Permit Fees													-
Special Insp													-
Verg Total	\$3,641.00	\$881.00											4,522.00
City of Low	\$3,314.00	\$7,600.00											\$10,914.00
Permit Fees													-
Special Insp													-
L. City Tot	\$3,314.00	\$7,600.00											\$10,914.00
Subtotal	\$82,761.00	\$70,369.00											153,130.00
Cascade	\$40,467.00	\$44,724.00											85,191.00
Total w/ Cas	\$123,228.00	\$115,093.00											238,321.00
							2016 YTD	\$ 218,907.25					DIFFERENCE
													\$19,413.75
GRAND TOTAL PERMIT FEE CHART													

CASCADE CONSOLIDATED FEES

YEAR 2016

MONTH	Building Comm.	Building Residential	Electrical	Mechanical	Plumbing	TOTAL
JANUARY	\$20,215.00	\$7,445.00	\$5,437.00	\$5,210.00	\$2,160.00	\$40,467.00
FEBRUARY	\$27,256.00	\$5,206.00	\$4,738.00	\$4,965.00	\$2,559.00	\$44,724.00
MARCH						
APRIL						
MAY						
JUNE						
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$47,471.00	\$12,651.00	\$10,175.00	\$10,175.00	\$4,719.00	\$85,191.00
PERMIT # FOR MONTH	5	23	27	52	18	125
PREV PERMIT TOTAL	9	25	36	46	20	136
PERMIT TOTAL FOR YR	14	48	63	98	38	261
YEAR TO DATE	2017	\$85,191.00				
YEAR TO DATE	2016	\$60,781.00				
OVER		\$24,410.00				

CASCADE SINGLE FAMILY HOMES

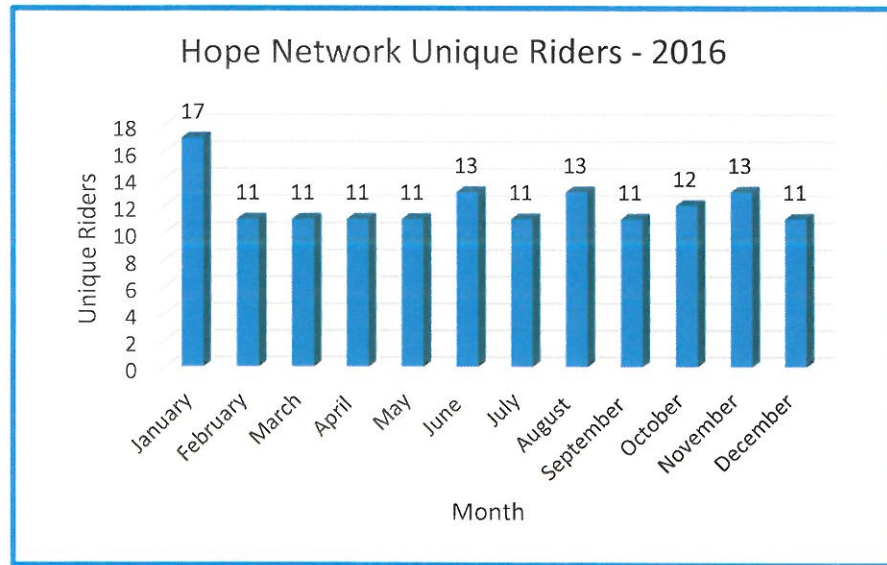
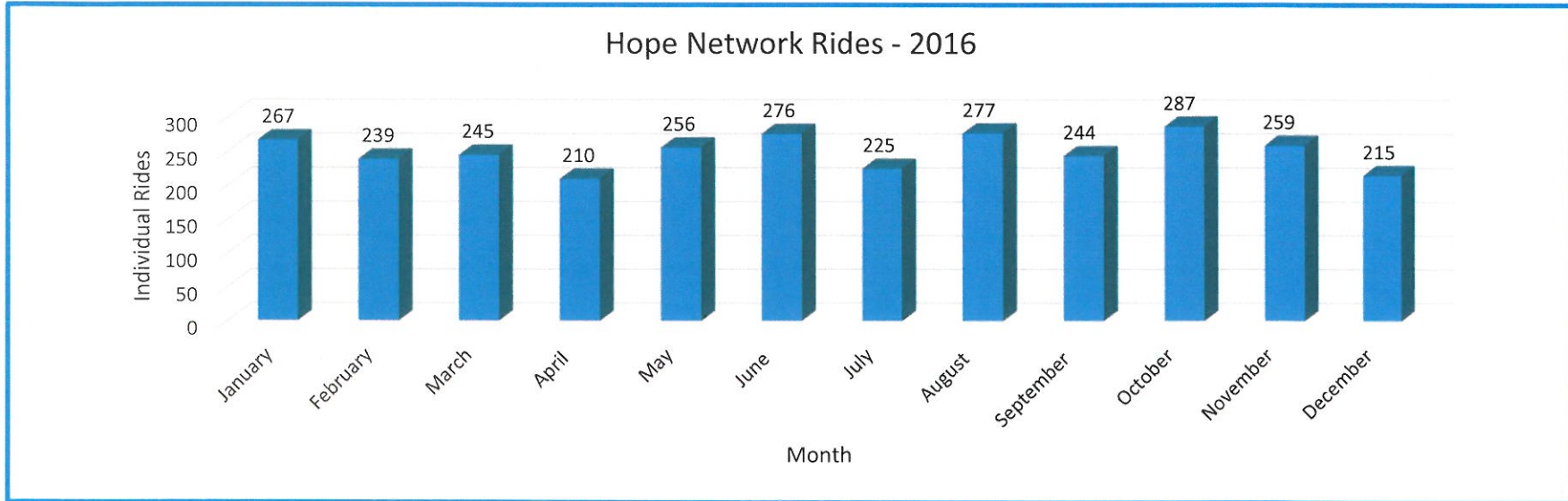
	FEBRUARY	YTD 2017	2016	2015	2014	2013
Number of Permits						
New Residential Homes	3	8	56	62	154	74
VALUE - RESIDENTIAL	\$ 1,464,069.00	\$ 3,617,256.00	\$ 24,019,640.00	\$ 26,706,215.00	\$ 39,466,458.00	\$ 30,714,184.00

Cascade Twp -Permit Report by Category/ Fee

2/1/2017 12:00:0 to 2/28/2017 12:00:

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB17000151	TIM VERSTRATE CUS	3150 THORNAPPLE RIV DR SE	02/08/2017	800,000	917.00	RESIDENCE W/FINISHED BASEMI
PB17000128	ACHTERHOF JON	5830 BURTON ST SE	02/08/2017	345,157	693.00	RESIDENCE W/FINISHED BASEMI
PB17000191	MCGRAW MICHAEL H	1292 MARSMAN AVE SE	02/22/2017	318,912	833.00	RESIDENCE W/FINISHED BASEMI
				1,464,069	2,443.00	
3	Permits	Value Total		1,464,069	2,443.00	Fee Total

Hope Network - FY16 4th Quarter Ridership Data



Through FY2016 4th Quarter, there have been 3000 rides to Township residents provided by the Hope Network. The Township saw an initial decrease in rides between January and February as riders in The Rapid service area were moved to the Go!Bus service. Since then we have seen rides remain relatively steady with a low of 210 rides in April and a high of 287 rides in October.

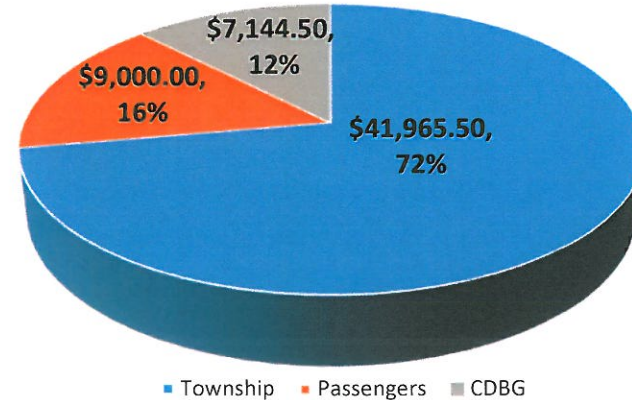
Each month the Township is given a report that details the residents that utilize the system, as well as the rides that are taken. The Hope Network initially saw a decrease in unique riders in February as Go!Bus riders were removed from the system. Since then we have consistently seen 11 unique riders, with an uptick to 12 or 13 in in some months with non-regular riders.

Hope Network - FY2016 4th Quarter Financial Data

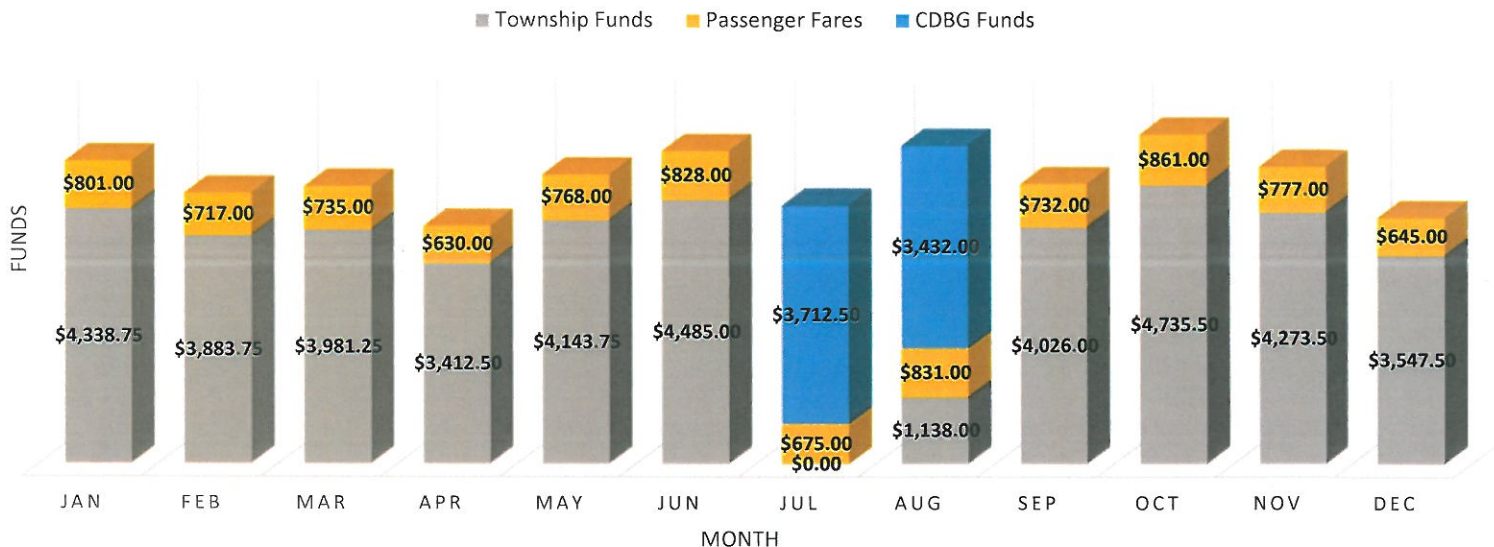
The Hope Network Transportation Services provides specialized transportation for Cascade residents who live outside of The Rapid 3/4 mile service area. Through an agreement with the Hope Network, rides are provided at a cost of \$19.50 per ride, each way. The Township covers \$16.50 and the passenger is responsible for \$3.00.

Through 4th Quarter of FY 2016, the Township has spent \$41,965.50 with Hope Network, while passengers have contributed \$9,000 and CDBG provides \$7,144.50. Overall, the Township provides 72% of the funding for this service.

Hope Network Funding Sources - 2016 Amount
(Through 4th Quarter)



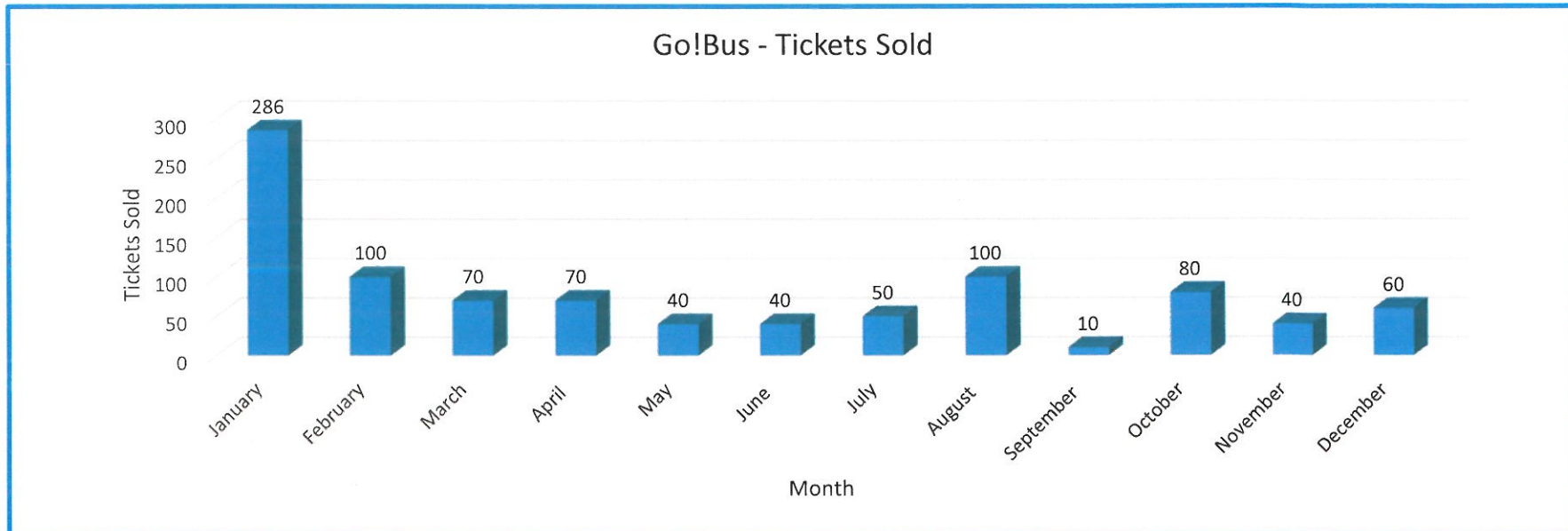
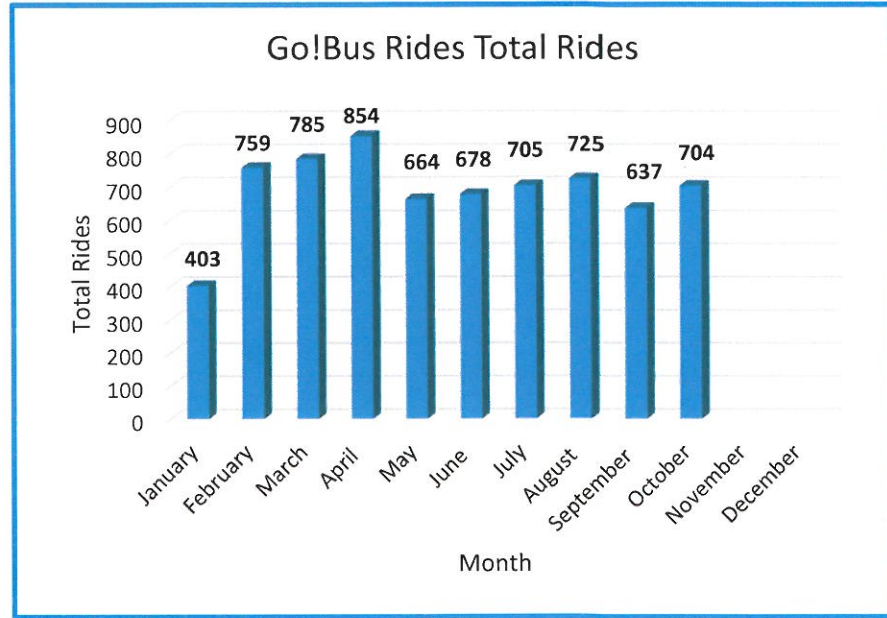
HOPE NETWORK FUNDING SOURCES - BY MONTH



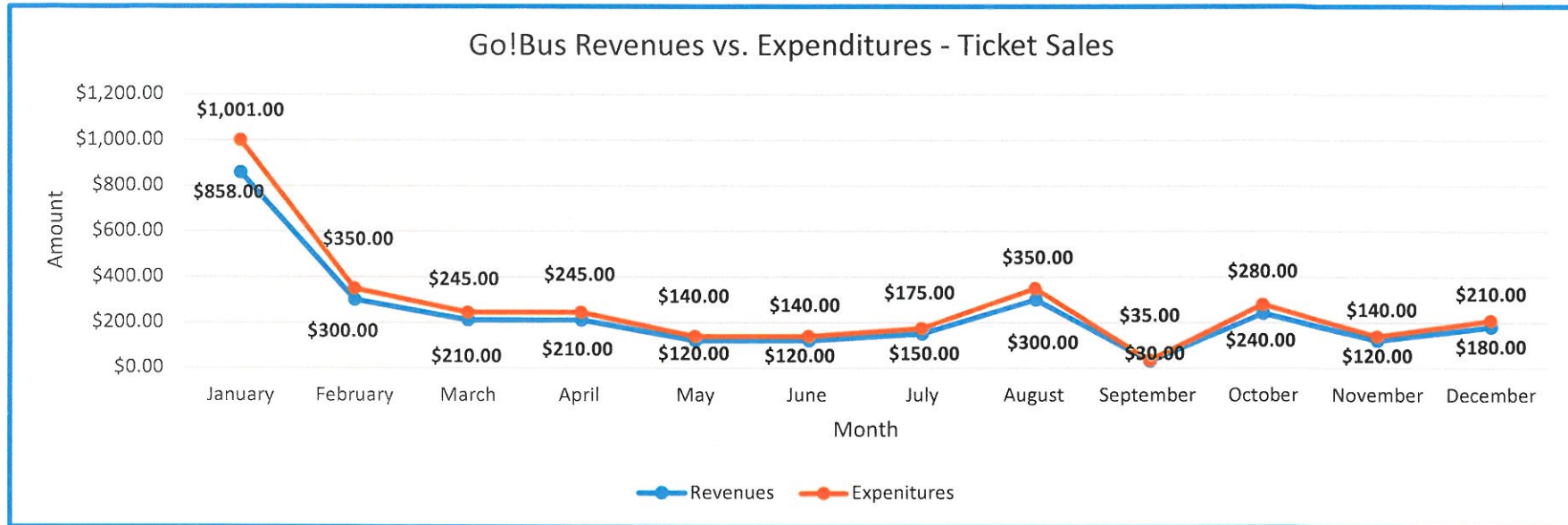
Go!Bus - FY2016 4th Quarter Ridership Data

Through FY 2016 4th Quarter , there have been 6914 Go!Bus trips that have either originated in Cascade Township or had a destination in Cascade Township. At this time, based on the data provided to us by The Rapid we are unable to tell how many of these rides are Cascade Township residents. We will be working with The Rapids to see if we can get better ridership data.

We are able to track the sale of Go!Bus tickets to Cascade Township residents. Because we offer a discount over the regular price (\$3.00 instead of \$3.50) we believe a majority of Cascade Township Go!Bus riders will purchase their tickets through our office. Through FY16 4th Quarter, we have sold 946 Go!Bus tickets. We are unable to determine whether or not those tickets have been used, only that they have been sold

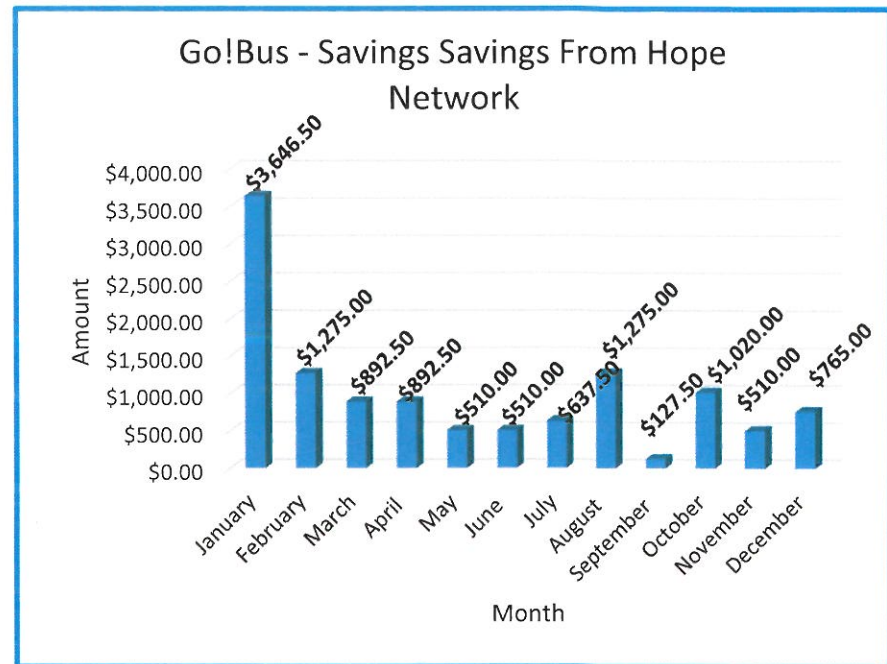


Go!Bus - FY2016 4th Quarter Financial Data



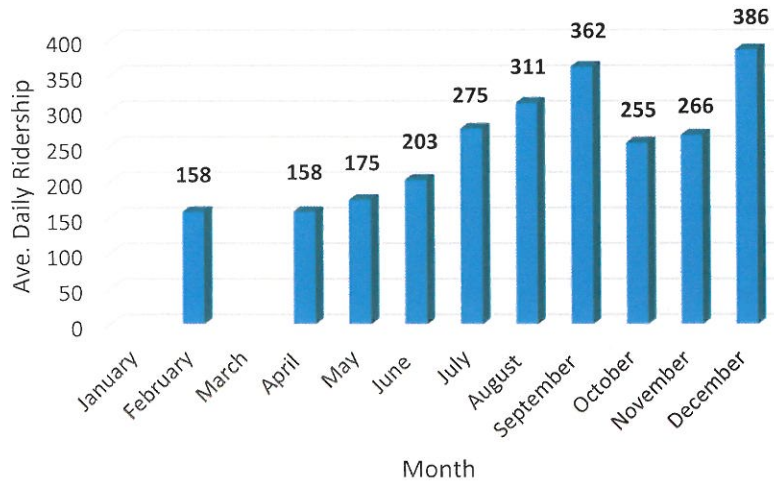
The Go!Bus is the division of The Rapid service that provides specialized transportation services to individuals that live within 3/4 miles of a Rapid bus line. Typically this service would be offered without Township contribution, however, the Township has chosen to cover \$0.50 of each ride (Cascade residents only) to keep the cost to Cascade residents equal to those that ride the Hope Network (\$3.00 per ride).

Through FY 16 4th Quarter, the Township has net expenditures of \$473 when accounting for the \$0.50 per ride subsidy. Had the riders currently utilizing the Go!Bus used the Hope Network instead, the Township would have incurred \$15,609 in expenditures to cover the \$16.50 per ride subsidy. The Go! Bus service represents a \$15,136 savings over potential Hope Network costs on Go!Bus tickets sold through 4th Quarter.



Rapid 28th Street - FY2016 4th Quarter Ridership Data

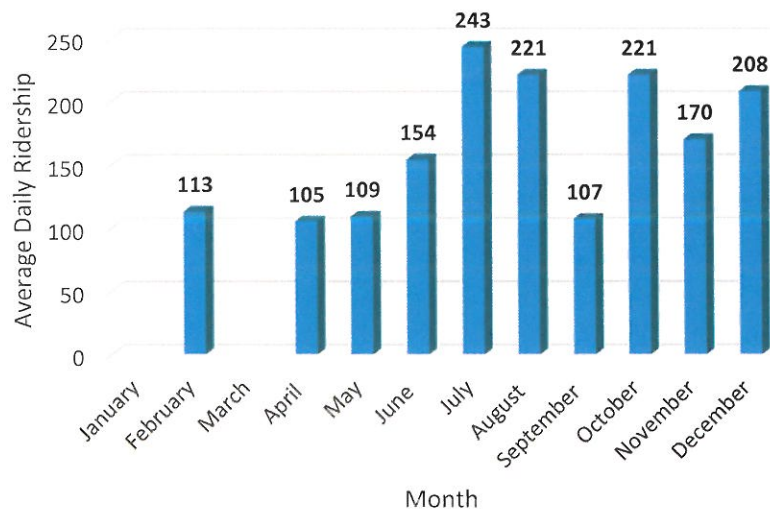
Rapid - 28th Street Weekday Ridership



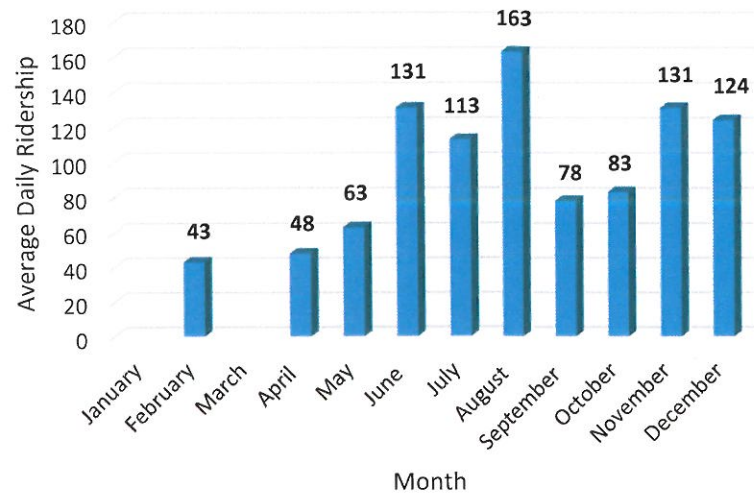
Through November, ridership data was collected by The Rapid and was based on ridership sampling during certain periods. Information for January was unavailable due to the service beginning in the middle of the month, and March data was not made available due to a shortage of data collection. Beginning in December, The Rapid began collecting realtime boarding data and no longer relied on sampling estimates. Alightings are still estimated, with one alighting estimated per boarding. Starting with December, actual data is included in this report.

For FY2016, average weekday ridership peaked in December with an average of 386 riders (one-way trips) per day. Saturday ridership peaked in July, but data estimates were based on one-day sampling and may not be accurate. Sunday ridership peaked in August but again may not be accurate for the same reason.

Rapid - 28th Street Saturday Ridership



Rapid - 28th Street Sunday Ridership



Rapid 28th Street - FY2016 4th Quarter Financial Data

Cascade Township funds the 28th Street Linehaul service on a "per service hour" formula, which is \$68.30 per service hour for the current contract. Based on the hours of service, the Township pays the following "per day" costs:

Weekday - \$1,234.80 Saturday - \$823.20 Sunday - \$411.60

The available data begins in February, and March data was incomplete. The trend shows that as ridership has consistently improved for the weekday service, with variations for October in November. Starting in December, the data represents a true picture with full ridership data collection rather than sampling. The data for the weekend ridership is less consistent, possibly because (until December) there are less days of data collection for those days which make them more susceptible to other variables (weather, large events, etc...).

Rapid - 28th Street Weekday Per Rider Cost



Rapid - 28th Street Saturday Per Rider Cost



Rapid - 28th Street Sunday Per Rider Costs



Cascade Township 28th Street Linehaul Report - December 2016

Trips Per Day

Date	Boardings	Estimated Alightings	Estimated Total Trips
12/12/2016	184	184	368
12/13/2016	175	175	350
12/14/2016	181	181	362
12/15/2016	127	127	254
12/16/2016	197	197	394
12/17/2016	141	141	282
12/18/2016	62	62	124
12/19/2016	193	193	386
12/20/2016	187	187	374
12/21/2016	254	254	508
12/22/2016	182	182	364
12/23/2016	205	205	410
12/24/2016	81	81	162
12/26/2016	194	194	388
12/27/2016	184	184	368
12/28/2016	181	181	362
12/29/2016	232	232	464
12/30/2016	217	217	434
12/31/2016	90	90	180
Total	3267	3267	6534

Boardings by Time of Day

Time	Number of Boardings	Average Boardings/Day	Percent of Total
6:00 AM	67	3.5	2.1
7:00 AM	131	6.9	4.0
8:00 AM	109	5.7	3.3
9:00 AM	98	5.2	3.0
10:00 AM	90	4.7	2.8
11:00 AM	159	8.4	4.9
12:00 PM	129	6.8	3.9
1:00 PM	143	7.5	4.4
2:00 PM	308	16.2	9.4
3:00 PM	351	18.5	10.7
4:00 PM	291	15.3	8.9
5:00 PM	420	22.1	12.9
6:00 PM	200	10.5	6.1
7:00 PM	149	7.8	4.6
8:00 PM	180	9.5	5.5
9:00 PM	139	7.3	4.3
10:00 PM	193	10.2	5.9
11:00 PM	110	5.8	3.4
Total	3267	172	100

Trips Per Stop

Stop	Total Boardings	Boardings/Day	Estimated Alightings/Day	Total Activity/Day	% of Total Activity
28th and Patterson	375	19.7	19.7	39.5	11.5
28th and Northern	698	36.7	36.7	73.5	21.4
2550 Patterson	35	1.8	1.8	3.7	1.1
Mary Free Bed YMCA	17	0.9	0.9	1.8	0.5
Cascade Meijer	1128	59.4	59.4	118.7	34.5
28th and Charlevoix	587	30.9	30.9	61.8	18.0
28th and Charlevoix Woods	115	6.1	6.1	12.1	3.5
28th and Lucerne	7	0.4	0.4	0.7	0.2
28th and Cascade Center	5	0.3	0.3	0.5	0.2
28th and Thornhills	153	8.1	8.1	16.1	4.7
28th and Jacksmith	9	0.5	0.5	0.9	0.3
28th and Cascade Rd	138	7.3	7.3	14.5	4.2
Total		172	172	344	

Daily Average

Average Trips per weekday	386
Average Trips per Saturday	208
Average Trips per Sunday	124

CASCADE CHARTER TOWNSHIP
 TREASURER'S OFFICE REPORT
 December 2016

FUND	INSTITUTION	DEMAND DEPOSIT		CDs			SECURITIES			TOTALS				
		\$	%	\$	%	DATE	\$	%	DATE	\$	%			
101	GENERAL FUND	CHEMICAL	628,973.35	0.05										
		KENT CTY POOL	3,972,046.70	0.70										
		INDEPENDENT			312,032.12	1.20	9/27/2019							
		MERCANTILE			510,599.72	0.90	7/20/2018							
		FLAGSTAR			261,087.90	1.00	5/22/2018							
		HUNTINGTON			514,670.13	0.91	9/13/2017							
		TALMER BANK			500,000.00	1.00	6/16/2017							
		CONSUMERS CU			255,959.76	0.80	7/8/2019							
		MACATAWA			256,761.60	1.20	11/21/2018							
		BANK OF HOLLAND				0.75	5/27/2016							
		FLAGSTAR			500,000.00	0.80	1/12/2017							
		COMERICA SECUR /JPM						500,000.00	1.10	8/16/2018				
		COMERICA SECUR /WF						500,000.00	1.00	9/25/2017				
	TOTAL GENERAL FUND		4,601,020.05	0.61	3,111,111.23	0.96		1,000,000.00	1.05			8,712,131.28	0.78	
151	CEMETERY	LMCU	97,361.31	0.40								97,361.31	0.40	
206	FIRE FUND	CHEMICAL	167,856.60	0.05										
		LMCU	712,631.40	0.50										
		LMCU			536,265.51	1.40	10/25/2017							
		COM CHOICE CU			250,000.00	1.27	3/18/2017							
		FNBA			531,427.61	1.50	7/24/2018							
		HUNTINGTON			259,925.13	0.55	11/17/2017							
		OPTION1			250,005.00	0.75	3/24/2017							
		5/3 BANK				0.69	7/21/2016							
	TOTAL FIRE FUND		680,488.00	0.41	1,827,623.25	1.20						2,708,111.25	0.95	
207	POLICE FUND	FLAGSTAR	450,148.87	0.50										
		NORTHPOINTE BANK			257,566.39	1.30	10/6/2018							
		PRIVATE BANK			750,000.00	1.15	9/25/2017							
		BANK OF HOLLAND				1.00	8/20/2018							
	TOTAL POLICE FUND		450,148.87	0.50	1,007,566.39	1.19						1,457,715.26	0.98	
208	HAZMAT FUND	LMCU	36,248.13	0.35								36,248.13	0.35	
209	OPEN SPACE	CHEMICAL	184,637.34	0.05										
		LMCU (HOMEYER)	354,638.42	0.50										
		FLAGSTAR				0.45	4/12/2016							
		CWCU			200,000.00	0.90	10/15/2018							
	TOTAL OPEN SPACE		539,275.76	0.35	200,000.00	0.90						739,275.76	0.50	
211	DAM REPAIR	LMCU	238,536.15	0.50										
		LMCU			311,935.86	1.30	3/10/2017							
	TOTAL DAM REPAIR		238,536.15	0.50	311,935.86	1.30						550,472.01	0.95	
216	PATHWAY FUND	MACATAWA	431,055.98	0.25										
		OPTON1			524,327.53	1.10	10/8/2018							
	TOTAL PATHWAY FUND		431,055.98	0.25	524,327.53	1.10						955,383.51	0.72	
246	PUBLIC UTILITY	CHEMICAL BANK	85,806.50	0.05										
	IRF	LMCU	1,012,664.04	0.50										
		LMCU				1.40	12/22/2016							
		TALMER			500,000.00	0.95	6/29/2018							
	TOTAL PUBLIC UTILITY		1,098,470.54	0.46	500,000.00	0.95						1,598,470.54	0.62	
248	DDA FUND	LMCU	17,220.67	0.50										
		CHEMICAL BANK	309,207.23	0.10										
		OPTION ONE			200,005.00	0.75	3/24/2017							
		BANK OF HOLLAND				0.75	5/26/2016							
	TOTAL DDA FUND		326,427.90	0.12	200,005.00	0.75						526,432.90	0.36	
249	BLDG. INSPECTION	CHEMICAL BANK	345,505.26	0.05										
		CHEMICAL BANK R.	29,093.00											
		CONSUMERS CU			300,025.00	0.70	3/10/2017							
		TALMER BANK			400,000.00	0.75	4/28/2017							
		FNB OF AMERICA			100,879.52	1.40	12/18/2017							
		FNB OF AMERICA			208,934.50	1.60	9/18/2019							
		FNB OF MI			511,395.83	1.15	10/11/2018							
		FIRST COMMUNITY B			250,000.00	1.00	5/27/2018							
		INDEPENDENT BANK			310,211.97	1.40	6/16/2019							
	TOTAL BLDG. INSPECT.	CHEMICAL BANK	374,598.26	0.05	2,081,446.82	1.08						2,456,045.08	0.93	
270	LIBRARY FUND	UNITED BANK	370,977.17	0.40										
		LMCU			832,967.83	1.30	3/20/2017							
		WMCB			254,471.21	0.85	6/1/2018							
		NORTHPOINTE BANK			533,905.65	1.30	4/7/2018							
	TOTAL LIBRARY FUND		370,977.17	0.40	1,621,344.69	1.23						1,992,321.86	1.07	
701	T & A	CHEMICAL BANK	117,795.31	0.05								117,795.31	0.05	
701	JAMES TIMMONS	CHEMICAL BANK			12,400.00	1.60	3/21/2017					12,400.00	1.60	
701	JACK SMITH INV.	CHEMICAL BANK	22,817.88	0.05								22,817.88	0.05	
701	HENRY KRAMER	CHEMICAL BANK	15,176.73	0.05								15,176.73	0.05	
	TOTAL		9,600,388.04	0.48	11,397,760.77	1.09		1,000,000.00	1.05			21,998,158.81	0.82	

Oxana Sourine 2.20.17
 Submitted by Oxana Sourine Deputy Treasurer Date

Ken Peirce 2/22/2017
 Reviewed by Ken Peirce Date
 Ken Peirce Treasurer

February 24, 2017

Mr. Benjamin Swayze, Manager
Cascade Township
2865 Thornhills Ave. SE
Grand Rapids, MI 49546

Re: Important Information about Customer TV Boxes and Modem

Dear Mr. Swayze:

As part of our continuing effort to keep you informed, we wanted to let you know about an upcoming change affecting certain Comcast TV boxes and modems. Beginning February 28, 2017, a limited number of customers in our market will be asked to upgrade their equipment to take advantage of our new technology enhancements. With this upgrade, customers will enjoy improved HD picture quality and be able to record and store more shows on their DVR.

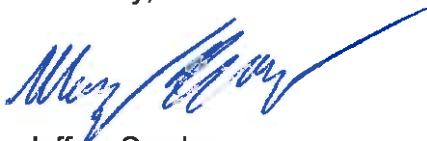
We established a customer friendly process for our customers to upgrade their equipment. They simply need to tune to channel 1995 on each TV connected to their account and follow the simple instructions on the screen. We will send them everything they will need to get set up.

While we recognize this change may be an initial inconvenience to customers, this change will pave the way for more HD options and the fastest in-home WiFi.

We are informing our customers of this upcoming change through letters to their homes and email notifications. Sample notification letters are attached for your reference. We will continue to notify customers on an ongoing basis about this change, including any deadlines for action, and will keep you informed as well.

Please let me know if you have any questions.

Sincerely,



Jeffrey Snyder
Manager of External Affairs
Comcast, Heartland Region
3500 Patterson Ave. SE
Grand Rapids, MI 49512
616-575-0479

Enclosures

Equipment Update



Update your TV box and modem — on us.

We've noticed you have older equipment, and we need to replace it — on us.

You'll need the latest technology to enjoy a better entertainment experience. Older devices like yours can't keep up with new features. And one or more of your TV boxes will eventually lose service.

That's why we've made it easy to update equipment so you can keep watching your favorite channels. We'll also replace your older modem with a new Wireless Gateway. With it you'll get the latest security updates and fastest in-home WiFi.

It's easy to update your equipment. Here's how:

- 1> Tune to channel 1995 on each TV in your home.
- 2> Follow the simple instructions on the screen to order your replacements.
- 3> Set up and activate your new equipment.

Or you can order online. Visit xfinity.com/tradeup, and we'll send you everything you need.

Questions? Call 1-800-XFINITY (934-6489) and mention "Equipment Update."

Thank you for choosing XFINITY. Ensuring that you get the most from your TV and Internet service is part of our commitment to improving your overall experience.

Sincerely,

Parvathy Hariharan
Vice President, Customer Experience

**Replace and activate your new equipment
by 5/2 to avoid losing TV service.**



Equipment Update

xfinity

Update your TV box — on us.

We've noticed you have an older TV box and we'd like to give you a new one — on us.

You'll need the latest technology to enjoy today's enhanced HD. Older devices like yours can't keep up with new features and will eventually lose HD channels.

That's why we've made it easy to update equipment so you can enjoy enhanced HD and, for those of you with DVR, up to 8x the storage.

Call 1-800-XFINITY (934-6489) and mention "Equipment Update" to schedule a free professional installation.

Thank you for choosing XFINITY. Ensuring that you get the most from your TV service is part of our commitment to improving your overall experience.

Sincerely,



Parvathy Hariharan
Vice President, Customer Experience

**Your TV box must be installed by 5/2
to keep your favorite HD channels.**


COMCAST

PROSECUTING ATTORNEY

CRIMINAL DIVISION

82 Ionia Ave N.W.
Suite 450
Grand Rapids, MI 49503-3022
Telephone: (616) 632-6710
Fax: (616) 632-6714



CHRISTOPHER BECKER
Prosecutor

MONICA M. JANISKEE
Chief Assistant Prosecutor

February 17, 2017

Mr. Robert Beahan
Cascade Township Supervisor
2865 Thornhills Drive
Grand Rapids, MI 49546

RE: Public Acts 281, 282, 283 (Medical Marijuana)

Dear Mr. Beahan,

As you may be aware, last year the Governor signed legislation that changes the way Michigan will control medical marijuana. This new legislation gives a considerable amount of control to the local cities and townships on what they may allow into their jurisdictions. These new laws create a regulation system and tax scheme that is complicated and confusing. Although the laws started in December of 2016, individuals will not be able to practically use the provisions of the law until December of 2017.

Given the fact we have a few months before the law practically takes effect, I would like an opportunity to speak with you and your board regarding this new legislation at one of your meetings. I am hoping to give clear information about this new law, what it means, and answer any questions you may have on how it could impact your township. I am offering this to every township so we have a uniform understanding of this new law.

If you are interested in having a presentation at one of your board meetings, please contact me at chris.becker@kentcountymi.gov or call me at 632-6665 so we can set up a time for me to come to your meeting. Thank you for this opportunity and please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Becker", is written over a horizontal line.

Chris Becker
Prosecuting Attorney

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE CUSTOMERS OF CONSUMERS
ENERGY COMPANY CASE NO. U-18250**

- Consumers Energy Company requests that the Michigan Public Service Commission issue a financing order approving the securitization of up to \$184.6 million of Qualified Costs and related approvals.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, Michigan 49201, (800) 477-5050 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company.
- A public hearing will be held:

DATE/TIME: **Thursday, March 9, 2017, at 9:00 a.m.**
This hearing will be a prehearing conference to set future hearing dates and decide other procedural matters.

BEFORE: Administrative Law Judge **Sharon L. Feldman**

LOCATION: Michigan Public Service Commission
7109 West Saginaw Highway
Lansing, Michigan

PARTICIPATION: Any interested person may attend and participate. The hearing site is accessible, including handicapped parking. Persons needing any accommodation to participate should contact the Commission's Executive Secretary at (517) 284-8090 in advance to request mobility, visual, hearing or other assistance.

The Michigan Public Service Commission (Commission) will hold a public hearing to consider Consumers Energy Company's (Consumers Energy) February 10, 2017 application, which seeks for the Commission to:

1. Issue a financing order applicable to Consumers Energy, its transferees, successors and assignees, pursuant to CCERA and other applicable law: (a) determining that the Palisades PPA Buyout Payment is reasonable and prudent and should be a regulatory asset for which Consumers Energy is authorized to recover the cost over a period of time; (b) declaring that the regulatory asset and related securitization transaction costs are qualified costs under CCERA; and (c) authorizing issuance of securitization bonds in an amount that will permit recovery of those qualified costs and other related costs. Such order shall reserve to Consumers Energy the sole discretion as to whether and when to proceed with a securitization transaction.

2. Authorize Consumers Energy in the financing order to impose a nonbypassable securitization charge payable to the issuer of the securitization bonds pursuant to CCERA as a separate item on customer bills, to

be rendered on and after the issuance of securitization bonds, and that is sufficient to pay: (a) the principal and interest of the bonds; (b) other costs associated with the issuance of the bonds; and (c) service and ongoing support of the securitization bonds and the issuer of the bonds.

3. Authorize Consumers Energy to include necessary language in its tariffs to accomplish the imposition of the above-referenced nonbypassable securitization charge and initially implement and periodically true-up the securitization charge.

4. Authorize Consumers Energy to employ appropriate methodology to account for the transactions contemplated by the financing order, including granting any additional accounting authority and appropriate ratemaking treatment.

5. Grant to Consumers Energy, pursuant to MCL 460.10i(9), the authority to refund and retire any or all of the securitization bonds that are issued pursuant to this proceeding upon demonstration of an ability to refinance under applicable bond covenants and that securitization charges to service new securitization bonds, including transaction costs, would be less than the securitization charges required to service the securitization bonds being refunded.

6. Authorize Consumers Energy to create a special purpose entity to which it could transfer securitization property and approve transfers of the securitization property under the financing order issued in this proceeding and rights thereunder to any transferee, successor or assignee, of Consumers Energy in accordance with CCERA.

7. Other relief.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by March 2, 2017. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy's attorney, Paul Michael Collins, Miller, Canfield, Paddock and Stone, P.L.C. One Michigan Avenue, Suite 900 Lansing, Michigan 48933.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of his or her wish to make a statement of position. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private.

Requests for adjournment must be made pursuant to the Michigan Administrative Hearing System's Administrative Hearing Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

A copy of Consumers Energy's application may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of Consumers Energy Company. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and the Michigan Administrative Hearing System's Administrative Hearing Rules, 2015 AC, R 792.10401 et seq.

**[THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE,
REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.]**

1070-E



One Wenonah Park Place, Bay City, Michigan, 48708, USA
 +1-989-891 6000


Reservation Confirmation # 81058890

Hotel

DoubleTree by Hilton Hotel Bay City - Riverfront
 One Wenonah Park Place
 Bay City, Michigan 48708
 USA
 Phone: +1-989-891 6000

[Maps and directions](#), [Local guide](#)

Room and Plan Selection

DETAILS	(USD)
1 KING BED-CITY VIEW-NONSMOKING 	
CODE OFFICIALS CONFE	
Price:	\$327.00
Taxes:	\$35.97
Total for stay:	\$362.97

Stay Information

Arrival: Monday, 08 May 2017
 Departure: Thursday, 11 May 2017
 1 room for 3 nights
 1 adult

Early check-in cannot be guaranteed. Contact the hotel to inquire about early check-in or late check-out. Hotel check-in time is 4:00 pm and check-out is at 12:00 pm.

Guest Information

Guest name: RON SABIN
 Additional Guests:
 Address type: Work
 Address: On file
 Email: On file
 Phone: On file

Payment Information

Card type: Visa
 Card number: *****4387
 Expiration: Apr 2020



COCM 2017 SPRING CONFERENCE

May 8 - 11, 2017

CONFERENCE REGISTRATION FORM

This document is a Fillable PDF form. Simply enter all information prior to printing. Incomplete forms will not be processed. One form per person please. Multiple forms may be submitted with one check. COCM is not able to accept credit cards at this time. Payment to be cash or check.

HOTEL / CONFERENCE LOCATION: Double Tree Inn by Hilton One Wenonah Park Place Bay City, MI. 48708
Hotel Information/Reservations 989 891-6000 or 800 222-TREE

HOTEL ACCOMODATIONS ARE NOT INCLUDED IN THE CONFERENCE FEE. Room Rates start at \$109.00 per night. Be sure to mention you are with COCM when making your reservation to receive the special rate. To receive the lowest room rate available, room reservations with the Hotel must be made no later than April 17, 2017.

Please send your Completed Registration, Membership Form (if not already a 2017 member) and Payment to COCM, so that it is received no later than April 24, 2017.

Additional Conference fees will apply for late registrations (see registration information below)

Name: RON SABIN		Jurisdiction representing: CASCADECHARTER TOWNSHIP		
Mailing address 2865 THORNHILLS	City GRAND RAPIDS	State: MI	Zip code: 49546	ICC Member? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Telephone number: 616-292-4593	Email Address: ronsabin@cascadetwp.com		Public Act 54 #: 5221	

Act 54 Reg. Type (check all applicable)

<input type="checkbox"/> BO	<input checked="" type="checkbox"/> BI	<input checked="" type="checkbox"/> PR	<input type="checkbox"/> ELEC	<input type="checkbox"/> MECH	<input type="checkbox"/> PLUMB	<input type="checkbox"/> FIRE	<input type="checkbox"/> OTHER
-----------------------------	--	--	-------------------------------	-------------------------------	--------------------------------	-------------------------------	--------------------------------

CONFERENCE ATTENDANCE: Please check the appropriate boxes below. Your conference registration, the membership form (if not submitted yet) and payment must be received by April 13, 2017 to take advantage of the Early Registration Discount!

<input checked="" type="checkbox"/> FULL Conference: Early Registration = \$165.00 (all or multiple days) if submitted before April 24, 2017 FULL Conference: Late Registration = \$190.00 if received after April 24, 2017	Enter Conference fee here..... \$ 165-
<input type="checkbox"/> All Trades Day Monday May 8 \$40.00 membership plus \$25.00 classes Total \$65.00	
<input type="checkbox"/> SINGLE Day Rate (For Single Day registration only, please check the <u>day</u> you will be attending below) Early Registration = \$85.00 (single day rate) \$110.00 (single day rate) if received after April 24, 2017 <input type="checkbox"/> Monday May 8 <input type="checkbox"/> Tuesday May 9 <input type="checkbox"/> Wednesday May 10 <input type="checkbox"/> Thursday May 11	

<p>2017 COCM MEMBERSHIP: Membership Dues are \$40 per member. Membership is required to participate in the conference. Membership applications can be found at the COCM website.</p> <p><u>If have not submitted 2017 membership dues yet, a completed membership form and the \$40 DUES payment must be submitted with your conference registration and fees.</u> Check the COCM website for the current list of 2017 paid members.</p>	Enter Membership fee (if applicable) here \$ 40-
--	---

Conference fee + Membership Dues (if not yet a member) = TOTAL AMOUNT	\$ 205-
---	---------

Please make check payable to COCM and mail with registration form to:
COCM
PO Box 6433
Plymouth, MI 48170

COCM CONTACT INFORMATION
www.cocm.org
cocm1@yahoo.com
734 368-6924

Please do not send to one of the Board Officers as doing so will only delay your registration.



Code Officials Conference of Michigan

2017 Membership Application

January 1, 2017 – December 31, 2017

This form is a PDF fillable form. Download, fill in the information and print for submittal. Or print all information in a legible manner. Provide all requested information to aid COCM in keeping up-to-date records. Only one applicant per membership form. Jurisdictions with multiple members may submit additional membership applications with one check (please submit together). *Thank you.*

Applicant Name: RON SABIN Act 54# 5221
 Municipality: CASCADE CHARTER TOWNSHIP
 Membership Type (see bottom of page): MUNICIPAL Phone: 949-3765
 Address: 2865 THORNHILLS ICC Member? Yes - No -
 City: GRAND RAPIDS State: MI Zip code: 49546
 Email: ronsabin@cascadetwp.com

Inspector Registration Type: Check boxes applicable to your registrations BO BI PR EI MI PI

2017 COCM Membership Fees

Fee Type	Fee Amount
2017 COCM Membership fee (required to participate in COCM Conferences)	\$4
Fees must be submitted with this registration form	Total Enclosed

Please mail application and check made payable to:

COCM
P.O. Box 6433
Plymouth, MI 48170

Included in Conf Fee
 For more information on COCM

Phone: 734-368-6924
Email: cocm1@yahoo.com

or
www.cocm.org

Membership Types

Municipal shall be restricted to employees of governmental agencies engaged in the administration and enforcement of Michigan codes, and shall be registered pursuant to Public Act 54 of 1986.

Associate shall be restricted to individuals interested in the objectives of the organization and are involved in the construction industry.

Honorary shall be restricted to individuals who have retired from enforcing codes or who have rendered unusual service in the promotion of the objectives of this organization. Must submit to COCM, a letter (see COCM website for Honorary Status Form) requesting Honorary Membership status, and be approved by the membership at the Annual Fall Conference to qualify as an Honorary Member. Once approved, Honorary status is ongoing and re-approval is not required).

For COCM record use only

Date received:	Payment type: <input type="checkbox"/> Cash <input type="checkbox"/> Check #	Amount received for: <input type="checkbox"/> Membership only <input type="checkbox"/> Membership and conference
----------------	---	--



CASCADE
CHARTER
TOWNSHIP

Cascade Charter Township
Seminar/Conference Attendance Request

Conditions for Reimbursement:

- Cascade Charter Township will send employees at Township expense for required and/or approved work related seminars/conferences. Individual seminars/conferences must be directly related to the employee's current job duties in the organization.
- Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore are not covered by this policy.
- Any seminar/conference request that requires an overnight stay or expenditure over \$200 shall receive Township Board approval prior to attending the seminar/conference.
- Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a seminar/conference prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of the request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the Seminar/Conference is attended.

Name: BILL BENOFF

Application Date: 3-1-17

Location of Seminar/Conference: BAY CITY MI

Name of Proposed Seminar/Conference: CODE OFFICIALS CONFERENCE OF MI

Date of Proposed Seminar/Conference: MAY 8-11-17

Description of Seminar: (may also be attached) ATTACHED

How will the Seminar/Conference benefit the employee and the Township? _____

PROVIDE NEEDED PUBLIC ACT 54 CREDITS

Cost of Seminar/Conference: 165.00 Lodging: \$ 327.00 Travel: \$ 162.64

Your Signature: [Signature]

Approvals:

Department Head: [Signature] Date: 3.1.17

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file
1 copy to applicant
1 copy to Accounting



One Wenonah Park Place, Bay City, Michigan, 48708, USA
 +1-989-891 6000

Reservation Confirmation # 86268553

Hotel

DoubleTree by Hilton Hotel Bay City - Riverfront
 One Wenonah Park Place
 Bay City, Michigan 48708
 USA
 Phone: +1-989-891 6000

[Maps and directions](#), [Local guide](#)

Room and Plan Selection

DETAILS	(USD)
<u>1 KING BED-CITY VIEW-NONSMOKING</u>	
<u>CODE OFFICIALS CONFE</u>	
Price:	\$327.00
Taxes:	\$35.97
Total for stay:	\$362.97

Stay Information

Arrival: Monday, 08 May 2017
 Departure: Thursday, 11 May 2017
 1 room for 3 nights
 1 adult

Early check-in cannot be guaranteed. Contact the hotel to inquire about early check-in or late check-out. Hotel check-in time is 4:00 pm and check-out is at 12:00 pm.

Guest Information

Guest name: Bill Benoit
 Additional Guests:
 Address type: Work
 Address: On file
 Email: On file
 Phone: On file

Payment Information

Card type: Visa
 Card number: *****5710
 Expiration: May 2019



COCM 2017 SPRING CONFERENCE

May 8 - 11, 2017

CONFERENCE REGISTRATION FORM

This document is a Fillable PDF form. Simply enter all information prior to printing. Incomplete forms will not be processed. One form per person please. Multiple forms may be submitted with one check. COCM is not able to accept credit cards at this time. Payment to be cash or check.

HOTEL / CONFERENCE LOCATION: Double Tree Inn by Hilton One Wenonah Park Place Bay City, MI. 48708
Hotel Information/Reservations 989 891-6000 or 800 222-TREE

HOTEL ACCOMODATIONS ARE NOT INCLUDED IN THE CONFERENCE FEE. Room Rates start at \$109.00 per night. Be sure to mention you are with COCM when making your reservation to receive the special rate. To receive the lowest room rate available, room reservations with the Hotel must be made no later than April 17, 2017.

Please send your Completed Registration, Membership Form (if not already a 2017 member) and Payment to COCM, so that it is received no later than April 24, 2017.
Additional Conference fees will apply for late registrations (see registration information below)

Name: Bill Benoit		Jurisdiction representing: Cascade Charter Township			
Mailing address 2865 Thornhills SE	City Grand Rapids	State: MI	Zip code: 49546	ICC Member? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Telephone number: 616 949-3765	Email Address: bbenoit@CASCADETWP.COM			Public Act 54 #: 2436	

Act 54 Reg. Type (check all applicable) BO BI PR ELEC MECH PLUMB FIRE OTHER

CONFERENCE ATTENDANCE: Please check the appropriate boxes below. Your conference registration, the membership form (if not submitted yet) and payment must be received by April 17 to take advantage of the Early Registration Discount!	
<input checked="" type="checkbox"/> FULL Conference: Early Registration (if submitted before April 24, 2017) <input type="checkbox"/> FULL Conference: Regular Registration (if submitted after April 24, 2017)	Enter Conference fee here..... \$ 165.00
<input type="checkbox"/> All Trades Day <input type="checkbox"/> SINGLE Day Rate <input type="checkbox"/> Early Registration <input type="checkbox"/> Monday Morning	Enter Membership fee (if applicable) here \$ 40.00
2017 COCM MEMBER conference. Memberships are \$40.00. If have no membership, please check here. <input type="checkbox"/> If have no membership, please check here.	Enter Membership fee (if applicable) here \$ 40.00
Conference fee + Membership fee = TOTAL AMOUNT	\$ 205.00

*PLEASE NOTE
 CHANGE IN
 ADDRESS FOR
 COCM*

Please make check payable to COCM and mail with registration form to: COCM PO Box 6433 Plymouth, MI 48170	COCM CONTACT INFORMATION www.cocm.org cocm1@yahoo.com 734 368-6924
---	---

Please do not send to one of the Board Officers as doing so will only delay your registration.



Code Officials Conference of Michigan

2017 Membership Application

January 1, 2017 – December 31, 2017

This form is a PDF fillable form. Download, fill in the information and print for submittal. Or print all information in a legible manner. Provide all requested information to aid COCM in keeping up-to-date records. Only one applicant per membership form. Jurisdictions with multiple members may submit additional membership applications with one check (please submit together). *Thank you.*

Applicant Name: Bill Benoit Act 54# 2436

Municipality: Cascade Charter Township

Membership Type (see bottom of page): Municipal Phone: 616 949-3765

Address: 2865 Thornhills ICC Member? Yes - No -

City: Grand Rapids State: MI Zip code: 49546

Email: bbenoit@cascadetwp.com

Inspector Registration Type: Check boxes applicable to your registrations BO BI PR EI MI PI

2017 COCM Membership Fees

Fee Type	Fee Amount
2017 COCM Membership fee (required to participate in COCM Conferences)	:
Fees must be submitted with this registration form	Total Enclosed

Please mail application and check made payable to:

COCM
P.O. Box 6433
Plymouth, MI 48170

INCLUDED IN CONFERENCE
 For more information on COCM Fee

Phone: 734-368-6924

Email: cocm1@yahoo.com

or

www.cocm.org

Membership Types

Municipal shall be restricted to employees of governmental agencies engaged in the administration and enforcement of Michigan codes, and shall be registered pursuant to Public Act 54 of 1986.

Associate shall be restricted to individuals interested in the objectives of the organization and are involved in the construction industry.

Honorary shall be restricted to individuals who have retired from enforcing codes or who have rendered unusual service in the promotion of the objectives of this organization. Must submit to COCM, a letter (see COCM website for Honorary Status Form) requesting Honorary Membership status, and be approved by the membership at the Annual Fall Conference to qualify as an Honorary Member. Once approved, Honorary status is ongoing and re-approval is not required).

For COCM record use only

Date received:	Payment type: <input type="checkbox"/> Cash <input type="checkbox"/> Check #	Amount received for: <input type="checkbox"/> Membership only <input type="checkbox"/> Membership and conference
----------------	---	--

STAFF REPORT

TO: Cascade Charter Township Board
FROM: Steve Peterson, Community Development Director
REPORT DATE: February 23, 2017
MEETING DATE: March 8, 2017
CASE: #16-3329/ Spees PUD amendment

GENERAL INFORMATION

- A. **Applicant:** James VandenBerge
2065 Foxridge
Grand Rapids MI 49505
- B. **Status of Applicant:** Architect for Developer
- C. **General Location:** South side of 28th St just west of Lucerne.
- D. **Requested Action:** Amend the existing PUD to allow for new fast food restaurants at 6010 28th st.
- E. **Existing Zoning on Subject Parcels:** PUD 88
- F. **Zoning on Adjoining Parcels:**
 - N – B2
 - S – Centennial Park Overlay
 - E – Centennial Park Overlay
 - W – Centennial Park Overlay
- G. **Parcel Size:** Approximately 5 acres
- H. **Existing Land Use on Subject Parcel:** Vacant
- I. **Adjacent Area Land Uses:**
 - North - retail
 - East - retail strip
 - South - office
 - West - office

STAFF ANALYSIS

- A. The applicant is requesting Final approval in order to develop two fast food restaurants along 28th st.
- B. They users of the frontage along 28th st are Taco Bell and Freddy’s Steakburger.

- C. This property has been the subject of a couple different plans that we have approved. The last plan approved was in 2007 and included a large retail strip along 28th st. as well as an office in the rear of the parcel.
- D. Since the last plan was approved the township has changed some of the underlying zoning in the area. In 2010 the Centennial Park Overlay zoning district was created. In short, the new district allowed for more development in the park by allowing more than just offices. It also reduced the minimum lot size and more closely follows the current office district. The current plan has been reviewed by the centennial park association who provided some comments. No issues were identified by the association but they will need to approve the signage plans before they can get a sign permit.
- E. Historically we have used the underlying zoning district to dictate the number of buildings in a development. The underlying zone allows for 50,000 sq ft lots. That would allow for as much as 4 lots/buildings.
- F. They are showing the ability to develop three buildings on the site. Two restaurants up front and possible one office in the rear.
- G. Parking for the two restaurants requires 90 spaces. They are providing 91.
- H. The current Master Plan designation for this property is Mixed use. This designation is a reflection of the transitional area of centennial park. This is also our most flexible designation in the master plan.
- I. They have provided for pedestrian access, which is a goal of the centennial park overlay as well as the master plan.
- J. The Township engineer has reviewed and approved the plans. The storm water design for the site includes a detention pond that is being built to accommodate the future building in the rear of the site.
- K. They have adjusted the plans to include some additional landscaping on the site from the original plans.
- L. The applicant provided some alternative site plans that were reviewed by the Planning Commission. My evaluation is that the current site plan is not that different from the originally approved PUD plans. A single user site plan seems to leave the site underdeveloped which was something that the centennial park study also identified.
- M. Signage has been developed to show slightly additional wall signage than what we allow. Freddy's proposes 100 sq ft of wall signage and taco bell proposes 108 sq ft. They are both allowed 100 sq ft in total. They are also showing a pylon sign out front to accommodate the entire site. The developer proposed some additional pylon signage which the Planning Commission did not want to see. What was approved by the planning commission was the slight increase in wall signage to 108 sq ft and a limit of 70 sq ft and 15 feet tall sign for the new development. The reduction in height made up for the slight increase in wall signage.

Standards

Section 16.03 of the Zoning Ordinance requires that a Planned Unit Development must demonstrate that:

Standard	Staff Comment
Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.	The property is already zoned PUD. The changes they are asking for are consistent with the master plan and the centennial park overlay, with the exception of signage.
In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	The type of use and density is consistent with the master plan would not result in a material increase in the need for public services.
The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter	The project is consistent with the master plan
In relation to underlying zoning, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties	The underlying zoning/use of the area is commercial and the amendment to allow the two fast food restaurants would not result in an unreasonable negative economic impact
The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development	Although some of the bufferyards are smaller than required by the underlying zoning, these reductions do allow for the cross connections to the adjoin property.
The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township	This project only involves one property in the PUD.

Staff Recommendation

Staff recommends approval of the plan. The Planning commission is recommending approval of the plan and ordinance as drafted.

Attachments: **Application**
 Site plan
 Proposed PUD Ordinance amendment

CASCADE CHARTER TOWNSHIP
Ordinance #__ of 2017
AN ORDINANCE TO AMEND ORDINANCE #4 OF 1994, THE
CASCADE RAPIDS LLC
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Cascade Rapids LLC PUD Ordinance

Section IV. PURPOSE

This section shall be amended to read as follows:

The Project occupies approximately 9 acres of land that is proposed to be developed with a retail center, two fast food restaurants and a future office building. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance.

Section VI. PERMITTED USES

This section shall be amendment to read as follows:

The permitted uses for the James Russell 6010 28th St Project are as follows:

1. Three Commercial Buildings

- A. One (1) 2,400 square foot building – (proposed Taco Bell restaurant)
- B. One (1) 21,000 square foot building –(currently retail center)
- C. One (1) 3,600 square foot building. – (proposed Freddy's Steakburger restaurant)

As shown on the approved site plan dated January 30,2017 as drawn by JVB engineering.

- Any use as listed in the underlying B-2 general business-zoning district as amended shall be permitted in the building. Any use that requires a special use permit, according to the Cascade Charter Township Zoning Ordinance as amended must go through the special use permit process before occupying the space.

SECTION VII.C. Design Guidelines, Requirements and Limitation

This section will be amended to read as follows:

- B. **Setbacks** – The following setback requirements shall apply to the project:
 - 1. The buildings shall be setback a minimum of:
 - 100 feet from the street right of way
 - 25 feet from the west property line
 - 16 feet from the east property line
 - 50 feet from the rear south property line

C. Parking – There shall be a total of at least 232 parking spaces provided for the Project.

E. Signs. The following signs are permitted in the project:

1. Two pylon signs along 28th St are permitted as follows:
 - a. The sign in front of 6010 28th St is limited to a maximum square footage of 70 sq.ft. and a maximum of 15 feet tall.
 - b. The sign in front of 6080 28th St is limited to 125 sq ft and 30 feet tall.
 2. wall signage or marquee signage , not to exceed one-hundred (108) square feet in total sign area,
 3. In the event the building has multiple commercial establishments, each commercial establishment's space will be permitted a sign area equal to one square foot for each lineal foot of building frontage (i.e., building frontage on the ground for the front of the building) that each respective commercial establishment occupies, not to exceed a sign length of more than two-thirds of the subject frontage.
 4. All other signage shall be regulated by the 1997 Sign Ordinance as amended.
- G. Landscaping - The landscaping at 6010 28th St shall be done in accordance with the approved landscape plan dated January 30th, 2017 as drawn by JVB. The landscaping at 6080 28th St shall be in compliance with the original approval of the site (case 00-2300).

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #4 of 1994, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

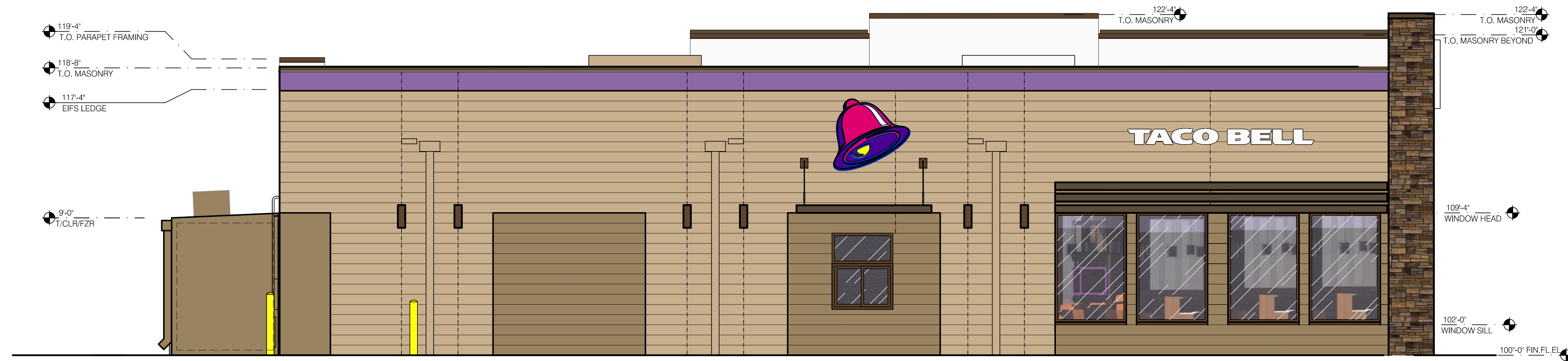
ORDINANCE DECLARED ADOPTED. _____

Susan Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the ____ day of _____ 2017.

Susan Slater
Cascade Charter Township Clerk



1 WEST EXTERIOR ELEVATION
 A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 34.41 sf • Actual: 22.37 sf
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf
 12" Channel Letters Area • Squared: 12.17 sf • Actual: 8.18 sf

WEST • Squared: 34.41 sf • Actual: 22.37 sf
 EAST • Squared: 37.24 sf • Actual: 22.37 sf
 NORTH • Squared: 37.24 sf • Actual: 22.37 sf
 TOTAL BUILDING PROPOSED SIGNAGE = • Squared: 108.89 sf • Actual: 67.11 sf



2 EAST EXTERIOR ELEVATION
 A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 37.24 sf • Actual: 22.37 sf
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf
 12" Channel Letters Area • Squared: 15 sf • Actual: 8.18 sf



4 SOUTH EXTERIOR ELEVATION
 A4.0 SCALE: 1/4" = 1'-0"

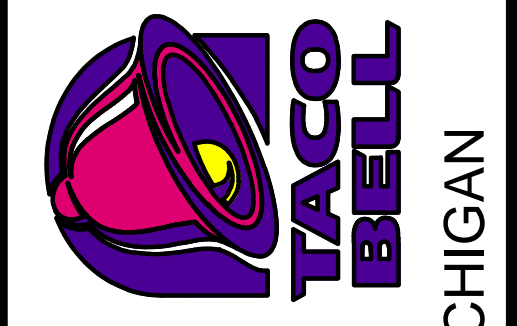


3 NORTH EXTERIOR ELEVATION
 A4.0 SCALE: 1/4" = 1'-0"

PROPOSED SIGNAGE = • Squared: 37.24 sf • Actual: 22.37 sf
 Swinging Bell Area • Squared: 22.24 sf • Actual: 14.19 sf
 12" Channel Letters Area • Squared: 15 sf • Actual: 8.18 sf

RDC
 RETAIL DESIGN CONSULTANTS
 7580 48TH ST. SE.
 GRAND RAPIDS MI 49512
 T.616.634.2253
 GLENN@RDC-LLC.COM

JVB
 JAMES VANDEN BERGE
 CIVIL & ARCHITECTURAL
 CONSULTATION & DESIGN
 SERVICES
 2065 FOXRIDGE
 GRAND RAPIDS, MI 49505
 PHONE: 616-443-2524
 EMAIL: JVB@JVBARCH.COM

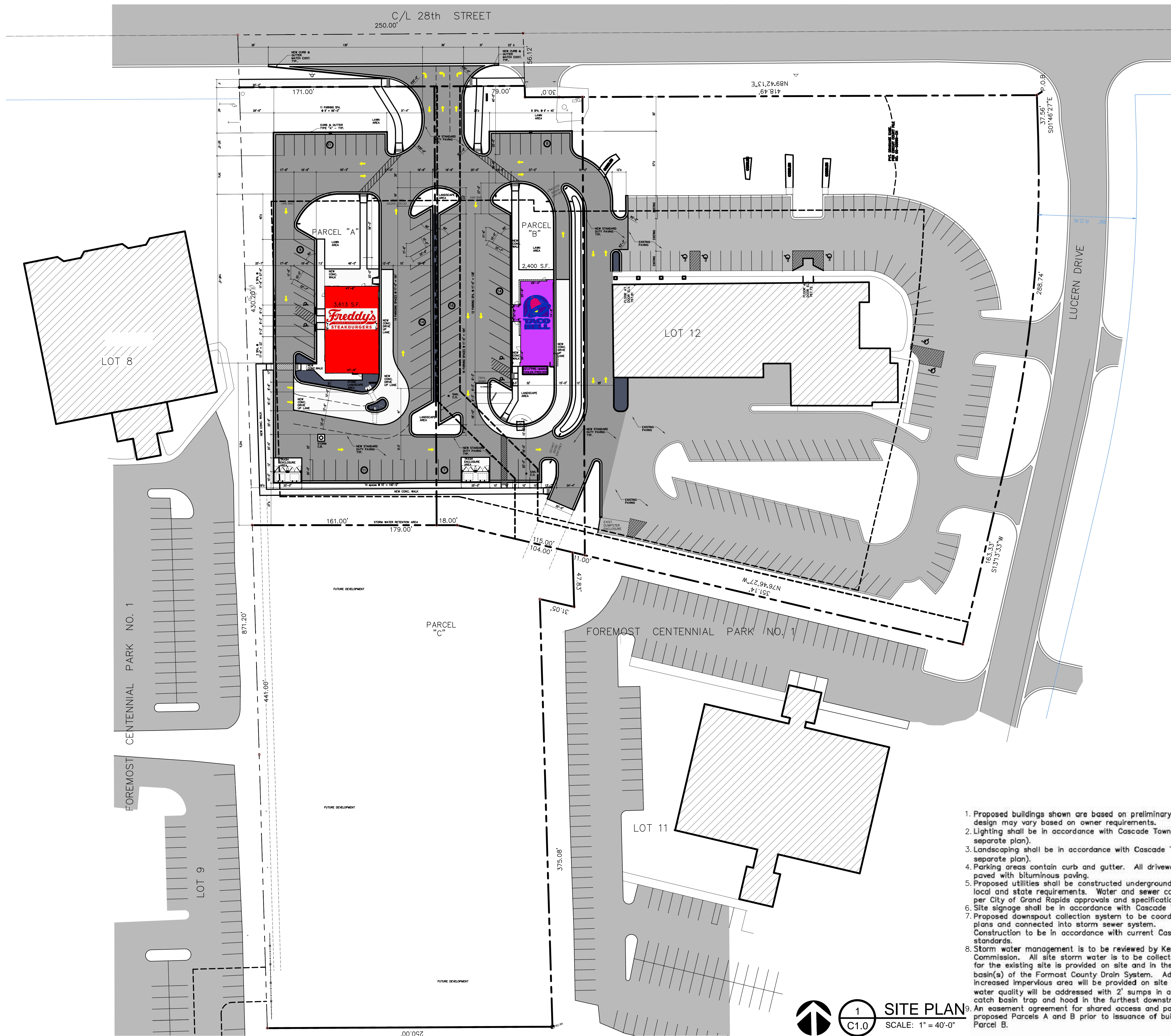


TACO BELL #
CHICAGO DIVERSIFIED
FOODS CORP.
 6010 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

S.P.A. 10/10/16
 PUD HEARING 8/22/16

SEAL
 DRAWN BY JVB
 CHECKED BY JVB
 PROJECT NUMBER 2016001

A4.0



1. Proposed buildings shown are based on preliminary architectural design. Final design may vary based on owner requirements.
2. Lighting shall be in accordance with Cascade Township requirements (see separate plan).
3. Landscaping shall be in accordance with Cascade Township requirements (see separate plan).
4. Parking areas contain curb and gutter. All driveways and parking shall be paved with bituminous paving.
5. Proposed utilities shall be constructed underground in accordance with all local and state requirements. Water and sewer connections shall be built per City of Grand Rapids approvals and specifications.
6. Site signage shall be in accordance with Cascade Township requirements.
7. Proposed downspout collection system to be coordinated with architectural plans and connected into storm sewer system. Construction to be in accordance with current Cascade Township construction standards.
8. Storm water management is to be reviewed by Kent County Drain Commission. All site storm water is to be collected. Storm water detention for the existing site is provided on site and in the existing regional detention basin(s) of the Formost County Drain System. Additional volume for increased impervious area will be provided on site as necessary. Storm water quality will be addressed with 2' sumps in all catch basins and a catch basin trap and hood in the furthest downstream structure.
9. An easement agreement for shared access and parking is required between proposed Parcels A and B prior to issuance of building permit for future Parcel B.

1 SITE PLAN
C1.0 SCALE: 1" = 40'-0"

RDC
RETAIL DESIGN CONSULTANTS
7580 48TH ST. SE.
GRAND RAPIDS MI 49512
T.616.634.2253
GLENN@RDC-LLC.COM

JVB LLC
JAMES VANDEN BERGE
CIVIL & ARCHITECTURAL
CONSULTATION & DESIGN
SERVICES
2065 FOXRIDGE
GRAND RAPIDS, MI 49505
PHONE: 616-443-2524
EMAIL: JVB@CIVILARCH.COMCAST.NET



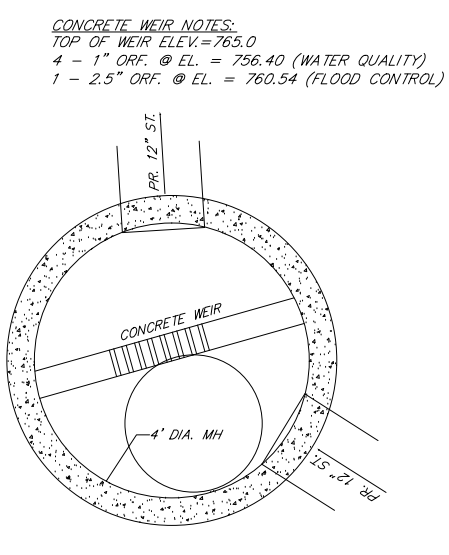
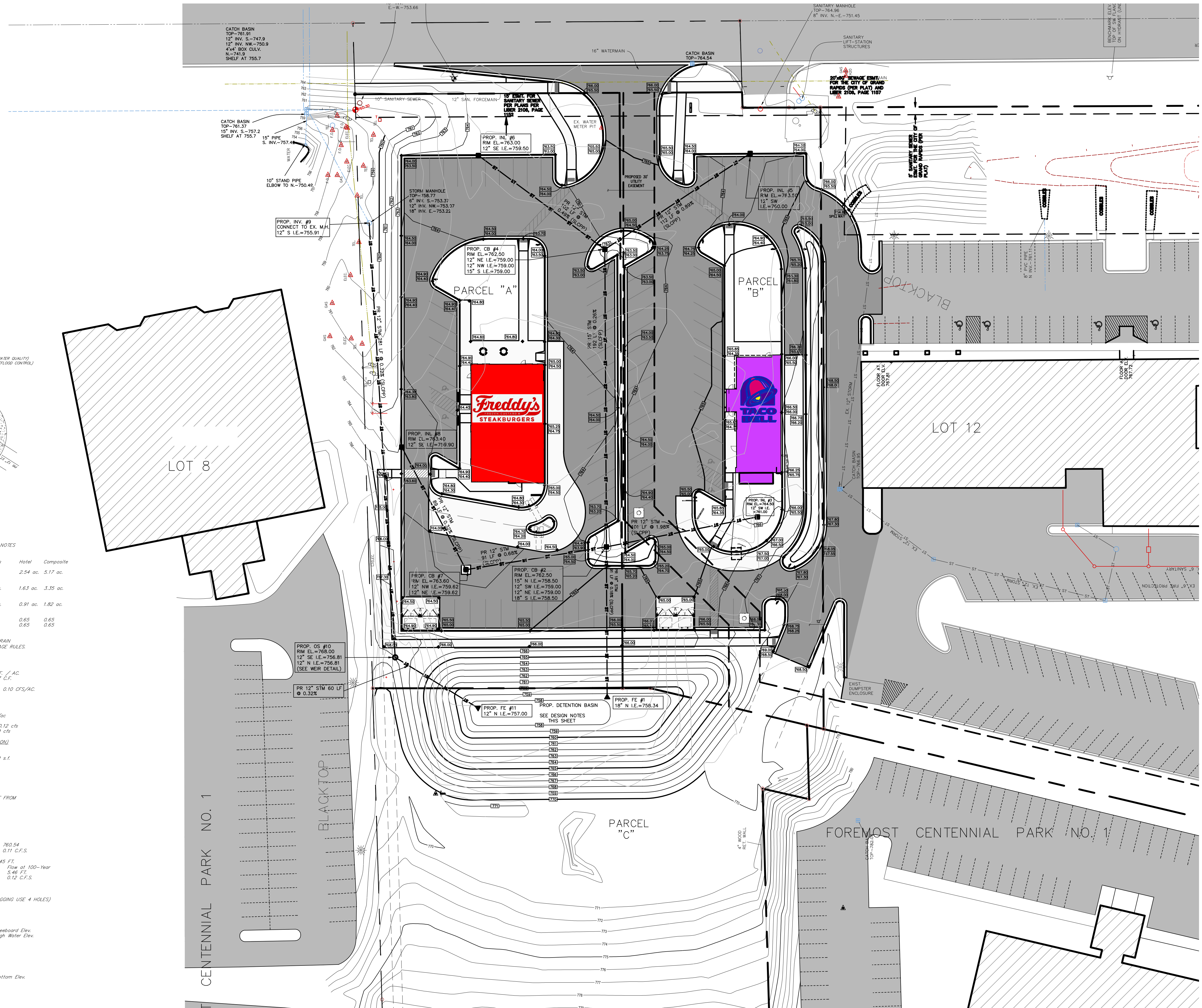
TACO BELL #
CHICAGO DIVERSIFIED
FOODS CORP.
6010 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

S.P.A.	12/05/16
S.P.A.	10/10/16
PUD HEARING	8/22/16

This drawing is the sole property of JVB LLC and is a copyrighted document and is not to be used or reproduced without their written consent. © Unpublished work 2008

SEAL	
DRAWN BY	JVB
CHECKED BY	JVB
PROJECT NUMBER	2016001

C1.0



PROPOSED STORM WATER MANAGEMENT DESIGN NOTES

1) Run-off Coefficient

	Taco Bell	Franky's	Hotel	Composite
Design Area	1.17 ac.	1.46 ac.	2.54 ac.	5.17 ac.
Total Design Area =	5.17 ac.			
Impervious Area (C = 0.90)	0.93 ac.	1.63 ac.	3.35 ac.	
PerVIOUS Area (C = 0.20)	0.37 ac.	0.53 ac.	0.91 ac.	1.82 ac.
Total PerVIOUS Area =	3.53 ac.			
Run-off Coefficient	C = 0.68	0.64	0.65	0.65
Use	0.70	0.65	0.65	0.65

2) REQUIRED DETENTION

A. PER TABLE #3 OF THE KENT COUNTY DRAIN COMMISSIONER'S DEVELOPMENT DRAINAGE RULES.

REQUIRED STORAGE
 100 - YEAR RAINFALL EVENT
 C = 0.65
 REQUIRED STORAGE RATE = 7,980 C.F. / AC.
 REQUIRED STORAGE VOLUME = 41,257 C.F.

B. REQUIRED FLOOD CONTROL BASED ON A 0.10 OFS/AC MAXIMUM RELEASE RATE

OUTLET CONTROL
 Tributary Area = 5.17 ac.
 Maximum Discharge Rate = 0.10 cfs/ac
 Max. Allowable Discharge = 0.52 cfs
 Discharge at Water Quality Outlet = 0.12 cfs
 Remaining Allowable Discharge = 0.39 cfs

RELEASE PIPE SIZING (ORIFICE EQUATION)
 Design Q = 0.39 cfs
 Dia. = 2.50 in.
 ADORIFICE $(0/0.64(2gh)^{0.5}) = 0.03409 \text{ s.t.}$
 $g = 32.2 \text{ ft/sec}^2$
 $h = 4.46 \text{ ft.}$
 $D = 0.35 \text{ cfs}$
 No. of 2.5" Holes = 1.1
 Use 1 - 2.50" Hole

C. STORM WATER QUALITY STORE RUN-OFF FROM A 1/2" RAINFALL FOR 24 HOURS

REQUIRED STORAGE
 TOTAL IMPERVIOUS AREA = 5.17 AC
 PRECIPITATION = 0.5 IN.
 RUNOFF VOLUME = 9,389 C.F.

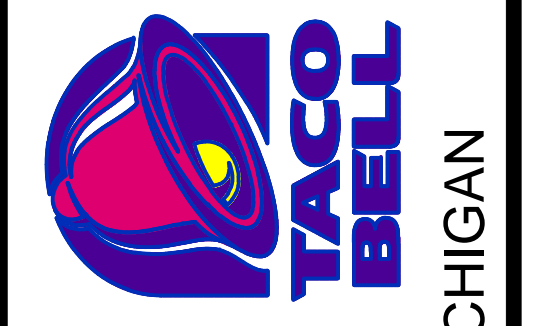
OUTLET CONTROL
 WATER QUALITY VOLUME ELEVATION = 760.54
 MAX. REL. RATE (24 HR. RELEASE) = 0.11 C.F.S.
 Dia. = 2.00 IN.
 AREA = $(0/0.64(2gh)^{0.5}) = 0.000545 \text{ FT.}$
 $g = 32.2 \text{ ft/sec}^2$ Flow at 100-Year
 $h = 4.14 \text{ FT.}$ 5.46 FT.
 DISCHARGE RATE QD = 0.10 C.F.S. 0.12 C.F.S.
 (2-1" HOLES)
 NUMBER OF HOLES = 2.0
 DIAMETER OF HOLES = 1.00 IN.
 (DOUBLE NUMBER OF HOLES FOR CLOGGING USE 4 HOLES)

D. DETENTION BASIN VOLUME

Elev.	Area	Cumml. C.F.	Avg. Vol.
766.0	14,651	61,964	Freeboard Elev.
765.0	12,688	48,294	High Water Elev.
764.0	10,829	36,517	
763.0	9,064	26,531	
762.0	7,590	18,934	
761.05	6,820	11,760	
760.0	4,580	6,660	
759.0	3,060	2,940	
758.0	1,409	705	
757.0	1	0	Bottom Elev.

RDC
 RETAIL DESIGN CONSULTANTS
 7580 48TH ST. SE.
 GRAND RAPIDS MI 49512
 T.616.634.2253
 GLENN@RDC-LLC.COM

JVB LLC
 JAMES VANDEN BERGE
 CIVIL & ARCHITECTURAL
 CONSULTATION & DESIGN
 SERVICES
 2065 FOXRIDGE
 GRAND RAPIDS, MI 49505
 PHONE: 616-443-2524
 EMAIL: JVB@JVBLLC.COM



TACO BELL #
CHICAGO DIVERSIFIED
FOODS CORP.
 6010 28TH STREET
 CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

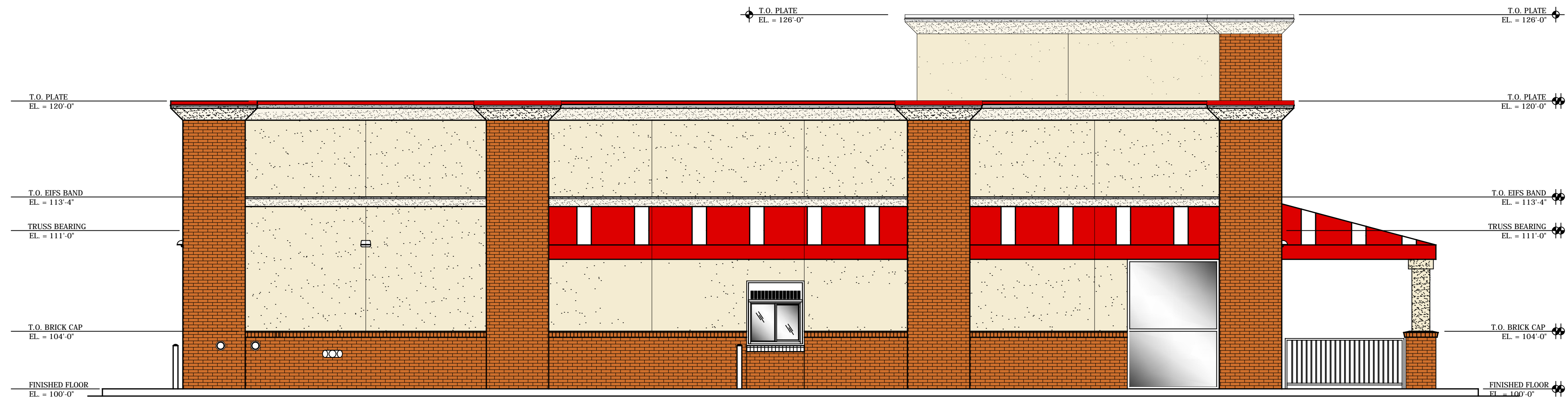
S.P.A. 12/05/16
 S.P.A. 10/10/16
 PUD HEARING 8/22/16

SEAL

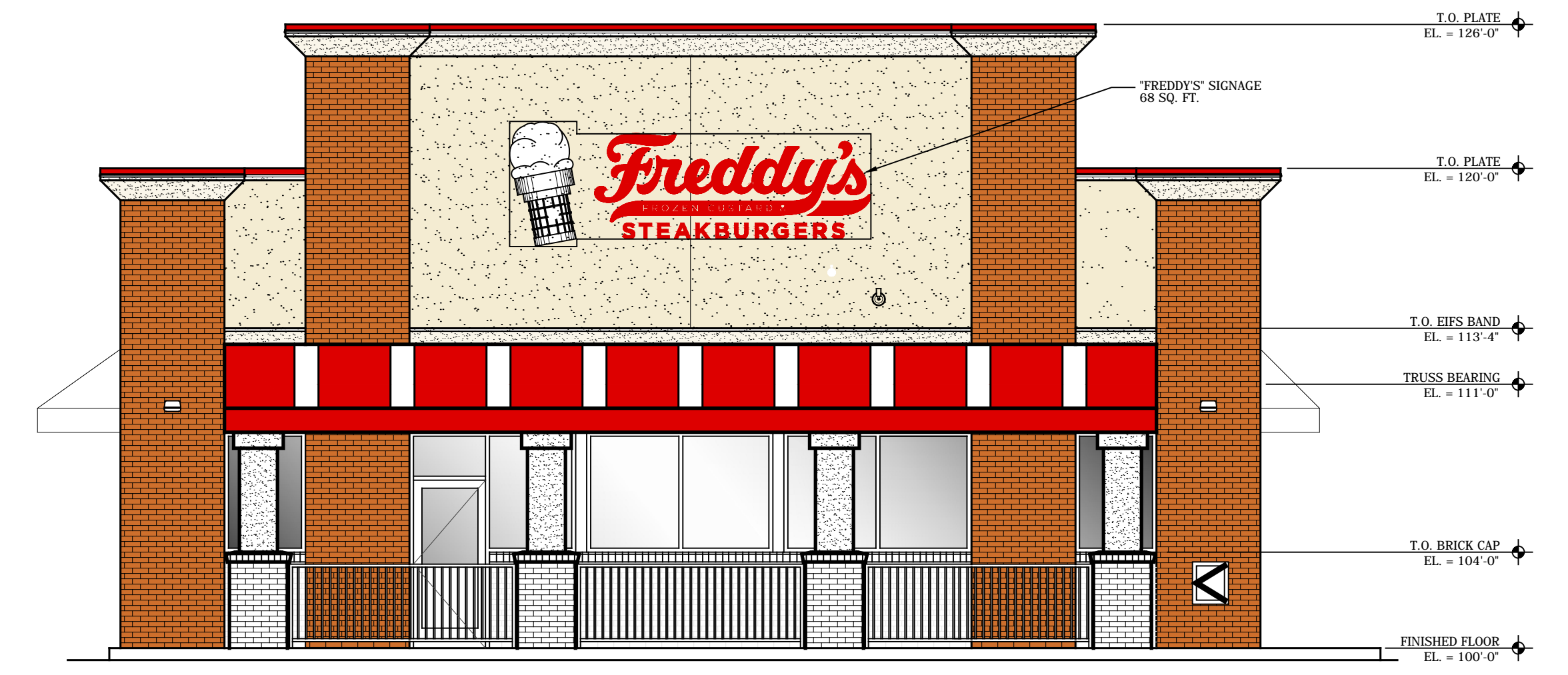
DRAWN BY JVB
 CHECKED BY JVB
 PROJECT NUMBER 2016001

1
C2.0 STORM WATER SITE PLAN
 SCALE: 1" = 30'-0"

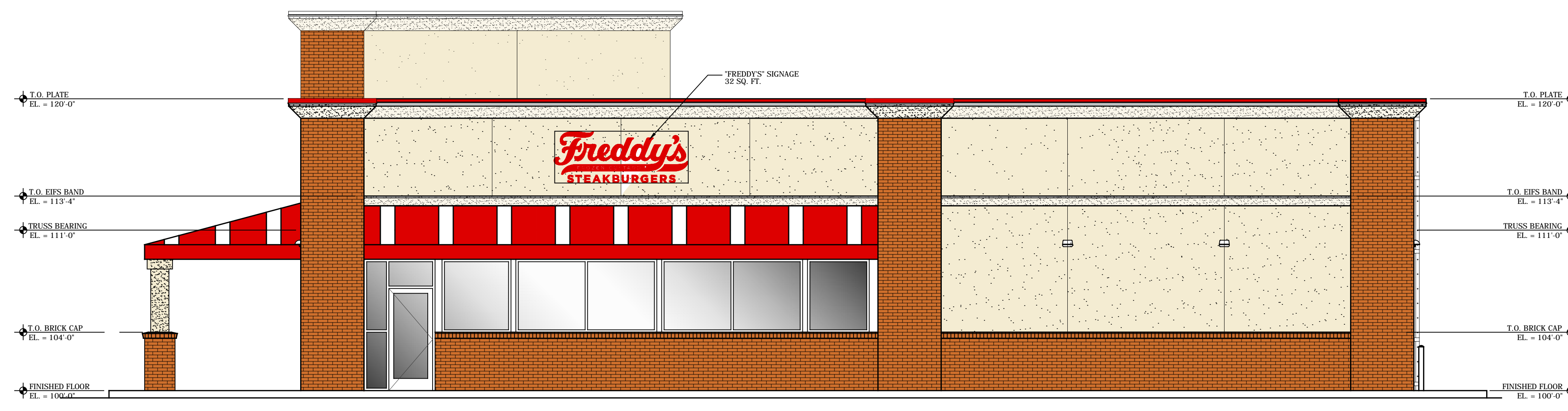
C2.0



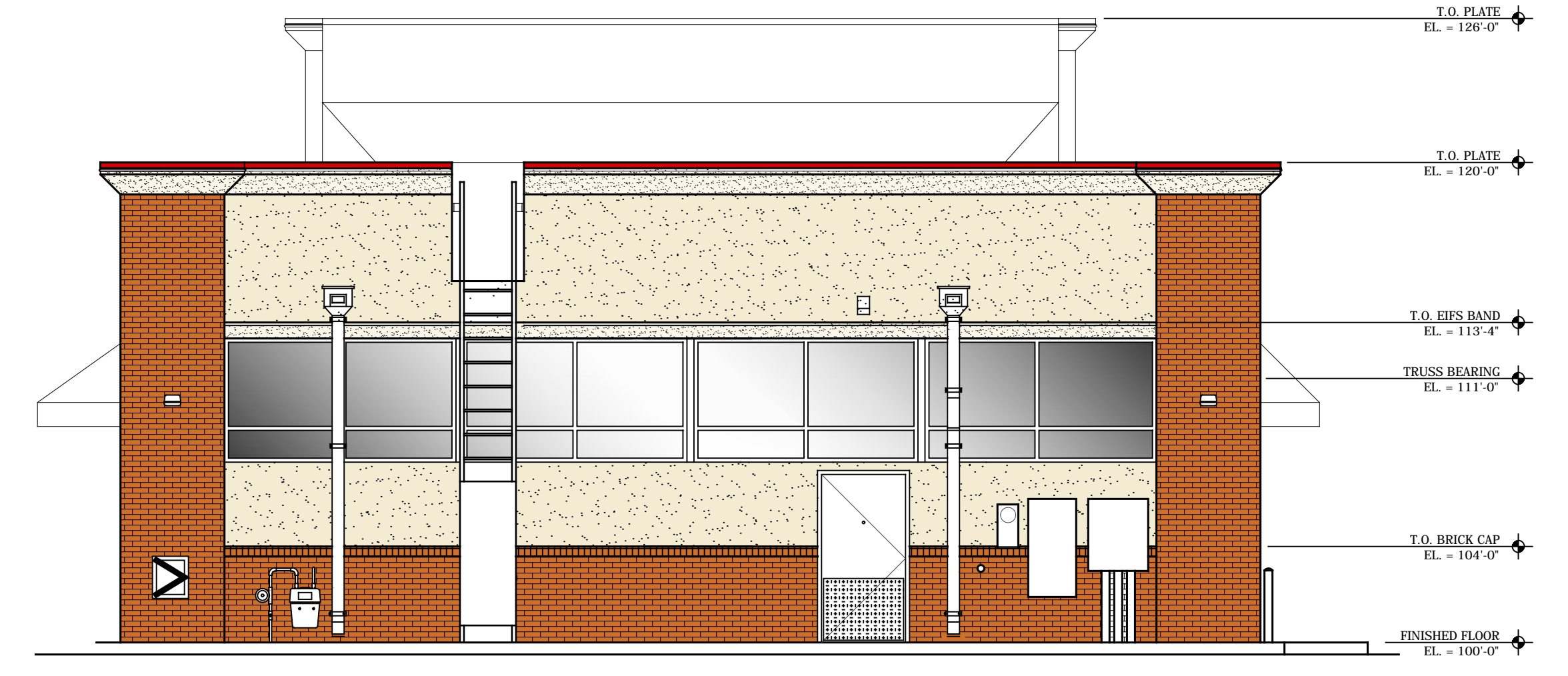
(A) EAST ELEVATION
 3/16" = 1'-0"



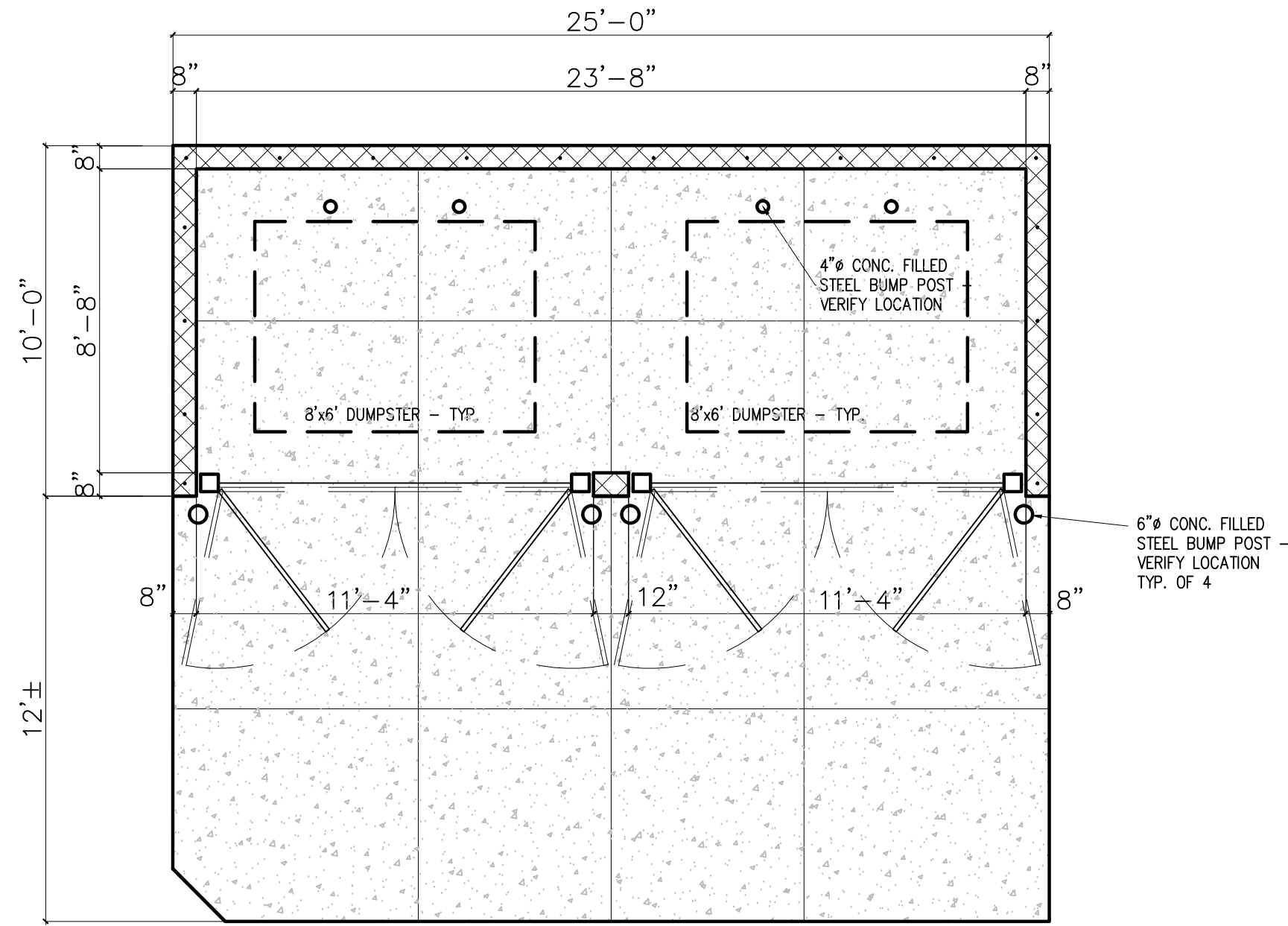
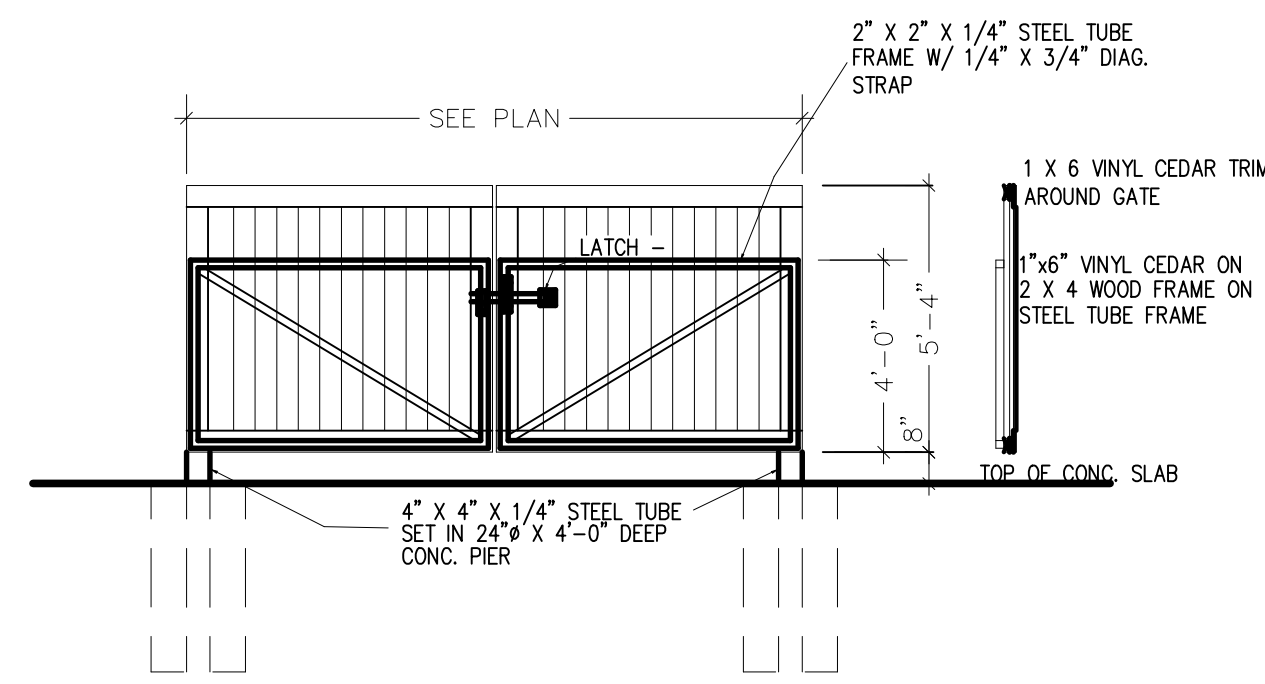
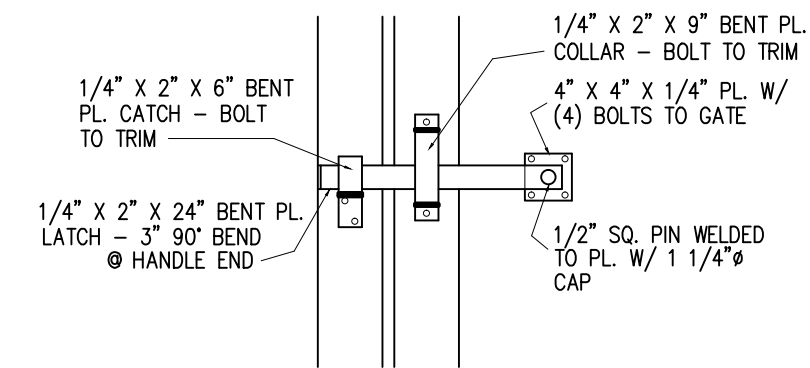
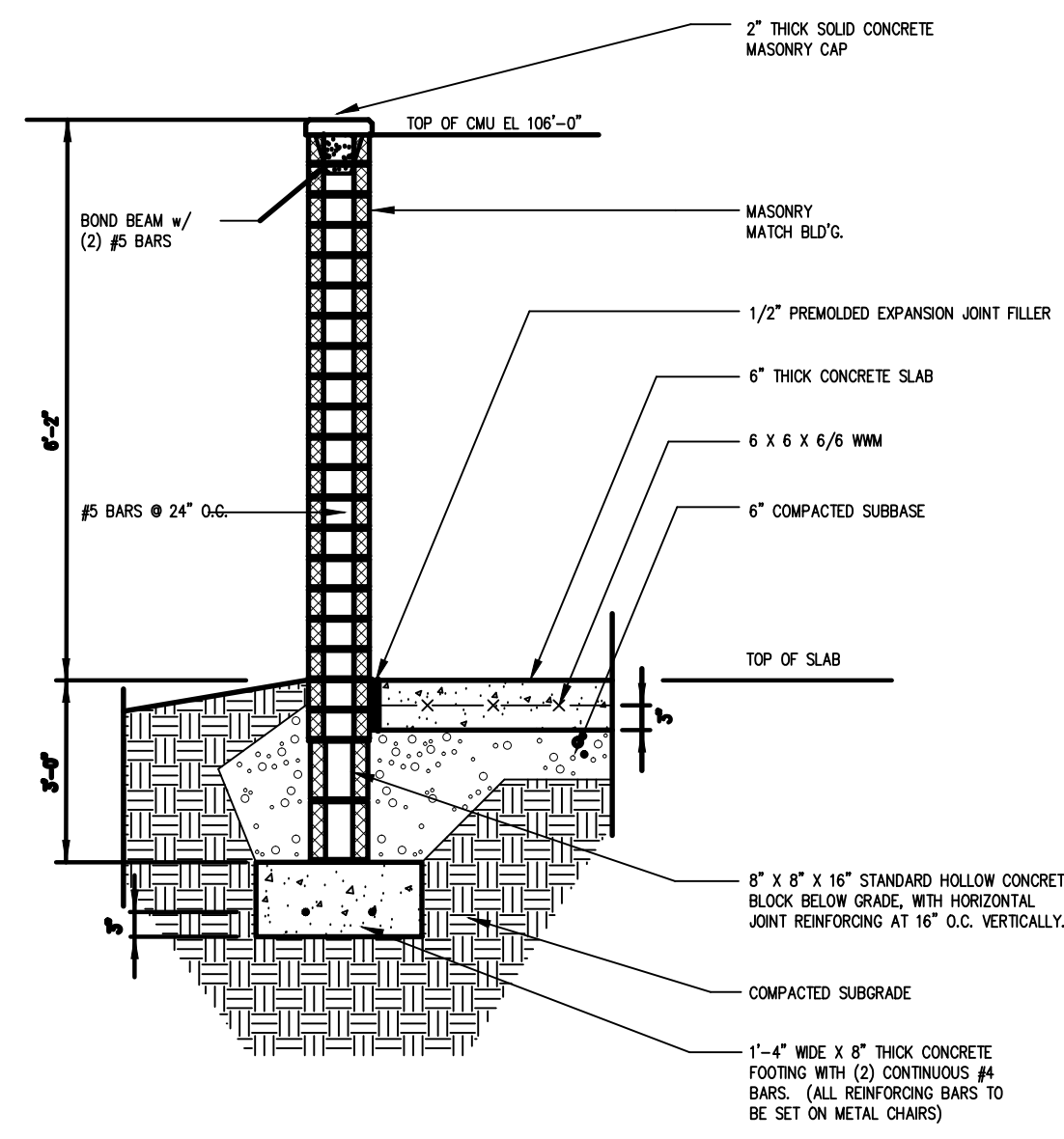
(A) NORTH ELEVATION
 3/16" = 1'-0"



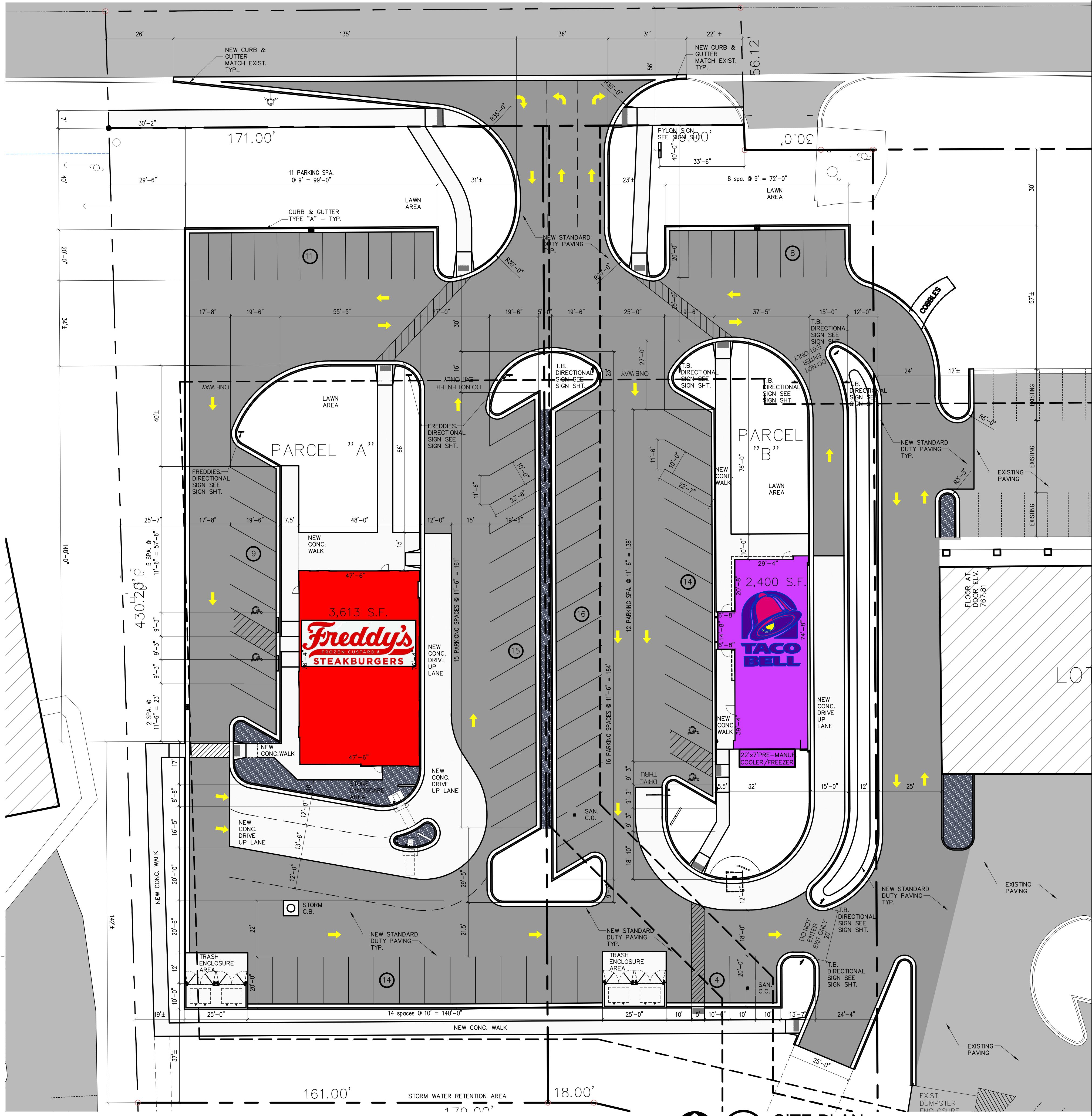
(B) WEST ELEVATION
 3/16" = 1'-0"



(B) SOUTH ELEVATION
 3/16" = 1'-0"



2 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1" = 20'-0"

RDC
RETAIL DESIGN CONSULTANTS
7580 48TH ST. SE.
GRAND RAPIDS MI 49512
T.616.634.2253
GLENN@RDC-LLC.COM

JVB LLC
JAMES VANDEN BERGE
CIVIL & ARCHITECTURAL
CONSULTATION & DESIGN
SERVICES
2065 FOXKRIEGE
GRAND RAPIDS, MI 49505
PHONE: 616-443-2524
EMAIL: JVB@JVBLLC.COM



TACO BELL #
CHICAGO DIVERSIFIED
FOODS CORP.
6010 28TH STREET
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

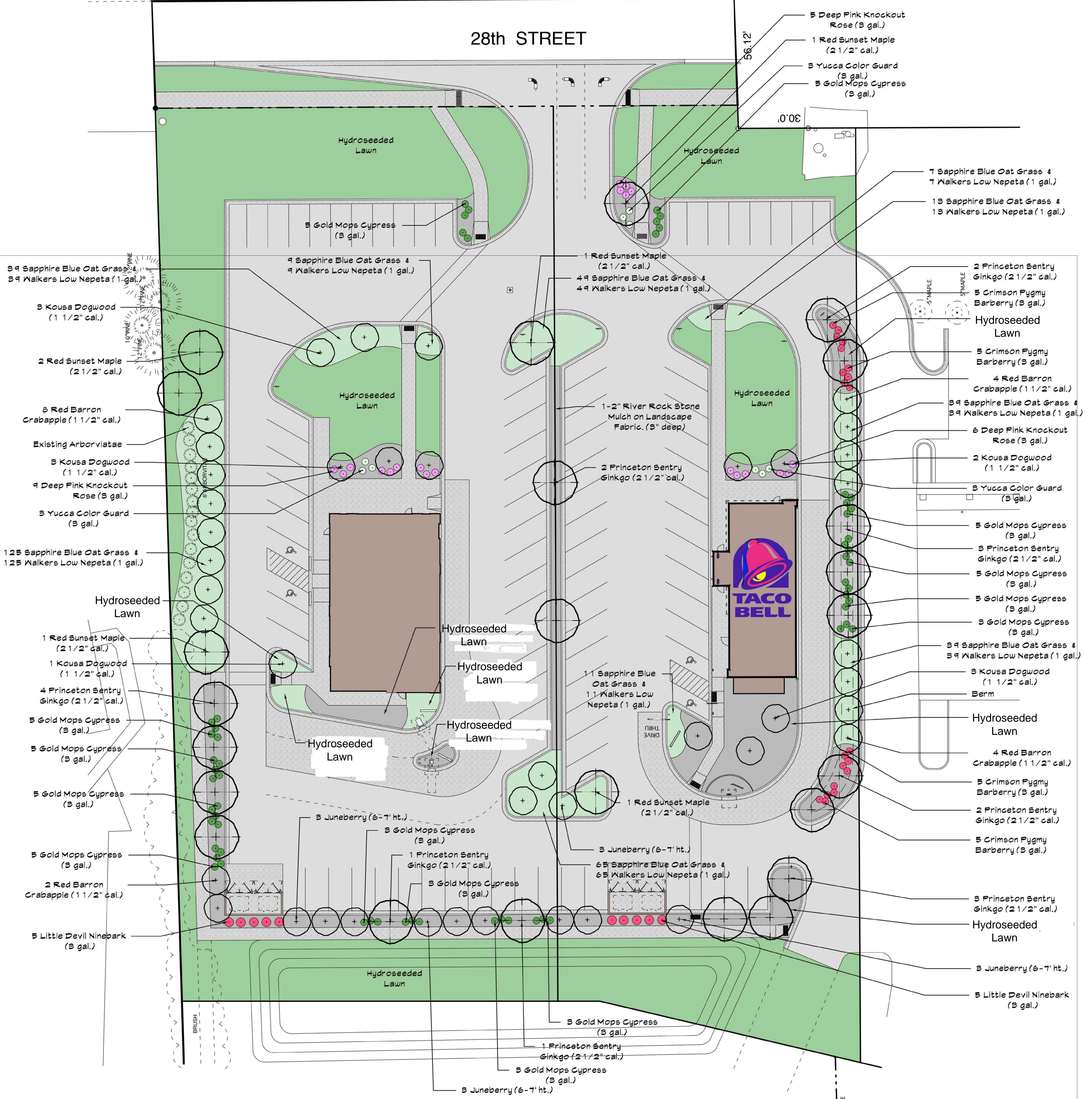
S.P.A.	12/05/16
S.P.A.	10/10/16
PUD HEARING	8/22/16

SEAL	
DRAWN BY	JVB
CHECKED BY	JVB
PROJECT NUMBER	2016001

C1.1

250.00'

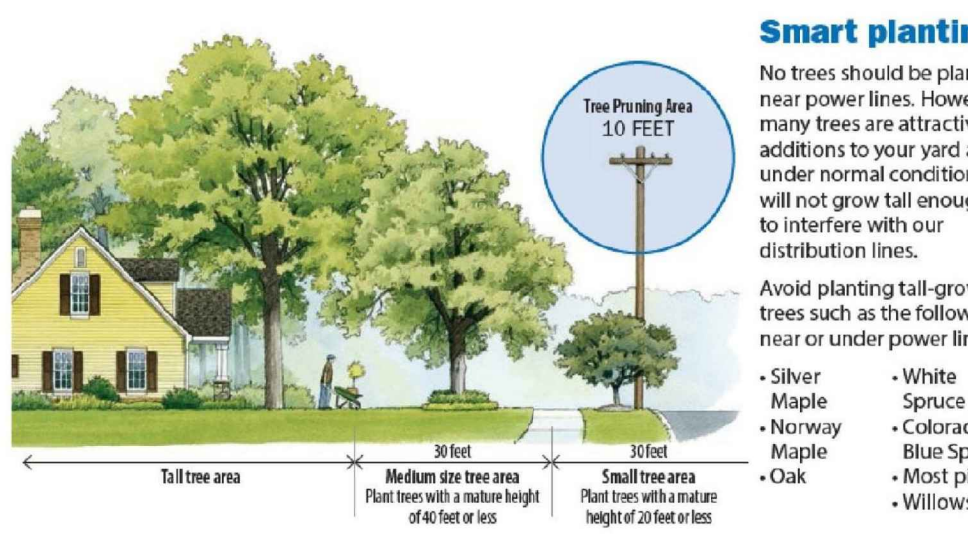
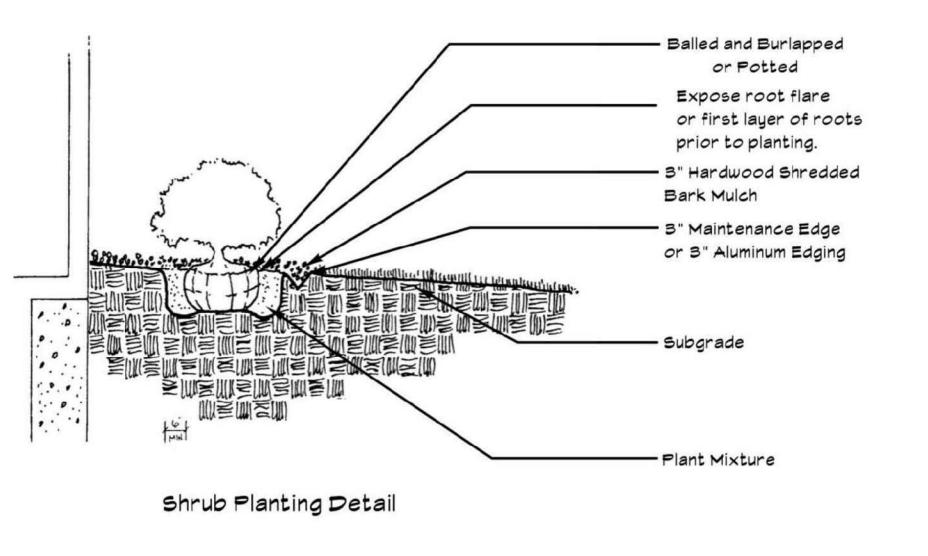
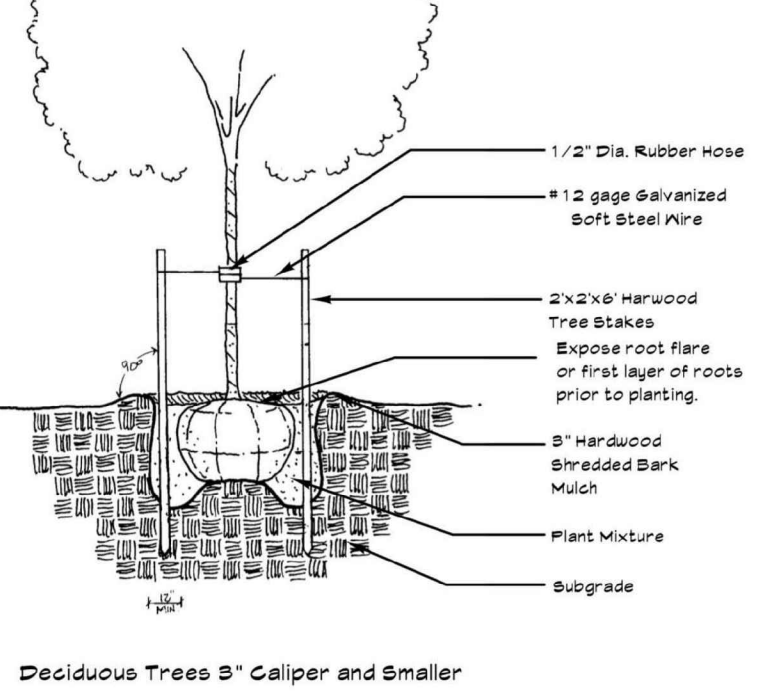
28th STREET



Plant List

Quantity	Common Name	Latin Name	Planted Size
12	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 1/2" cal.
3	Red Sunset Maple	Acer rubrum 'Franksred'	2 1/2" cal.
12	Juneberry	Amelanchier canadensis	6-7' height
12	Kousa Dogwood	Cornus Kousa	1 1/2" cal.
12	Red Barron Crabapple	Malus 'Red Barron'	1 1/2" cal.
60	Gold Mops Cypress	Chamaecyparis pisifera 'Golden Mop'	3 gal./18" ht.
20	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson'	3 gal./24" ht.
20	Deep Pink Knockout Rose	Rosa x RADtkopink	3 gal./18" ht.
9	Color Guard Yucca	Yucca filamentosa 'Color Guard'	3 gal./24" ht.
10	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	3 gal./24" ht.
432	Sapphire Blue Oat Grass	Helictotrichon sempervirens 'Sapphire'	1 gal.
432	Walkers Low Nepeta	Nepeta x faassenii 'Walker's Low'	1 gal.

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)



811 Know what's below. Call before you dig.

- Notes:**
- All landscaping to be installed by a qualified Landscape Contractor.
 - All plantings shall be mulched with 1-2" river rock stone mulch, 3" deep on landscape fabric.
 - The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
 - Trees and shrubs shall be planted with a plant mix consisting of 1 part topsoil, 1 part peat, and 1 part existing soil.
 - Planting areas shall be edged with aluminum edging unless noted otherwise on the plan.
 - Lawn areas shall receive 4" of topsoil and hydroseeded. Check with specifications for topsoil availability or contact project manager.
 - Irrigated lawn areas as noted on plan shall be designed and installed by the Landscape Contractor.
 - Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and watering.
 - Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

STATE OF MICHIGAN
 OFFICE OF LAND USE AND
 CONSERVATION
 PROJECT NUMBER: 2018001
 DATE: 12/19/18

TACO BELL PLUS CHICAGO DIVERSIFIED FOODS CORP.
 CASCADE TWP., MI.

JAMES VANDEN BERGE CIVIL & ARCHITECTURAL CONSULTATION & DESIGN SERVICES
 2065 FOXRIDGE
 GRAND RAPIDS, MI 49505
 PHONE: 616-443-2524
 EMAIL: JVB@CIVILARCH@COMCAST.NET

RD&D RETAIL DESIGN CONSULTANTS
 7590 49TH ST. SE.
 GRAND RAPIDS, MI 49512
 (616) 834-2233
 GLENNA@RD&D.COM



November 30, 2016
Project No. G080322

Mr. Steve Peterson
Cascade Charter Township
2865 Thornhills Avenue, SE
Grand Rapids, MI 49546-7192

Re: Taco Bell and Freddy's
Site Plan Review

Dear Steve:

We have reviewed the site plan for Taco Bell and Freddy's, located at 6010 28th Street, prepared by Mr. James Vanden Berge. The current site plan and the basis of this review were received on November 29, 2016. The proposed project is two new restaurants, Taco Bell and Freddy's, and associated parking lot, driveways, and utilities.

Stormwater and Drainage

Flood Control

The proposed project is a new development, so all improvements shall comply with the requirements of the Cascade Charter Township (Township) Stormwater Ordinance (SWO). The site is located in Stormwater Management Zone A, which requires retention of the 100-year storm event and infiltration where possible. Where soil conditions or other factors do not allow for adequate infiltration, the SWO requires detention of the 25-year storm event with a controlled release and a direct connection for stormwater runoff for the 100-year storm event. The SWO also requires the first 0.5-inch of stormwater runoff be detained and released over a 24 hour period.

The applicant coordinated with a geotechnical engineering consultant for infiltration tests at the location of the proposed retention basin. The site contractor excavated down to the elevation of the proposed retention basin bottom. The geotechnical engineering consultant determined the native soils would not support stormwater infiltration.

The soils are not conducive for infiltration, therefore the applicant is proposing a detention basin designed for the 100-year storm event with a controlled release. The detention basin discharge pipe will tie-in to an existing storm sewer stub out along the south side of 28th Street.

The south half of the site is not being developed at this time. The applicant has stated it is unknown what will ultimately be developed there. The proposed detention basin was sized for full buildout of the site assuming a typical land use for the south half of the site. A runoff coefficient of 0.65 was assumed for full buildout of the site. At the time the south half of the site is developed, the stormwater calculations and detention basin will need to be reviewed for SWO compliance and revised accordingly. The proposed design meets the requirements of the SWO.



Water Quality Control

The SWO requires the first 0.5-inch of stormwater runoff be detained and infiltrated where conditions permit, or released over a 24-hour period. The soils onsite do not allow for infiltration, therefore the applicant is proposing to detain and release the first 0.5-inch over a 24-hour period. The applicant provided calculations and design details for the detention basin and outlet structure and they were found to be in accordance with the SWO.

Bank Erosion Control

The SWO requires the detention basin release rate be limited to 0.05 cfs/acre for the 2-year storm event. The applicant provided calculations and design details for the detention basin and outlet structure and they were found to be in accordance with the SWO.

Stormwater Runoff

The applicant provided stormwater calculations to size the onsite detention basin. All stormwater runoff from the impervious areas of the site will discharge to this basin. Therefore, the site will not see an increase in rate of stormwater leaving the site.

Drainage Plan

The applicant has submitted drawings, calculations, and additional documentation as required in the SWO Section 2.03, Drainage Plan. Please refer to the included checklist for items and comments on each item. Please note a maintenance agreement is required before construction begins. The agreement should be submitted to the Township for review. The maintenance agreement and plan should include at a minimum, cleaning of catch basin sumps, sediment and debris removal from the detention basin, and landscape maintenance of the detention basin to maintain the design volume and ensure the system is operating as it was designed.

Utilities

The applicant coordinated the water and sanitary sewer design with the City of Grand Rapids (City). The two restaurants will have individual water services from the water main in 28th Street. When the south half of the site is developed, an individual water service will extend from the water main in Lucern Drive, located east of the site. The applicant has stated the property owner of the Taco Bell and Freddy's site also owns the development to the east, a water service and easement through the site from Lucern Drive will not be an issue.

The two restaurants will have individual sanitary sewer laterals from the sewer main in 28th Street. A 6-inch sanitary sewer main and easement is proposed extending from 28th Street south, in between the two restaurants, to the rear of the restaurants to service the future development at the south half of the property. City permits will be required for the water and sanitary sewer connections prior to construction taking place.

Soil Erosion and Sedimentation Control

Soil Erosion and Sedimentation Control (SESC) measures were not provided on the plan drawings. SESC falls under the review and approval of the Kent County Road Commission (KCRC) and a permit is required before construction can begin.

Mr. Steve Peterson
Page 3
November 30, 2016



Summary

The proposed stormwater design meets the Township SWO requirements for new developments. The applicant will need to apply for and obtain a number of permits (SESC, water and sanitary sewer from the City, KCRC for the new driveway) prior to beginning construction. We recommend approval of the site plan from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3786 or nrtorrey@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "N. Torrey", is positioned above the printed name.

Nathan R. Torrey, PE

jlk
Attachment
By email



Cascade Charter Township

Storm Water Ordinance, Ordinance 7 of 2002, as amended by Ordinance No. 2 of 2008, 5/14/2008

Reviewing Engineer Comments are Italicized

OK – Received and Acceptable

NA – Not Applicable

NR – Not Received, Needs Follow-up, See Comments

Taco Bell and Freddy's

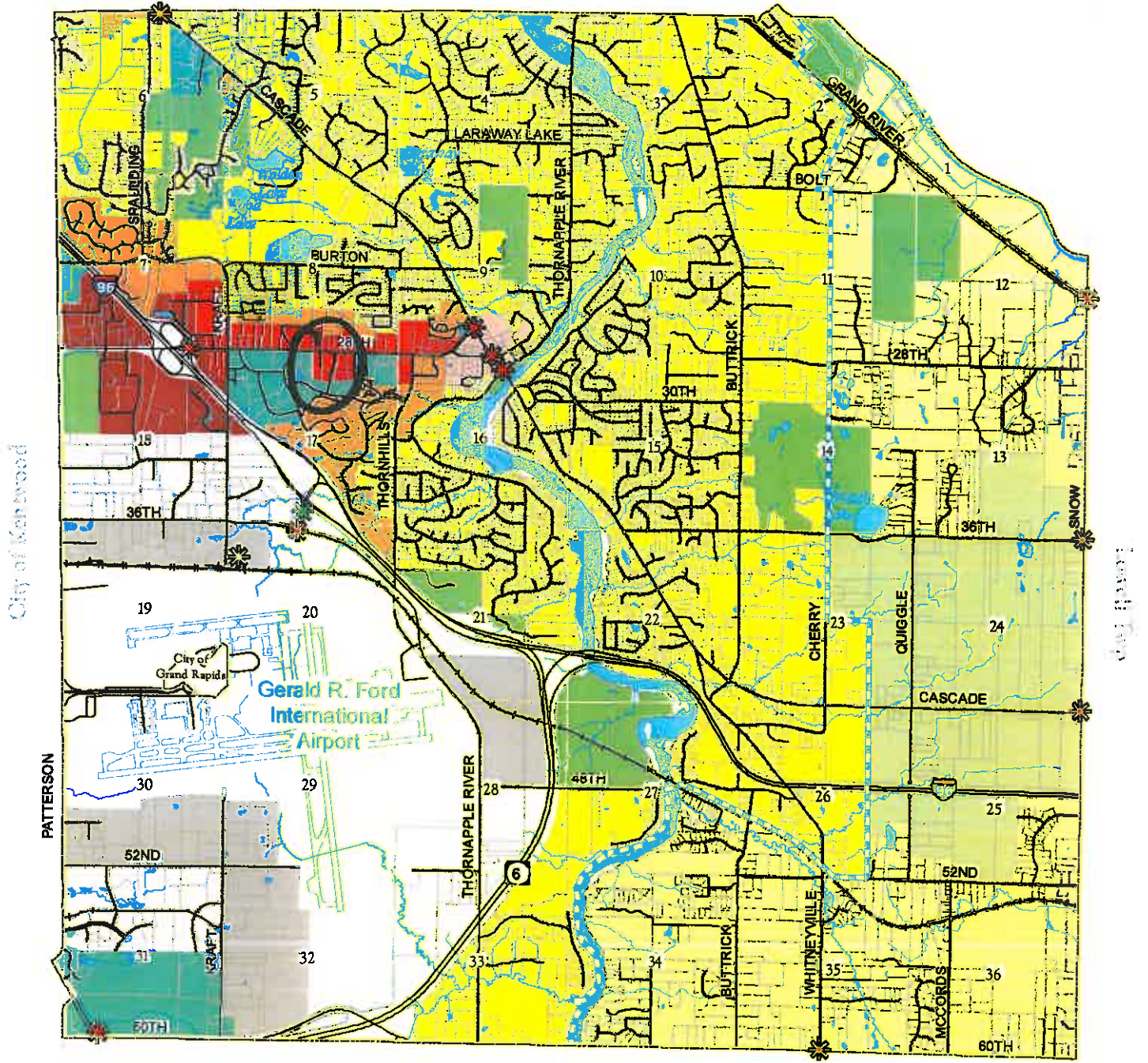
Drainage Plan Checklist

- OK (1) Location of the development site and water bodies that will receive storm water runoff
All stormwater runoff from the site is collected in an onsite detention basin that discharges to an existing storm sewer in 28th Street.
- OK (2) Existing and proposed topography of the development site, including the alignment and boundary of the natural drainage courses, with contours having a maximum interval of one foot (using USGS datum). The information shall be superimposed on the pertinent Kent County soil map
Existing and proposed contours have been provided.
- OK (3) Development tributary area to each point of discharge from the development
A stormwater site plan was provided by the applicant and included tributary areas for the site.
- OK (4) Calculations for the final peak discharge rates
Applicant provided calculations in design of the detention basin and controlled release structure.
- OK (5) Calculations for any facility or structure size and configuration
Stormwater runoff calculations were provided by the applicant.
- OK (6) Drawing showing all proposed storm water runoff facilities with existing and final grades
The applicant provided a utility plan showing all proposed stormwater runoff facilities.
- OK (7) The sizes and locations of upstream and downstream culverts serving the major drainage routes flowing into and out of the development site. Any significant off-site and on-site drainage outlet restrictions other than culverts should be noted on the drainage map
The applicant did not indicate any significant offsite drainage patterns into the site.
- OK (8) An implementation plan for construction and inspection of all storm water runoff facilities necessary to the overall drainage plan, including a schedule of the estimated dates of completing construction of the storm water runoff facilities shown on the plan and an identification of the proposed inspection procedures to ensure that the storm water runoff facilities are constructed in accordance with the approved drainage plan
A construction schedule was not included on the plans.
- OK (9) Plan to ensure the effective control of construction site storm water runoff and sediment track-out onto roadways
SESC falls under the review and approval of the KCRC and a permit is needed before construction can begin.



- OK (10) Drawings, profiles, and specifications for the construction of the storm water runoff facilities reasonably necessary to ensure that storm water runoff will be drained, stored, or otherwise controlled in accordance with this ordinance
The applicant provided calculations and design details for construction of the onsite storm sewer system.
- NR (11) Maintenance agreement, in form and substance acceptable to the Township, for ensuring maintenance of any privately owned storm water runoff facilities. The maintenance agreement shall include the developer's written commitment to provide routine, emergency, and long-term maintenance of the facilities and, in the event that the facilities are not maintained in accordance with the approved drainage plan, the agreement shall authorize the Township to maintain any on-site storm water runoff facility as reasonably necessary, at the developer's expense
Maintenance agreement was not provided and is required.
- OK (12) Name of the engineering firm and the registered professional engineer that designed the drainage plan and that will inspect final construction of the storm water runoff facilities
- NA (13) All design information must be compatible for conversion to Grand Valley Regional Geographic Information System (REGIS)
This is a privately owned system and will not be uploaded to REGIS.
- OK (14) Other information necessary for the Township to verify that the drainage plan complies with the Township's design and performance standards for drains and storm water management systems

Ada Twp



Caledonia Twp

Cascade Charter Township

Kent County, Michigan

Map 15 Future Land Use

Legend

- Gateway Feature
- Park 'n' Ride
- Rail Station
- Utility Service Area
- Farmland Preservation
- Rural Residential
- Suburban Residential
- Community Residential
- Village Commercial
- General Commercial
- Highway Commercial
- Mixed Use
- Heavy Industrial
- Light Industrial
- Community Facility / Golf Course



© 2004 REWM All Rights Reserved
This map does not represent a legal document. It is intended to be used as a guide only. No warranty is made for accuracy and should be used for informational purposes only. All rights reserved under copyright laws and the Enhanced Access to Public Records Act, R.A. 442 of 1996, as amended.

Williams & Works
a division of

414.234.1100 phone • 414.234.1101 fax
597 Cassin Avenue NW • Grand Rapids, MI 49501

April 22, 2009

The village commercial area is intended to be a walkable commercial district, where architectural style is paramount, but not rigid. Low shrubbery, picket fences and other features should be in place along the roadway to delineate the use and create interest for pedestrians.

Location: The village commercial land use category is located at the heart of Cascade Charter Township where Cascade Road, 28th Street and the Thornapple River converge. It is not the intent of this land use category to expand beyond the current commercially-zoned properties along Cascade Road.

Desired Uses and Densities: Desired uses include retail commercial, personal service establishments, eating and drinking establishments, financial institutions, and convenience stores with or without fuel stations. Residential uses are also planned, including above retail or office uses. Townhome, retirement centers, assisted living, and other elderly care facilities are also recommended. Other uses should be phased out and encouraged to locate to a more automobile-oriented commercial corridor. Residential densities would be 6-8 dwelling units to the acre. Pedestrian/bicycle circulation plans should be prepared for new development that includes access from sidewalks and non-motorized paths to any building entry. Bicycle racks are encouraged. Traffic calming, crosswalk demarcations, countdown walk signs, plantings and signage are encouraged at 28th Street and Cascade Road at the Village to create a sense of place for shopping, strolling, biking, and walking. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the village commercial land use area. The Township hopes that the village commercial area is served by mass transit in the future.



GENERAL COMMERCIAL

Description: This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area's natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian conflicts. Cross-access easements and access roads will be encouraged to reduce the proliferation of curb-cuts. In addition, landscape standards and signage limitations will be utilized to promote attractive and functional developments. The current three acre minimum lot area requirement may be reduced for projects that incorporate certain green/eco-friendly building technologies, or provide a specific amount of green space, such as 35%.

Location: The general commercial land use designation includes properties fronting 28th street from Cascade Village west to the Township boundary.

Desired Uses: Uses include retail, office, personal services, professional services, automobile repair, convenience stores with or without fuel pumps, drive-through establishments, eating and drinking establishments, fitness centers, financial institutions, automobile sales, and other similar uses. Water and sewer must be available for development in this land use category. Additionally, any natural features should be preserved and protected in projects located in the general commercial land use area. The Township hopes that the general commercial area is served by mass transit in the future.

HIGHWAY COMMERCIAL

Description: The highway commercial land use category calls for more intense land uses in terms of traffic generation and building height. This use would include hotels, eating and drinking establishments, and convenience shopping capturing consumers from the region. Multi-story development, up to 5-stories, may be permitted based on locational factors. Additional height in excess of 5-stories may be considered in areas with elevation differences along the highway, while less height may be appropriate in areas where the highway commercial land use abuts residential uses. Maximum floor area may also be restricted to encourage taller buildings.

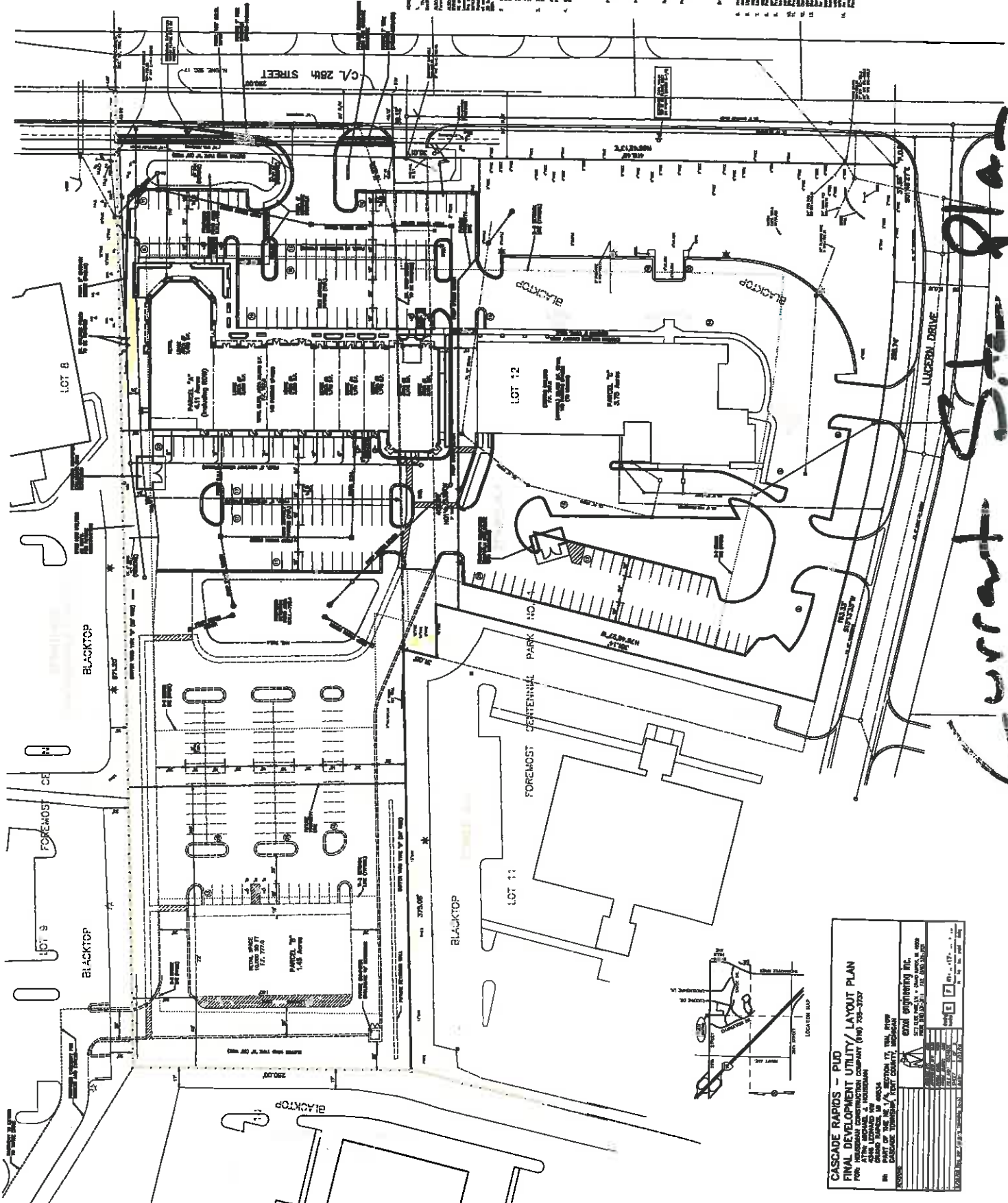
Careful planning and design should occur with any new mixed use or large-scale commercial projects to ensure that traffic safety and on-site traffic flow is considered, appropriate access management techniques have been incorporated into site planning and building height would not interfere with Federal Aviation Administration requirements or other height requirements of the Gerald R. Ford International Airport. Minimum lot area requirements could be reduced for projects that incorporate certain green/eco-friendly building technologies at the time of site plan review, or provide a minimum amount of green space, such as 35%. Architectural standards are appropriate to ensure buildings over 3 stories incorporate step-backs, vertical and horizontal design elements, and varied building materials to minimize bulk and massing.

Location: This use is located west and east of the I-96 interchange along 28th street.

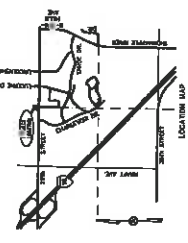
Desired Uses: Desired uses include hotels, eating and drinking establishments, convenience shopping, fitness centers, and offices. Water and sewer must be available for development in this land use

SCALE: 1" = 30'
 1" Contour Interval
 LEGEND
 1. 10' Contour
 2. 20' Contour
 3. 30' Contour
 4. 40' Contour
 5. 50' Contour
 6. 60' Contour
 7. 70' Contour
 8. 80' Contour
 9. 90' Contour
 10. 100' Contour
 11. 110' Contour
 12. 120' Contour
 13. 130' Contour
 14. 140' Contour
 15. 150' Contour
 16. 160' Contour
 17. 170' Contour
 18. 180' Contour
 19. 190' Contour
 20. 200' Contour
 21. 210' Contour
 22. 220' Contour
 23. 230' Contour
 24. 240' Contour
 25. 250' Contour
 26. 260' Contour
 27. 270' Contour
 28. 280' Contour
 29. 290' Contour
 30. 300' Contour
 31. 310' Contour
 32. 320' Contour
 33. 330' Contour
 34. 340' Contour
 35. 350' Contour
 36. 360' Contour
 37. 370' Contour
 38. 380' Contour
 39. 390' Contour
 40. 400' Contour
 41. 410' Contour
 42. 420' Contour
 43. 430' Contour
 44. 440' Contour
 45. 450' Contour
 46. 460' Contour
 47. 470' Contour
 48. 480' Contour
 49. 490' Contour
 50. 500' Contour
 51. 510' Contour
 52. 520' Contour
 53. 530' Contour
 54. 540' Contour
 55. 550' Contour
 56. 560' Contour
 57. 570' Contour
 58. 580' Contour
 59. 590' Contour
 60. 600' Contour
 61. 610' Contour
 62. 620' Contour
 63. 630' Contour
 64. 640' Contour
 65. 650' Contour
 66. 660' Contour
 67. 670' Contour
 68. 680' Contour
 69. 690' Contour
 70. 700' Contour
 71. 710' Contour
 72. 720' Contour
 73. 730' Contour
 74. 740' Contour
 75. 750' Contour
 76. 760' Contour
 77. 770' Contour
 78. 780' Contour
 79. 790' Contour
 80. 800' Contour
 81. 810' Contour
 82. 820' Contour
 83. 830' Contour
 84. 840' Contour
 85. 850' Contour
 86. 860' Contour
 87. 870' Contour
 88. 880' Contour
 89. 890' Contour
 90. 900' Contour
 91. 910' Contour
 92. 920' Contour
 93. 930' Contour
 94. 940' Contour
 95. 950' Contour
 96. 960' Contour
 97. 970' Contour
 98. 980' Contour
 99. 990' Contour
 100. 1000' Contour

GENERAL NOTES
 1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 3. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 4. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 5. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 6. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 7. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 8. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 9. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.
 10. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE.



Current Site Plan



CASCADE RAPIDS - PUD
FINAL DEVELOPMENT UTILITY/LAYOUT PLAN
 FOR
 FOREMOST CONSTRUCTION COMPANY (616) 735-3737
 4245 LUCERN DR
 CASCADE RAPIDS, IA
 PART OF THE S.W. 1/4 SECTION 17, T44N, R10E
 CASCADE TOWNSHIP, WATKINS COUNTY, IOWA

DATE: 11/15/2011
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: AS SHOWN
 SHEET NO. 17 OF 17

W
 STATE OF IOWA
 J. H. HARRIS
 ENGINEER
 1111 1/2 S. 10TH ST. S.W.
 CANTON, IA 52523
 (319) 335-1111

MEMORANDUM

To: Cascade Charter Township Board
From: Steve Peterson, Community Development Director
Subject: Library storage room
Meeting Date: March 8, 2017

The storage room in the library basement has quickly filled with township records. In order to provide a more efficient storage system we asked Dan Vos to come up with a system and costs for a more efficient storage system. The infrastructure committee reviewed the proposal and is recommending approval to spend \$34,970 to complete the entire project at one time to the Township Board.

The project would take approximately 8 weeks and would be coordinated with our BG staff to dismantle the existing wooden shelves and make room for the work to take place. We believe this storage system will not only be more efficient use of the space we need now, but it will also provide ample storage for years to come. The project would be paid for from the Library CIP budget.

Attachments: proposal.



6160 E. Fulton, P.O. Box 189.
 Ada, MI 49301-0189
 Phone: 616.676.9169
 Fax: 616.676.2435

Estimate Proposal

Date **2-10-2017**

Owner Information	
Contact:	Mr. Steve Perterson
Company:	Cascade Township Library
Address:	2870 Jacksmith SE
City, State, Zip	Grand Rapids, MI 49512

Contractor Information	
Contact	Robert Klawieter
Company	Dan Vos Construction
Address	6160 E. Fulton
City, State, Zip	Ada, MI 49301
Builders License #:	2102010135

Project Information	
Site Address:	2870 Jacksmith
Plans and Specifications:	Per request

We are pleased to submit for your consideration the following cost opinion. This proposal is subject to exclusions that may be listed at the bottom of this proposal.

Project Name: Storage Shelving Library Basement DVCC 41593		
Items	Item Description	Total
Phase 1	Provide site supervision, labor, materials and equipment to furnish and install Phase 1 storage units. To include the following: <ul style="list-style-type: none"> (8) U1 storage units 88" x 42" x 12" deep (see drawing) (20) U2 storage units 88"x 42 x 24" deep (see drawing) Freight and installation of above units in basement Note: owner to empty existing, remove and dispose of existing wood shelving and load new.	\$12,390.00
Phase 2	<ul style="list-style-type: none"> (16) U2 storage units 88"x 42 x 24" deep (see drawing) Freight and installation of above units in basement Note: owner to empty existing, remove and dispose of existing wood shelving and load new	\$9,215.00
Phase 3	<ul style="list-style-type: none"> (28) U2 storage units 88"x 42 x 24" deep (see drawing) Freight and installation of above units in basement Note: owner to empty existing, remove and dispose of existing wood shelving and load new	\$13,365.00

Note: Proposal expires 3-31-2017 Estimated lead time on storage units is 6 week from receipt of signed proposal.

Comments / Inclusions / Exclusions

This is a cost opinion only and is subject to change based upon final review of scope of work, which may include revisions due to final design, material selections, code compliance investigations and unforeseen repairs. Electrical and fire protection alterations or upgrades have not been included in this proposal. Any unknown hazardous material removal and disposal will be quoted separately. Cost for building permit and inspections have not been included in this proposal. Work to be completed during regular business hours 7:00am-4:30pm Monday thru Friday. Terms for this project are as follows monthly invoicing for labor and materials net 30 day:

Thank you for the opportunity to quote this project. If you have any questions, feel free to give me a call at 616 425-2890

Sincerely
 Robert Klawieter
 Facilities Services General Manager
 Dan Vos Construction Company

The undersigned hereby authorizes Dan Vos Construction Co., Inc. to proceed as provided in this Agreement.

By: _____ Date: _____

TERMS AND CONDITIONS

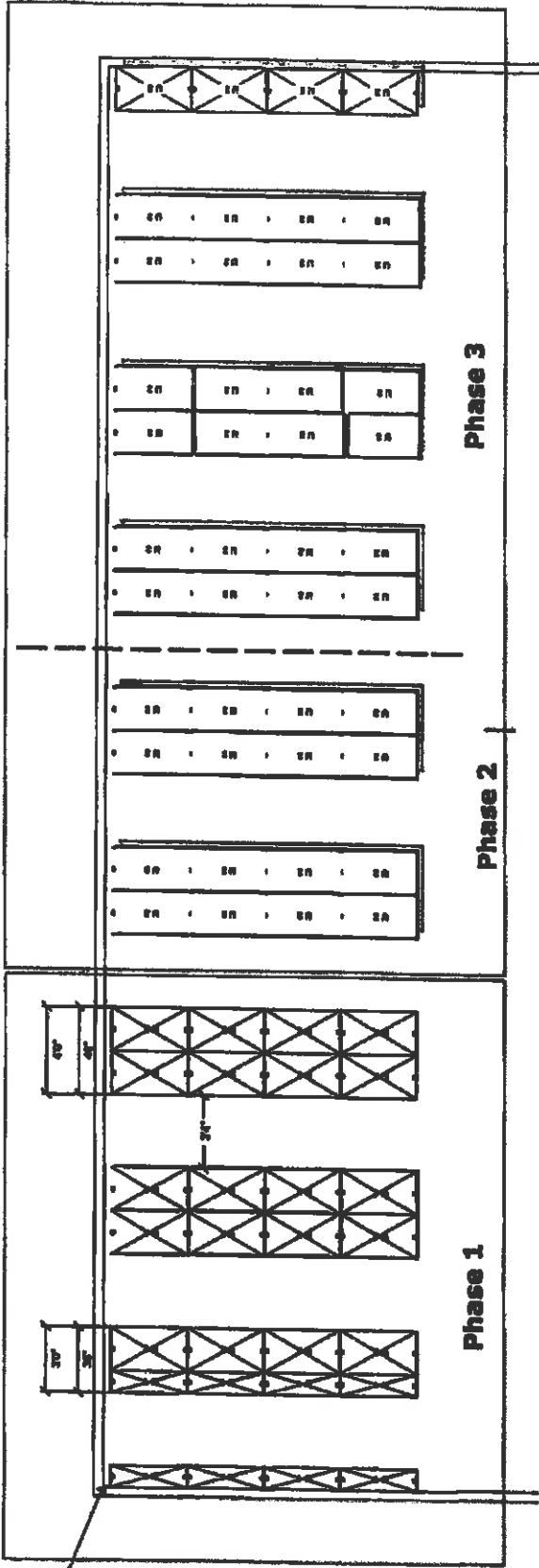
1. Owner agrees to make full payment of all sums due within ten (10) days after delivery of Contractor's invoice. Contractor shall not be required to continue its work described on the first page ("Work") unless such sums are paid within the time specified or as extended in writing. Any payment not paid within such time shall accrue interest at a rate of one percent (1%) per month. Payment by Owner of the installments, or an agreement between the Owner and the Contractor to extend the time for payment, shall constitute Owner's acceptance of the Work for which the installment is due or extended, subject to any unsatisfactory items agreed upon in writing by the Owner and Contractor.
2. The Alternates are options available to Owner. If any Alternate is selected and/or any allowance is exceeded, as allowances are only estimates, the prices quoted on the first page shall increase ("Price").
3. Changes in the Work, schedule and Price may be made but only upon written agreement of Owner and Contractor ("Change Order"). Contractor has no obligation to accept a request for a Change Order.
4. Contractor shall diligently pursue the construction so as to complete the Work as soon as commercially practical.
5. Although Contractor has examined the general condition of the site and taken into account this examination in establishing the Price, Owner shall be responsible for all unanticipated or unsuitable site conditions encountered.
6. Possession of the site and all improvements constructed thereon shall be deemed to have been surrendered to the Contractor. Exclusive access to the site and the Work is granted to Contractor and its subcontractors and others working by or through them (collectively, "Subcontractors"). If Owner or others enter the site to inspect the Work, they shall do so with due caution to the inherent dangers of a construction site and Contractor shall not be liable for any injuries or damages arising from their entry. Contractor shall be entitled to exclusive possession of the site until such time as Contractor notifies Owner that the Work is substantially complete and the Price, adjusted as to additions and deductions, if any, has been paid in full. In the event the Owner occupies the site prior to substantial completion and final payment without the prior written consent of Contractor, such occupancy shall constitute a complete and final acceptance of all Work and a waiver by the Owner of any objection to the Work performed to that date and any claim for uncompleted Work, and the Contractor and its Subcontractors shall thereafter be relieved of any responsibility for defective materials or workmanship based upon any theory whatsoever.
7. Owner shall not issue any instructions to or otherwise interfere with Contractor's exclusive supervision and control of its Subcontractors and agrees to neither negotiate for additional work with the Subcontractors nor to engage other builders or subcontractors to perform work or services on the site.
8. Owner shall carry a builder's risk policy for the Work until the Work is substantially complete and shall maintain all risk property insurance for the full replacement value of any existing improvements on the site. Contractor shall carry commercial general liability insurance and workers' compensation insurance as may be required by law and, upon Owner's request, shall furnish certificates of insurance evidencing such insurance.
9. Owner agrees to indemnify and defend Contractor and its Subcontractors, agents and designees (collectively, "Indemnitees") against and hold them harmless from all losses, claims, liabilities, injuries, damages, and expenses whatsoever, including attorneys' fees that the Indemnitees may incur by reason of (i) breach of this Agreement by Owner, or (ii) any injury or damage sustained to any person or property (including, but not limited to, any one or more of the Indemnitees) arising out of or occurring in connection with the performance or lack of performance by Owner of its duties and obligations under or pursuant to this Agreement. This indemnification shall not apply to any loss, claim or damage caused solely by the negligent act of Contractor or its Subcontractors.
10. Commencing on the date of substantial completion, Contractor shall warrant to the Owner the Work under Contractor's standard one-year warranty ("Warranty"). Repair or replacement, as specified in that Warranty, shall be the Owner's exclusive remedy, and in no event shall Contractor be liable for any consequential or incidental damages. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, EXCEPT AS SET FORTH IN THE ATTACHED WARRANTY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. Any notices permitted or required to be given under this Agreement shall be deemed given or made (a) upon personal delivery to the person to whom addressed, (b) three (3) days following deposit in the United States mail, first class postage prepaid, addressed to the recipient at the address set forth at the beginning of this Agreement, or (c) at the time that receipt by facsimile or other electronic transmission has been acknowledged by electronic confirmation or otherwise. Either party may specify a different address by notice given in accordance with the terms of this Section.
12. The following general provisions shall apply: (a) If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the other provisions of this Agreement. (b) This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns. (c) This Agreement may be executed in one or more counterparts, and any party to this Agreement may execute and deliver this Agreement by executing and delivering any of such counterparts, each of which when executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument. (d) One or more waivers of any breach of any representation, warranty, or covenant in this Agreement by any party shall not be construed as a waiver of a subsequent breach of the same or of any other covenant or condition. (e) This Agreement may not be assigned, pledged, hypothecated, or in any other way transferred or encumbered by any party hereto without the prior written consent of the other party. (f) This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan and venue shall be in Kent County, Michigan. (g) This Agreement constitutes the entire agreement and understanding among the parties to this Agreement and supersedes any and all prior agreements between the parties with respect to the Work.

1395244.2

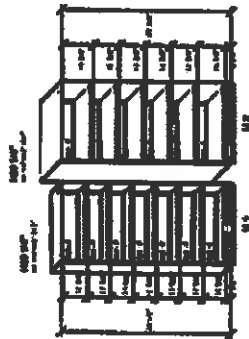
Phase 1

Phase 2

Phase 3



4' clearance due to construction



NOTES

- * Phase 2 and Phase 3 will need to be requested if not completed within 60 days of previous phase.
- * There is a possibility of material, labor and freight increases depending on timing.

Project Name:

Cascade Township Library- Freestanding

Project #: RM11734-2A

Drawn by: MG

Date Printed: 11/07/2016

Scale: 1/8" = 1'

Rev level:

APPROVAL
This drawing is

Dated



The Casper Corporation
 Corporate (Denver) Headquarters (303) 445-9900
 Chicago (Lincoln) Office (312) 221-4600
 Grand Rapids Office (616) 946-1600
 Lubbock Office (806) 244-7444
 Houston Office (281) 794-1112