

**AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, October 9, 2019

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**
- Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)**
- Article 6. Approval of Consent Agenda**
- a. Receive and File Various Meeting Minutes
 1. Regular Planning Commission Minutes 08/19/2019
 - b. Receive and File Reports
 1. Building Department Report – September 2018
 2. Treasurer Report – August 2019
 - c. Receive and File Communications
 - 1.
 - d. Education Requests
 - 1.
- Article 7. Financial Actions**
- a. Approval of Pay Draw #2 for the Centennial Park Sidewalks & Medians Project
- Article 8. Unfinished Business**
None
- Article 9. New Business**
- 074-2019**
- a. **Public Hearing for an Amendment to the Watermark PUD (Ordinance #10 of 1997) for Swim Center Changes (1611 Galbraith Ave)**
 - b. **Consider Amendment to the Watermark PUD (Ordinance #10 of 1997) for Swim Center Changes (1611 Galbraith Ave) (Roll Call)**

075-2019 Consider Approval of a bid for Pathway Repairs

- Article 10. Public Comments – Any comments...whether it is on the Agenda or not.
(limit comments to 3 minutes)**
- Article 11. Manager Comments**
- Article 12. Board Member Comments**
- Article 13. Adjournment**

MINUTES

Cascade Charter Township
Planning Commission
Monday, August 19, 2019
7:00 P.M.

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

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

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

ARTICLE 4. Approve the Minutes of the August 12, 2019 meeting.

Motion was made by Member Johnson to approve the minutes of August 12, 2019. Supported by Member Rissi. Motion carried 9 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #19-3527 Roundhill
Property Address: 3000 Thornhills Ave SE**

Requested Action: (From the table of the May 20th meeting) Update report from developer on requested changes.

Motion was made by Member Pennington to remove this case from the May 20th table. Supported by Member Lewis. Motion carried 9 to 0.

Director Peterson stated that at the conclusion of the May 20th Meeting, the developers were asked to provide a complete plan of all of the changes they are proposing. Director Peterson stated that they have not yet completed the engineering of some of those items, and explained some information included in the Members packets for this Meeting. The purpose of this agenda item tonight is to allow the developer to update and inform Members with information that may be useful for the upcoming Public Hearing Meeting.

Mr. Jason Schnelker (attorney for the project developer) came forward to state that they have been working closely with Tom Guisti and Thomas Michael Homes (the primary builder for the project), and that they are really pleased with the first built and sold home, and the work Mr. Guisti has completed so far. Mr. Schnelker then stated that this process has been bumpier than they would like, and that he and Mr. Dan Hula (from Hula Engineering) are here to discuss ongoing questions, answer new questions, and talk about changes that have been made, and the changes being requested.

Mr. Schnelker stated that upon completion of the first home being built, the buyer had a survey conducted, and noticed the deck was outside of the building footprint. Mr. Schnelker said they were surprised to hear that, and they realized there was a misunderstanding as to what had to be constructed within the footprints approved in the PUD. It was their previous expectation that the decks were not included in that footprint, and as long as they complied with the setback requirements, the decks would be fine where they were. They now realize that is not that case, and are proposing and amendment to the footprints for all the homes that will be built on this site. Mr. Schnelker states that if the requested amendment is approved, the decks will be included in the footprints. Units 1-5 will have no decks; they will be walk-out units. The revised footprints will shift the units slightly to give more green space between each unit, and a more open feel in the development.

Mr. Hula came forward to state that the engineer who put this project together originally has passed away. Mr. Hula states that he has been (and is currently in the process of) transitioning CAD files, and says it has been a lengthy process. Mr. Hula states the he still needs to merge drawing contours to be more legible, and the he and Mike Berrevoets (Fishbeck Engineer) agreed that it's imperative that a solid, completely finished plan be presented. Mr. Hula states he still needs at least a week to complete this.

Mr. Hula references the memo, and states the security gate was added and that Mr. Guisti went through the Fire Department for approval of that. Mr. Hula states that he did not check with the Chief. Mr. Hula states that the City of Grand Rapids considers gates to be "structures", and their easement states that is you build a structure on their easement and it has to come down, you need to then take it down. Mr. Hula states that that means if the City has to enter the property to do some work, the gate just needs to be open. Mr. Hula stated that he checked with the City, and "it's not a big deal".

The retention basin configuration changed a little bit, Mr. Hula stated that is not uncommon. Mr. Hula stated that the fill area that they had and filled in worked better with the flow, and that it did not change the volume. The storm sewer configuration had pipes were connected to the wrong basins, those led offsite water to the retention basin, and not around it as it was planned to be, said Mr. Hula. Mr. Hula then stated that he does not know who made the change, but that it is wrong and needs to be fixed.

Mr. Hula states that the City of Grand Rapids asked for the change to the water main loop. It comes in between two units, and they asked for it to be moved as the easement is no longer on the Applicants property.

Mr. Hula states that the retaining walls were not constructed. They have a completed survey for that area, and Mr. Hula states the areas are being stabilized, and the mulch blankets that have been placed are growing well. Mr. Hula did state that there is one small area of erosion that he pointed out to Mr. Guisti, and that Mr. Guisti stated that he would take care of it right away.

The visitor parking area has been changed, and is now located near Unit 1. Mr. Hula states that each Unit has 3 stalls, and to his knowledge there is no visitor parking required in the Zoning Ordinance. The "Authorized Vehicle Only" signs have not been put up yet, and the line of Norway Pines at the top of the hill may be reconsidered.

Chairman Sperla asked Members if they had any questions about items included in their packet. Mr. Hula was asked if it was the Cascade Fire Chief that reviewed and approved the entrance gate. Mr. Guisti stated that the Fire Marshall and a couple members of the Fire Department came over to the property and checked the operation of the gate. Mr. Guisti stated that the Township inspected it, and that these inspections are on record with the Township.

Chairman Sperla asked when these items can be completed and put together in a way for the Township Engineer to review. Mr. Hula stated that would be done by later this week, or the first part of next week.

Member Rissi asked if there are plans for a sidewalk near the entrance gate. Mr. Guisti stated that the sidewalk will be placed on the outside of the entrance gate.

Member Pennington stated that he would like to see visuals that demonstrate what's being done with drainage and grading to be able to eliminate the retaining walls.

Member Moxley stated that he believes one of the biggest issues is that the retaining walls were required in the PUD, and the Applicant is stating they're not going to construct them. Member Johnson stated that it will be important to be able to clearly explain to the neighbors why the retaining walls are not needed.

Member Rissi asked about the retention area, and why the concrete aspect has been eliminated. Mr. Hula stated that it has been constructed with reinforced "turf", and is strong enough to hold whatever flows over it. Mr. Hula stated that he does not like concrete, as it is easily flowed around.

Member Krieter asked about the neighbors' attorney letter, and where it read that the Road Commission had feedback about not having a concrete retaining wall, and instead replacing it with the turf-like substance. Mr. Guisti stated the Wayne and Andrew from the Kent County Road Commission believed it would be better to use the reinforced turf substance. Mr. Guisti stated that the turf-like substance would give more space to the back part of the buildable areas. Member Krieter stated that the letter eluded to the road being impacted by particles washing over the road, and stated that maybe the Road Commission can provide this information for review. Mr. Guisti stated that he believes they are talking about two separate areas of the property.

Member Krieter stated that any impact to any road in the area of this project would be of concern. Mr. Hula stated that yes, it would be of concern if they were not addressing these issues. Mr. Hula then stated that the intent is to have no erosion issues at all, and that a lot of concern about incidents stated in the neighbors' letter were happening before these current changes were made.

Member Moxley asked if the landscape buffer planned for the southeast corner is still being considered. Mr. Hula stated that the plan has not changed at all, and will continue to be completed as homes and landscapes are finished.

Member Rissi asked if there was a way information can be provided from a density perspective to show how much more or less area is being covered with the footprints of the homes under the new buildable envelopes. Mr. Guisti stated that he believes it is only about 96 sq ft more than originally calculated, not including the decks. Mr. Hula stated that two of the original three parking areas are being removed, he believes the space can be better used. There will be one designated parking space area near Unit 1.

Chairman Sperla stated that he would like to see updated square foot numbers available for each lot for the Public Hearing. Mr. Hula stated they are in the drainage calculations that he put together, and that he will enter them onto a separate document.

Member Moxley asked if the 96 square feet added to each house includes the garage; Mr. Guisti stated that yes, since it has a roof, it does include the garage.

Chairman Sperla asked how many of the then lots are increasing from two to three garage stalls. Mr. Guisti stated that all ten of them are increasing to three stalls. Mr. Hula stated that they will be constructed within the proposed footprints. Mr. Hula stated that the increase is to keep up with market demand for extra storage space.

Member Rissi stated that he would like to see the square footage footprint changes before the next Planning Commission meeting.

Member Moxley confirmed that Units 5-10 will have decks, 1-4 will not. Mr. Guisti confirmed that is correct.

Director Peterson stated (for the Applicant) a list of things the he heard the Planning Commission ask for tonight. They are as follows:

1. The completed engineering
2. The visual aid for the cross-section of the retaining wall
3. A report from the Road Commission on soil erosion
4. A lot coverage comparison plan
5. Updated site plans showing revised parking plans
6. Report from the Fire Chief about the entrance gate
7. Detailed reason for change of the retention area material

Chairman Sperla stated that this is not a Public Hearing tonight. There will be an upcoming Public Hearing in front of the Planning Commission for a recommendation, and then go in front of the Township Board.

Member Rissi asked Mr. Berrevoets if there are any other retention or sloped areas in the Township that are using the reinforced turf-like substance rather than concrete. Mr. Berrevoets said yes, he believed there to be, but could not list offhand where. He then stated that that change was approved by the Township Engineers. Mr. Berrevoets stated that the new substance is to be a 100-year retention basin, and will not crack or erode like concrete.

Chairman Sperla thanked the Applicants for attending.

**ARTICLE 7. Case #19-3542 Watermark Property LLC
Public Hearing**

Property Address: 1611 Galbraith Ave SE

Requested Action: The Applicant is requesting a Preliminary Plan Approval to amend the P.U.D. to allow for an expansion of the pool equipment building and build an additional building to accommodate the restaurant/bar at the Swim Center building.

Director Peterson stated that the only change since the introduction of this project last week is that the Township Engineer was able to sign off on this project. That report is included in Members' packets.

Director Peterson stated that Staff is recommending approval, and, if approved, text amendments will be provided to make that recommendation to the Board. Tonight, the amended plan needs to be approved in order to write the amendment.

Member Rissi asked Director Peterson if the two buildings being connected by a roof would be considered one building or two, Director Peterson clarified it would be considered one building.

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

Ms. Kelly Kuiper (Nederveld) came forward to state that everything presented last week is still accurate, and that she would be happy to answer any questions.

Member Krieter asked Ms. Kuiper if she was able to find out if the liquor license will still be valid; Ms. Kuiper stated that it does cover the entire property, and will not change with this proposed plan.

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

No members of the public came forward with any comments on this matter.

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

Motion was made by Member Rissi to approve Applicants Preliminary Plan as presented. Supported by Member Krieter. Motion carried 9 to 0.

ARTICE 8. Any other business

ARTICLE 9. Adjournment

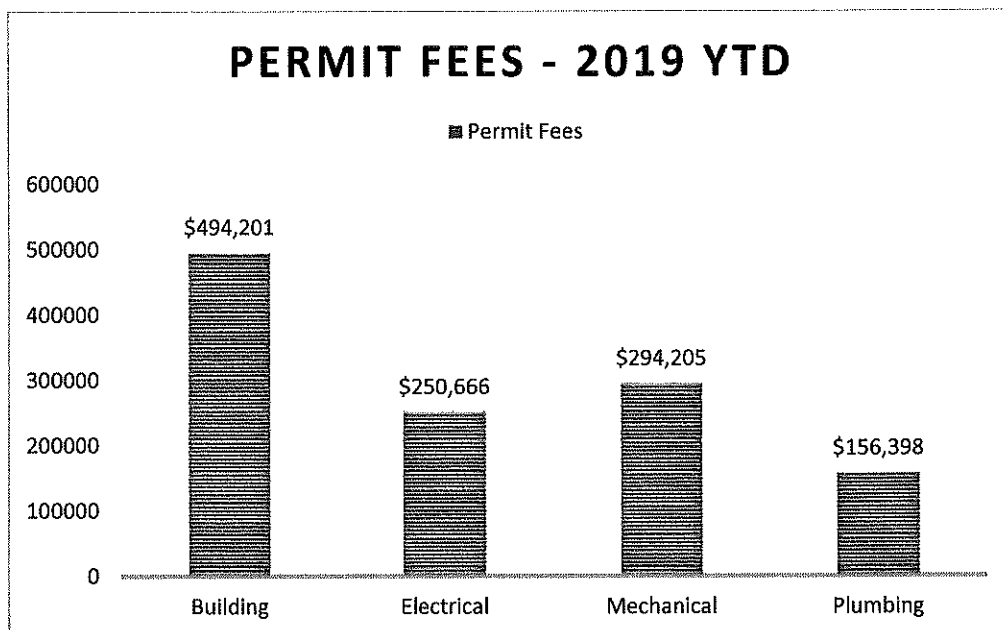
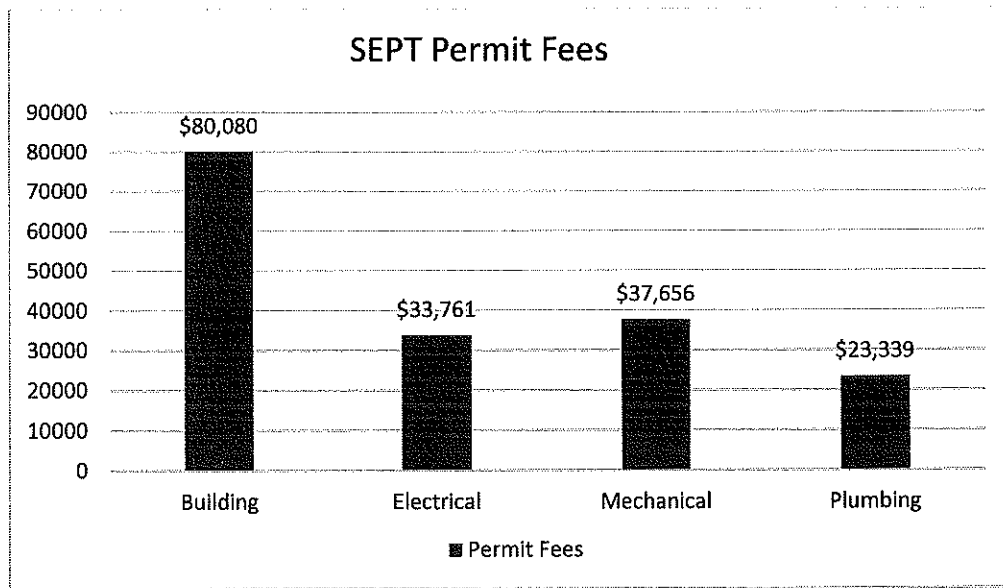
Motion was made by Member Pennington to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary

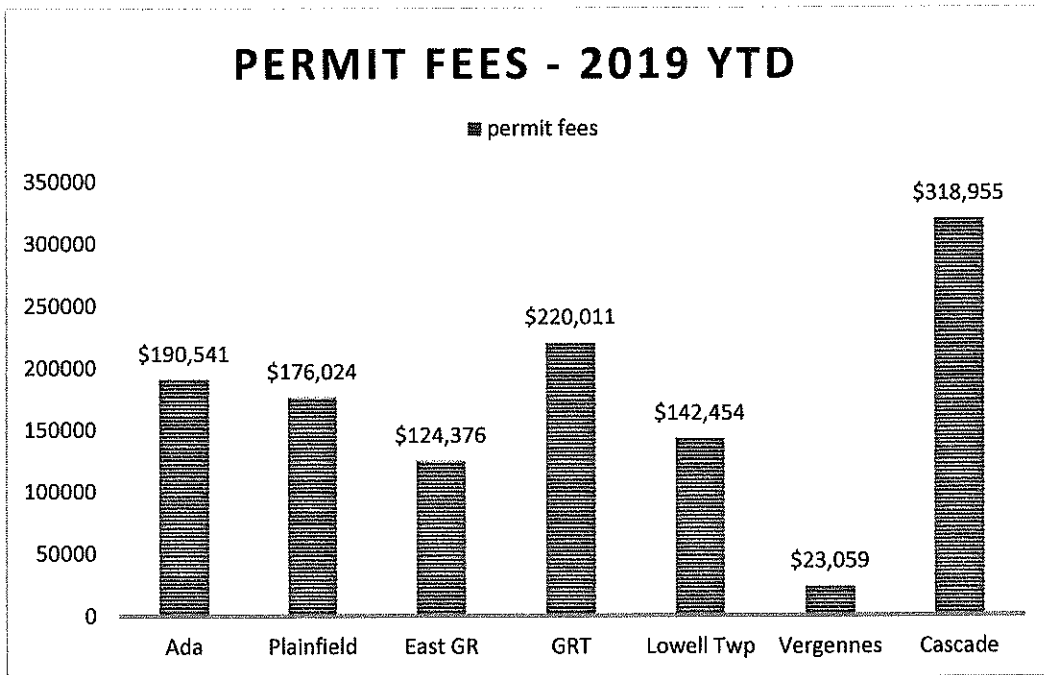
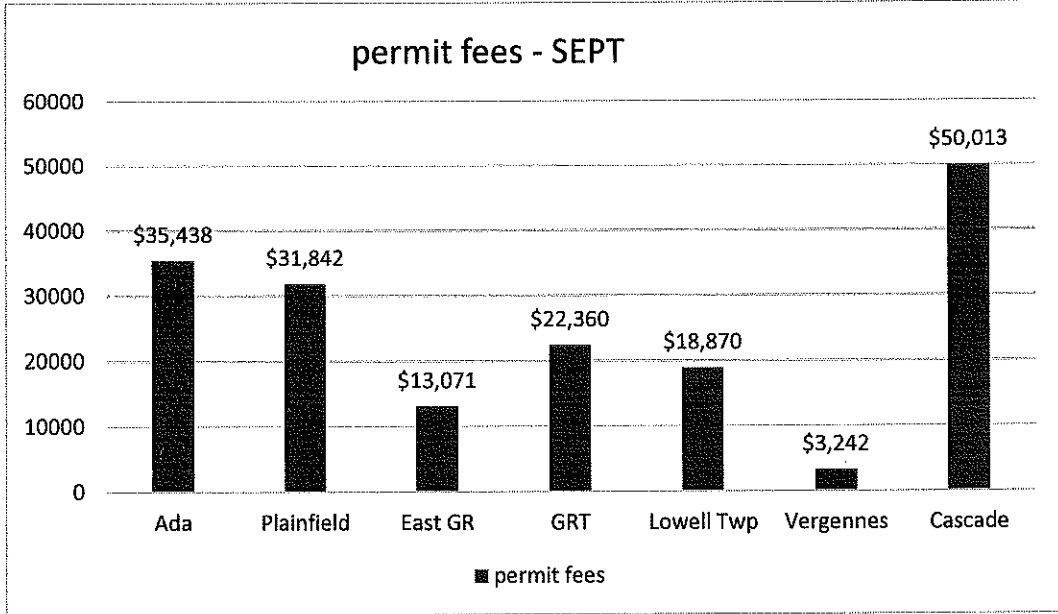
Cascade Inspection Services

SEPT 2019

Permit Fees by Type



Permit Fees by Municipality



Township	#of Per Building	#of Per Electrical	# of Per Mechanical	# of Per Plumbing	Total Permits	Total Fees				
PREV YTD TOTAL	1102	\$414,120.50	1405	\$216,905.00	2199	\$256,548.55	965	\$133,059.00	5671	\$1,020,583.05
SEPT										
Cascade	55	\$30,747.00	48	\$6,630.00	60	\$8,555.00	39	\$4,081.00	202	\$50,013.00
Lowell Twp	17	\$9,702.00	7	\$3,624.00	15	\$1,500.00	14	\$4,044.00	53	\$18,870.00
Ada	32	\$23,220.00	28	\$2,838.00	47	\$5,662.90	21	\$3,717.00	128	\$35,437.90
Vergennes			10	\$1,214.00	10	\$888.00	7	\$1,140.00	27	\$3,242.00
GR Twp	35	\$10,799.00	32	\$4,907.00	44	\$4,770.00	15	\$1,884.00	126	\$22,360.00
EGR	33	\$5,612.00	22	\$2,349.00	30	\$2,981.25	14	\$2,129.00	99	\$13,071.25
Plainfield			64	\$12,199.00	92	\$13,299.00	28	\$6,344.00	184	\$31,842.00
MONTH TOTAL	172	\$ 80,080.00	211	\$ 33,761.00	298	\$ 37,656.15	138	\$ 23,339.00	819	\$174,836.15

2019 YTD	1274	\$ 494,200.50	1616	\$ 250,666.00	2497	\$ 294,204.70	1103	\$ 156,398.00	6490	\$ 1,195,419.20
TOTAL -2018	1705	\$ 920,876.00	2116	\$ 380,754.00	3585	\$ 456,603.00	1654	\$ 238,664.00	9060	\$ 1,996,897.00
TOTAL-2017	1758	\$ 753,389.00	2210	\$ 376,979.00	3273	\$ 412,867.25	1485	\$ 219,324.00	8726	\$ 1,762,559.25
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

CASCADE CONSOLIDATED FEES

YEAR 2019

MONTH	Building		Electrical	Mechanical	Plumbing	TOTAL
	Comm.	Residential				
JANUARY	\$2,335.00	\$3,398.00	\$4,084.00	\$5,960.00	\$3,517.00	\$19,294.00
FEBRUARY	\$1,177.00	\$4,855.00	\$9,292.00	\$5,248.00	\$4,621.00	\$25,193.00
MARCH	\$2,700.00	\$6,501.00	\$3,700.00	\$3,770.00	\$2,404.00	\$19,075.00
APRIL	\$12,168.00	\$6,366.00	\$6,616.00	\$7,656.00	\$3,220.00	\$36,026.00
MAY	\$9,292.00	\$7,211.00	\$4,806.00	\$6,870.00	\$2,948.00	\$31,127.00
JUNE	\$50,807.00	\$4,980.00	\$12,307.00	\$6,250.00	\$2,869.00	\$77,213.00
JULY	\$5,022.00	\$6,117.00	\$4,640.00	\$9,678.25	\$5,054.00	\$30,511.25
AUGUST	\$1,836.00	\$14,655.00	\$4,726.00	\$10,160.00	\$4,086.00	\$35,463.00
SEPTEMBER	\$18,299.00	\$12,448.00	\$6,630.00	\$8,555.00	\$4,081.00	\$50,013.00
OCTOBER						
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$103,636.00	\$66,531.00	\$56,801.00	\$64,147.25	\$32,800.00	\$323,915.25
PERMIT # FOR MONTH	15	40	48	60	39	202
PREV PERMIT TOTAL	85	272	283	455	245	1340
PERMIT TOTAL FOR YR	100	312	331	515	284	1542
YEAR TO DATE	2019	\$323,915.25				
YEAR TO DATE	2018	\$427,466.80				
UNDER	\$103,551.55					

CASCADE SINGLE FAMILY HOMES

	SEPT	YTD 2019	2018	2017	2016
Number of Permits					
New Residential Homes	3	26	43	57	56
VALUE - RESIDENTIAL	\$ 964,608.00	\$ 12,870,628.00	\$ 28,327,352.00	\$ 32,980,308.00	\$ 24,019,640.00

Cascade Twp -Permit Report by Category/ Fee

9/1/2019 12:00:0 to 9/30/2019 12:00:

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB19001056	T BOSGRAAF HOMES	4765 HARBOR VIEW DR SE	09/10/2019	307,078	811.00	RESIDENCE W/DECK
PB19001227	FOREST HILLS HOME	1900 BEARD DR SE	09/16/2019	450,000	1,093.00	RESIDENCE W/FINISHED BASEME
PB19001267	HEARTLAND BUILDE	4670 QUIGGLE AVE SE	09/13/2019	207,530	611.00	RESIDENCE
				964,608	2,515.00	

3	Permits	Value Total	964,608	2,515.00	Fee Total
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TREASURER'S DEPARTMENT
CASCADE CHARTER TOWNSHIP
TAX ACCOUNTS
AUGUST 2019

BANK BALANCES

BANK	AMOUNT
<u>FLAGSTAR BANK</u>	
TAX CHECKING	\$2,932,090.99
<u>FLAGSTAR BANK</u>	
DELINQUENT TAX	\$1,628.77
<u>FLAGSTAR BANK</u>	
TAX WIRE ACCT	\$976,403.28
GRAND TOTAL	<u><u>\$3,910,123.04</u></u>

TOWNSHIP BALANCES

REGISTER	AMOUNT
<u>FLAGSTAR BANK</u>	
TAX CHECKING	\$2,932,090.99
<u>FLAGSTAR BANK</u>	
DELINQUENT TAX	\$1,628.77
<u>FLAGSTAR BANK</u>	
TAX WIRE ACCT	\$976,403.28
GRAND TOTAL	<u><u>\$3,910,123.04</u></u>

Sourine 9/24/2019

Submitted by
OXANA SOURINE
DEPUTY TREASURER

Kenneth B. Peirce 10/6/19

Reviewed by
KENNETH B. PEIRCE
TREASURER

Date

CASCADE CHARTER TOWNSHIP
TREASURER'S OFFICE REPORT

AUGUST 2019

FUND	INSTITUTION	DEMAND DEPOSIT		CDs			SECURITIES			TOTALS	
		\$	%	\$	%	DATE	\$	%	DATE	\$	%
101 GENERAL FUND	FLAGSTAR	452,282.85	0.80								
	FLAGSTAR MMA	307,968.97	1.40								
	KENT CTY POOL	1,162,585.61	2.21								
	MI CLASS	1,716,921.06	2.22								
	INDEPENDENT			312,389.49	1.20	9/27/2019					
	MERCANTILE			535,196.94	2.45	7/26/2022					
	COMERICA BANK			528,848.86	1.61	9/23/2019					
	HORIZON BANK			512,673.60	2.80	3/9/2020					
	GRAND RIVER			515,629.42	2.75	12/19/2020					
	CONSUMERS CU			262,175.00	2.00	1/8/2021					
	LMCU			1,000,000.00	2.65	6/2/2020					
	MACATAWA			262,944.89	2.80	5/21/2020					
	CIBC/ fna PRIVATE			500,000.00	1.50	3/15/2020					
	COMERICA SECUR./WF						500,000.00	2.80	8/17/2020		
COMERICA SECUR./TN						999,876.34	2.34	11/30/2019			
TOTAL GENERAL FUND		3,629,758.49	1.97	4,429,858.20	2.27		1,499,876.34	2.49		9,559,493.03	2.19
151 CEMETERY	LMCU	112,374.69	0.50							112,374.69	0.50
206 FIRE FUND	FLAGSTAR	348,808.97	1.40								
	MI CLASS	589,947.71	2.22								
	COM CHOICE CU			261,290.23	3.05	4/18/2021					
	LEVEL ONE			266,244.86	2.30	11/21/2019					
	MACATAWA				2.18	7/26/2019					
	ADVENTURE CU			255,693.63	1.50	3/23/2020					
	COMERICA SECUR/ CP						992,063.89	2.40	9/20/2019		
	COMERICA SECUR/ FHLMC						500,000.00	1.50	9/13/2019		
TOTAL FIRE FUND		938,756.68	1.92	783,228.72	2.29		1,492,063.89	2.10		3,214,049.29	2.09
207 POLICE FUND	FLAGSTAR	443,169.51	1.40								
	NORTHPOINTE BANK			264,005.12	2.30	5/9/2020					
	FLAGSTAR				2.50	7/15/2019					
	CIBC/ fna PRIVATE			759,534.49	1.85	9/25/2019					
	FIRST COMMUNITY BANK			250,000.00	1.00	3/13/2020					
TOTAL POLICE FUND		443,169.51	1.40	1,273,539.61	1.78					1,716,709.12	1.68
208 HAZMAT FUND	LMCU	31,848.11	0.35							31,848.11	0.35
209 OPEN SPACE	CHEMICAL	429,003.87	0.75								
	MI CLASS	370,150.09	2.22								
	TOTAL OPEN SPACE	799,153.96	1.43							799,153.96	1.43
211 DAM REPAIR	MI CLASS	376,666.49	2.22								
	LMCU			328,971.95	2.50	3/10/2020					
TOTAL DAM REPAIR		376,666.49	2.22	328,971.95	2.50					705,638.44	2.35
216 PATHWAY FUND	MACATAWA	286,491.44	0.50								
	MI CLASS	304,616.33	2.22								
	CIBC/ fna PRIVATE			503,000.00	2.05	10/17/2020					
	GRAND RIVER			500,000.00	2.40	10/4/2019					
ADVENTURE CU			541,910.74	2.60	4/9/2020						
TOTAL PATHWAY FUND		591,107.77	1.39	1,544,910.74	2.36					2,136,018.51	2.09
246 PUBLIC UTILITY	FLAGSTAR	297,956.62	1.40								
	IRF	840,182.88	2.22								
	CHEMICAL BANK			514,640.80	2.25	1/5/2020					
TOTAL PUBLIC UTILITY		1,138,139.50	2.01	514,640.80	2.25					1,652,780.30	2.08
248 DDA FUND	FLAGSTAR	39,955.75	1.40								
	MI CLASS	720,585.69	2.22								
	UNION BANK			250,000.00	2.70	8/26/2020					
	ADVENTURE CU			204,555.90	1.50	2/24/2020					
TOTAL DDA FUND		760,541.44	2.18	454,555.90	2.16					1,215,097.34	2.17
249 BLDG. INSPECTION	FLAGSTAR BANK	210,202.51	1.40								
	FLAGSTARL BANK R.	68,622.42	1.40								
	MI CLASS	304,616.33	2.22								
	CONSUMERS CU			305,310.87	1.00	3/10/2020					
	CHEMICAL BANK			500,000.00	1.55	10/28/2019					
	CHEMICAL BANK			307,919.91	2.50	4/30/2021					
	FNB OF AMERICA			301,649.26	1.80	10/19/2020					
	FNB OF AMERICA			105,533.99	1.85	12/18/2020					
	FNB OF AMERICA			208,934.50	1.60	9/18/2019					
	FNB OF MI			529,133.59	2.70	2/11/2020					
	5/3 BANK			257,604.00	2.00	12/4/2019					
	INDEPENDENT BANK			321,327.11	2.25	6/19/2021					
TOTAL BLDG. INSPECT.		583,441.26	1.83	2,837,413.23	1.97					3,420,854.49	1.95
270 LIBRARY FUND	UNITED BANK	509,482.97	0.40								
	MI CLASS	460,251.56	2.39								
	LMCU			428,459.83	2.65	3/27/2020					
	WMCB			258,829.54	2.60	6/1/2020					
	NORTHPOINTE BANK			547,852.06	2.00	4/7/2020					
TOTAL LIBRARY FUND		969,734.53	1.34	1,235,141.43	2.35					2,204,875.96	1.91
701 T & A	CHEMICAL BANK	127,083.29	0.75							127,083.29	0.75
701 JAMES TIMMONS	CHEMICAL BANK			12,400.00	2.00	3/21/2022				12,400.00	2.00
701 JACK SMITH INV.	CHEMICAL BANK	23,058.33	0.75							23,058.33	0.75
701 HENRY KRAMER	CHEMICAL BANK	15,336.62	0.75							15,336.62	0.75
TOTAL		10,540,170.67	1.79	13,414,660.58	2.18		2,991,940.23	2.30		26,946,771.48	2.04

Sourine 10.01.19
Submitted by Oxana Sourine Deputy Treasurer Date

Ken Peirce 10/02/19
Reviewed by Ken Peirce Date Treasurer

TOWNSHIP BOARD MEMORANDUM

To: Cascade Charter Township Board
From: Sandra Korhorn, DDA/Economic Development Director SKK
Subject: Consider Pay Draw #2 for the Centennial Park Sidewalks & Medians project
Meeting Date: October 9, 2019

Attached is the contractor's application for payment #2 for the Centennial Park Sidewalk, Lights and Median improvement project. The pay application, pay estimate report and account balance are attached.

The amount due is \$61,869.85. The work completed and recommended for payment in this pay request has been reviewed and approved by FTCH.

Staff recommends approval of Pay Draw #2 in the amount of \$61,869.85 for the Centennial Park Sidewalk, Lights and Median improvement project.

Attachments: FTCH letter
Pay Draw #2



TRANSMITTAL – PAY APP

Ms. Sandra Korhorn
Cascade Charter Township
2865 Thornhills Avenue, S.E.
Grand Rapids, MI 49546

October 4, 2019

Re: Cascade Charter Township
2019 DDA Sidewalk, Lights, and Median Improvements

Project No. 181644

- FOR REVIEW
- FOR YOUR USE
- AS REQUESTED

Sent By: Kevin E. Kietzman, PE/jc2

PAY APP NO.	PERIOD ENDING	DESCRIPTION
2	10/4/2019	Application and Recommendation for Payment

COMMENTS

The noted Application and Recommendation for Payment has been reviewed. It is found to be in compliance with the work completed to date. An executed copy is attached. Please forward one copy, with payment, to the Contractor; ensure you keep a copy for your files.

By email

cc: Jason Workman - Anlaan Corporation
Todd Huizenga - Anlaan Corporation

APPLICATION AND RECOMMENDATION FOR PAYMENT
 PAGE 1 OF 2

TO: City of Grand Rapids FROM (Contractor): Anlaan Corporation
 In Care of: Fishbeck, Thompson, Carr & Huber, Inc. P.O. Box 599
 1515 Arboretum Drive, SE Grand Haven, MI 49417
 Grand Rapids, MI 49546

Application No: 2 Project: 2019 DDA Sidewalk, Lights, and
 Period From: July 30, 2019 Median Improvements
 To: October 4, 2019 FTCH Project Number: 180639

APPLICATION FOR PAYMENT:

Application for Payment is made, as indicated below, in connection with the Contract. Schedule of Values sheet is attached.

1.	Original Contract Price		\$606,430.74
2.	Net change by Change Orders		\$0.00
3.	Current Contract Price (1 plus 2)		\$606,430.74
4.	Gross Amount Due (From Unit Price Schedule)		\$251,246.35
	Retainage (Per Agreement)	10% _____ % of Work Completed: \$25,124.64	
		_____ % of Stored Material: \$0	
5.	Total Retainage		\$25,124.64
6.	Amount Eligible to Date (4 minus 5)		\$226,121.71
7.	Less Previous Payments		\$164,251.86
8.	Amount Due This Application (6 minus 7)		\$61,869.85
9.	Balance to Finish, Plus Retainage (3 – 7 – 8)		\$380,309.03

CHANGE ORDER SUMMARY:

Change Orders Approved by Owner	ADDITIONS	DEDUCTIONS
Change Order No. 1	\$0.00	\$0.00
Change Order No. 2	\$0.00	\$0.00
Change Order No. 3	\$0.00	\$0.00
Change Order No. 4	\$0.00	\$0.00
Change Order No. 5	\$0.00	\$0.00
Net Change by Change Orders	\$0.00	

APPLICATION AND RECOMMENDATION FOR PAYMENT

PAGE 2 OF 2

CONTRACTOR'S CERTIFICATION:

The undersigned Contractor certifies that to the best of its knowledge (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Dated _____ Anlaan Corporation
Contractor

By _____
(Signature)

Nathan Wagenmaker, Controller

Name and Title of Signatory

ENGINEER'S RECOMMENDATION:

To: City of Grand Rapids

In accordance with the Contract, the undersigned recommends payment to Contractor.

AMOUNT RECOMMENDED: \$61,869.85
(Attach explanation if amount recommended differs from the amount applied for.)

ENGINEER: Fishbeck, Thompson, Carr & Huber, Inc.

Dated _____ By
(Signature)

Kevin E. Kietzman, PE

Name and Title of Signatory

This Recommendation is not negotiable. The AMOUNT RECOMMENDED is payable only to Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of Owner or Contractor under this Contract.

This recommendation for payment is based on a review of the Work performed as compared to the amount of the application. This recommendation does not imply that Engineer is reviewing construction lien documents nor does it imply that Engineer is acting as a guarantor of the property. Any review of construction lien documents by Engineer is for information purposes only.



Construction Pay Estimate Report

Fishbeck

10/4/2019 3:18 AM

FieldManager 5.3c

Contract: _181644, Cascade Charter Township 2019 DDA

Estimate Date	Estimate No.	Entered By	Estimate Type	Electronic File Created	All Contract Work Completed	Construction Started Date
10/04/2019	2	Sarah K Davenport	Semi-Monthly	No		
Prime Contractor Anlaan Corporation				Managing Office Fishbeck		

Item Usage Summary

Item Description	Item Code	Prop. Line	Project	Category	Project Line No.	Item Type	Mod. No.	Quantity	Dollar Amount
ADA Sidewalk Ramp Tactile Warning Plate	_2202023	0023	181644	0001	0115	00	000	121.800	\$3,654.00
Aggregate Base, 8-inch	_2202015	0015	181644	0001	0075	00	000	305.500	\$3,666.00
Bituminous Paving, LVSP	_2202018	0018	181644	0001	0090	00	000	28.000	\$2,940.00
Concrete Curb and Gutter	_2202020	0020	181644	0001	0100	00	000	610.000	\$11,132.50
Concrete Sidewalk, 4-inch	_2202021	0021	181644	0001	0105	00	000	2,783.200	\$9,045.40
Concrete Sidewalk, 6-inch	_2202022	0022	181644	0001	0110	00	000	3,408.500	\$16,190.38
Hand Patching, LVSP	_2202019	0019	181644	0001	0095	00	000	46.100	\$4,840.50
Miscellaneous Work Allowance	_2202029	0029	181644	0001	0145	00	000	2,402.400	\$2,402.40
Remove Concrete Curb and Gutter	_2202007	0007	181644	0001	0035	00	000	631.500	\$8,209.50
Remove Pavement	_2202005	0005	181644	0001	0025	00	000	75.700	\$605.60
Sidewalk Grading	_2202013	0013	181644	0001	0065	00	000	395.000	\$3,555.00
Soil Erosion and Sedimentation Control	_2202004	0004	181644	0001	0020	00	000	0.500	\$1,750.00
Subbase	_2202014	0014	181644	0001	0070	00	000	25.100	\$753.00

Total Estimated Item Payment: \$68,744.28

Time Charges

Site	Site Description	Site Method	Days Charged	Liq. Damages
00	Overall Contract Site	Calendar Days	36	\$0
Total Liquidated Damages:				\$0

Pre-Voucher Summary

Project	Voucher No.	Item Payment	Stockpile Adjustment	Dollar Amount
181644, Cascade Charter Township 2019 DDA Sidewalk, Lights, and	0002	\$68,744.28	\$0.00	\$68,744.28
Voucher Total:			\$68,744.28	



Construction Pay Estimate Report

Fishbeck

10/4/2019 3:18 AM

FieldManager 5.3c

Summary

Current Voucher Total:	\$68,744.28	Earnings to date:	\$251,246.35
-Current Retainage:	\$6,874.43	- Retainage to date:	\$25,124.64
-Current Liquidated Damages:	\$0.00	- Liquidated Damages to date:	\$0.00
-Current Adjustments:	\$0.00	- Adjustments to date:	\$0.00
Total Estimated Payment:	\$61,869.85	Net Earnings to date:	\$226,121.71
		- Payments to date:	\$164,251.86
		Net Earnings this period:	\$61,869.85

Estimate Certification

Mr. Kevin Kietzman - Fishbeck (Project Engineer) and/or

(Date)



Construction Pay Estimate Amount Balance Report

Estimate: 2

10/4/2019 3:18 AM

Fishbeck

FieldManager 5.3c

Contract: _181644, Cascade Charter Township 2019 DDA

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
Mobilization	_2202001	0001	181644	0001	1.000		0.750	0.750	75%	46,000.00000	\$34,500.00
Cash Allowances – Testing	_2202002	0002	181644	0001	20,000.000		0.000			1.00000	
Maintaining Traffic	_2202003	0003	181644	0001	1.000		0.500	0.500	50%	17,000.00000	\$8,500.00
Soil Erosion and Sedimentation Control	_2202004	0004	181644	0001	1.000	0.500	0.500	0.500	50%	3,500.00000	\$1,750.00
Remove Pavement	_2202005	0005	181644	0001	1,500.000	75.700	1,441.790	1,441.790	96%	8.00000	\$11,534.32
Remove Concrete Sidewalk and Drive Approach	_2202006	0006	181644	0001	200.000		112.780	112.780	56%	10.00000	\$1,127.80
Remove Concrete Curb and Gutter	_2202007	0007	181644	0001	800.000	631.500	804.500	804.500	101%	13.00000	\$10,458.50
Remove Tree 6-inch and Larger	_2202008	0008	181644	0001	24.000		24.000	24.000	100%	250.00000	\$6,000.00
Remove, Salvage, and Reinstall Sign	_2202009	0009	181644	0001	2.000		0.000			100.00000	
Storm Sewer, 15-inch	_2202010	0010	181644	0001	9.000		16.000	16.000	178%	115.00000	\$1,840.00
Storm Sewer, 18-inch	_2202011	0011	181644	0001	15.000		0.000			125.00000	
Catch Basin, 4-foot Diameter	_2202012	0012	181644	0001	1.000		1.000	1.000	100%	2,700.00000	\$2,700.00
Sidewalk Grading	_2202013	0013	181644	0001	3,200.000	395.000	2,893.000	2,893.000	90%	9.00000	\$26,037.00
Subbase	_2202014	0014	181644	0001	25.000	25.100	25.100	25.100	100%	30.00000	\$753.00
Aggregate Base, 8-inch	_2202015	0015	181644	0001	1,500.000	305.500	1,101.400	1,101.400	73%	12.00000	\$13,216.80
Structure Casting, Adjust	_2202016	0016	181644	0001	2.000		1.000	1.000	50%	250.00000	\$250.00
Valve Box, Adjust	_2202017	0017	181644	0001	7.000		2.000	2.000	29%	250.00000	\$500.00
Bituminous Paving, LVSP	_2202018	0018	181644	0001	30.000	28.000	28.000	28.000	93%	105.00000	\$2,940.00
Hand Patching, LVSP	_2202019	0019	181644	0001	200.000	46.100	122.800	122.800	61%	105.00000	\$12,894.00
Concrete Curb and Gutter	_2202020	0020	181644	0001	2,400.000	610.000	2,267.000	2,267.000	94%	18.25000	\$41,372.75
Concrete Sidewalk, 4-inch	_2202021	0021	181644	0001	17,500.000	2,783.200	16,111.200	16,111.200	92%	3.25000	\$52,361.40
Concrete Sidewalk, 6-inch	_2202022	0022	181644	0001	3,400.000	3,408.500	3,408.500	3,408.500	100%	4.75000	\$16,190.38
ADA Sidewalk Ramp Tactile Warning Plate	_2202023	0023	181644	0001	150.000	121.800	121.800	121.800	81%	30.00000	\$3,654.00
6-inch Pavement Marking	_2202024	0024	181644	0001	240.000		0.000			4.00000	



Construction Pay Estimate Amount Balance Report

Estimate: 2

10/4/2019 3:18 AM

Fishbeck

FieldManager 5.3c

Item Description	Item Code	Prop. Line	Project	Category	Authorized Quantity	Quantity This Estimate	Qty. Paid To Date	Total Qty. Placed	% Cpt	Unit Price	Dollar Amt. Paid To Date
6'-8' Coniferous Tree	_2202025	0025	181644	0001	10.000		0.000			320.00000	
Lawn Restoration	_2202026	0026	181644	0001	3,200.000		0.000			3.60000	
Landscaping Planting	_2202027	0027	181644	0001	1.000		0.000			9,666.72000	
Brick Pavers	_2202028	0028	181644	0001	1.000		0.000			20,349.02000	
Miscellaneous Work Allowance	_2202029	0029	181644	0001	10,000.000	2,402.400	2,402.400	2,402.400	24%	1.00000	\$2,402.40
Tree Trimming (Additional)	_2202030	0030	181644	0001	10.000		0.000			115.00000	
Electrical Street Lighting	_2202031	0031	181644	0001	1.000		0.000			231,300.00000	
3-inch PVC Sleeve	_2202032	0032	181644	0001	200.000		176.000	176.000	88%	1.50000	\$264.00

Percentage of Contract Completed(curr): 41%
 (total paid to date / total of all authorized work)

Total Amount Paid This Estimate: \$68,744.28
Total Amount Paid To Date: \$251,246.35

MEMORANDUM

To: Cascade Charter Township Board
From: Steve Peterson, Community Development Director
Subject: Consider amendment to Watermark PUD for swim center changes.
Meeting Date: October 9, 2019

Attached to this memo is the Planning Commission staff report for changes to the Watermark PUD. You approved a similar request at your May 22, 2019 meeting. Right after that, the owner decided to make some changes that constituted a major amendment. Essentially, they are asking to slightly reduce the size of the new swim center building and to construct an addition to a separate building and construct a new building.

The Planning Commission held a public hearing on this matter at their August 19, 2019 meeting and has recommended approval of the new plan along with a modified PUD Ordinance.

Attachments: Revised swim center plans
Modified PUD Ordinance



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan
49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Watermark Property LLC

Address: 1611 Galbraith Avenue SE

City & Zip Code Grand Rapids 49546

Telephone: (616) 698-1100

Email Address: splaykmeyer@centuryg.com

OWNER: * (If different from Applicant)

Name: _____

Address: _____

City & Zip Code: _____

Telephone: _____

Email Address: _____

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

- | | |
|--|--|
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Subdivision Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Other: <u>PUD Amendment</u> |

** Requires an initial submission of 5 copies of the completed site plan*

BRIEFLY DESCRIBE YOUR REQUEST:**

See attached.

(**Use Attachments if Necessary)

See attached.

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 06-402-003

ADDRESS OF PROPERTY: 1611 Galbraith Avenue SE, Grand Rapids, MI 49546

PRESENT USE OF THE PROPERTY: 201- Commercial Improved 201

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

Watermark Property LLC

5555 Corporate Exchange Ct

SE, Grand Rapids, MI 49512

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) also agree to reimburse the Cascade Charter Township for all costs, including consultant costs, to review this request in a timely manner. I (we) understand that these costs may also include administrative reviews which may occur after the Township has taken action on my (our) request.

I (we) the undersigned also acknowledge that the proposed project does not violate any known property restrictions (i.e. plat restrictions, deed restrictions, covenants, etc.)

Owner – Print or Type Name
(*If different from Applicant)

Applicant – Print or Type Name

* _____
Owner's Signature & Date
(*If different from Applicant)

Applicant's Signature & Date

PLEASE ATTACH ALL REQUIRED DOCUMENTS NOTED IN THE PROCESS REVIEW SHEET – THANK YOU

PROJECT DESCRIPTION

1611 Galbraith Avenue SE PUD Amendment

The proposed PUD amendment to the recently amended Forest Hills Golf Course/Watermark Condominiums PUD (Ordinance #10 of 1997) is minor in nature. As you are all aware, the recent PUD amendment proposed to physically expand the building from 1,695 square feet to 6,563 square feet. In addition, the setbacks changed slightly for the front setback (adjacent to the interior parking lot) and the north side setback. The approved PUD amendment primarily focused on the change in use for two (2) of the buildings associated with the PUD. The expanded pool building provided for a larger kitchen and associated bar/eating area, the restrooms and changing/locker rooms to increase in size and the SNAP Fitness facility to move into the pool building (from the Watermark office building). The recently approved pool building was proposed to include 1,300 square feet of kitchen space, 700 square feet of locker room space and 4,563 square feet of fitness space.

APPROVED SETBACKS:

Front	15.0 ft (8.1 ft from entry overhang)
Rear	Unchanged from original
North Side	21.3 ft
South Side	Unchanged from original

PROPOSED SETBACKS:

Front	11.4 ft from entry overhang
Rear	69.3 ft
North Side	20 ft (17.2 ft from overhang)
Acc. Build.	14.9 ft (13.5 ft from overhang) *Unchanged from original
South Side	Unchanging

After additional discussion with the architectural consultant and Watermark staff, it was determined that the proposed kitchen and bar/eating facility created potential danger due to the proximity to the zero entry kid's pool area. Therefore, it is now being proposed to remove the kitchen and bar/eating area completely from the main pool building and construct a new, small 635 square foot building at the rear of the property next to the existing pool maintenance building. The building will include an overhang, therefore, the total square footage to the outside of the posts is 1,717 square feet and the total square footage of the entire overhang area is 2,177 square feet. The removal of this use from the main building allows the main building to slightly decrease in size (by 118 square feet). The adjacent mechanical building footprint is unchanging. Therefore, there is proposed to be a net increase of building square footage of 517 square feet, and an overall footprint increase of 2,059 square feet.

As approved with the previous PUD amendment, a traditional stormwater detention system will still be added to the site. Due to the increase in impervious surface on the site, a separate revised plan will be submitted to the Township Engineer for review and approval.

Also noted in the previous PUD amendment, it is important to point out that although the square footage of the pool building is still increasing (and increasing 517 square feet greater), parking calculations for recreational sites are primarily determined by occupancy. Although an increased square footage could potentially mean a greater occupancy, the overall membership of the Country Club and pool are not increasing congruently. In addition, although the fitness facility is moving to this building from the existing office building, the square footages of the previous fitness facility to the proposed are equivalent. Additional office space for Watermark Country Club is proposed where the previous fitness facility was located. Therefore, the approved uses from the original Watermark Planned Unit Development are not changing and the current shared parking facilities will continue to exceed the necessary required. The parking calculations previously submitted are still accurate and have been submitted again to be a part of the record of this new request.

Last, the discussion regarding the uses on site and the expansion of the Watermark offices still hold true from the recent PUD amendment. No amendments to the decision by the Planning Commission regarding this is being request and as before, no additional users, lease space, new tenants, etc. are included with the proposed expansion.

Existing Parking Summary

Existing Watermark Pool Building Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Watermark Pool Building and Deck (capacity = 500 people)	Recreational Uses	1,695	1 space / 4 persons capacity	125.0

Existing Building to the South Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Snap Fitness (capacity = 127 people)	Recreational Uses	6,349	1 space / 4 persons capacity	31.8
Highpoint/Prop Resources	General Office	2,155	3 spaces / 1,000 sf	6.5
Visser Design	General Office	1,339	3 spaces / 1,000 sf	4.0
Reliable Energy	General Office	1,407	3 spaces / 1,000 sf	4.2
Watermark/RedWater	General Office	2,155	3 spaces / 1,000 sf	6.5

Existing Building to the Southeast Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Watermark Pro Shop	Low Intensity Retail/Repair/Workshop	666	2 spaces / 1,000 sf	1.3
Watermark Restaurant	Restaurant	4,344	10 spaces / 1,000 sf	43.4
Watermark Banquet A	Restaurant	1,046	10 spaces / 1,000 sf	10.5
Watermark Banquet B	Restaurant	4,779	10 spaces / 1,000 sf	47.8
Watermark Banquet C	Restaurant	735	10 spaces / 1,000 sf	7.4

TOTAL PARKING REQUIRED

288

PARKING PROVIDED ON SITE

PARKING PROVIDED BY CROSS PARKING EASEMENT (SEE NOTE 3 BELOW)

TOTAL PARKING PROVIDED

347

- Notes:
1. Capacity of Snap Fitness is based on International Building Code occupancy use group A-3 with a minimum of 50sf/person at maximum occupancy load.
 2. Capacity of Watermark Pool & Deck Area is based on International Building Code requirements for 50sf/person for the pool deck area at maximum occupancy load.
 3. A cross parking easement (Liber 5628 Page 919-928) exists for the benefit of Watermark pool for a total of 50 spaces from the property owner to the north.

Proposed Parking Summary

Proposed Watermark Pool and Fitness Building Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Snap Fitness (capacity = 91 people)	Recreational Uses	4,563	1 space / 4 persons capacity	22.8
Watermark Pool Building & Deck Area (capacity = 500 people) ❖	Recreational Uses	25,000	1 space / 4 persons capacity	125.0

❖ Although the pool building is being modified, the capacity of the pool building and deck are still limited to 500 people

Existing Building to the South Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Watermark Offices *	General Office	6,349	3 spaces / 1,000 sf	19.0
Highpoint/Prop Resources	General Office	2,155	3 spaces / 1,000 sf	6.5
Visser Dessign	General Office	1,339	3 spaces / 1,000 sf	4.0
Reliable Energy	General Office	1,407	3 spaces / 1,000 sf	4.2
Watermark/RedWater	General Office	2,155	3 spaces / 1,000 sf	6.5

* Existing Snap Fitness portion of existing southerly building will be used for Watermark office space following Snap Fitness relocation to the proposed building

Existing Building to the Southeast Information

Tenant	Use	Area (square feet)	Parking Ratio Req'd	Parking Spaces Req'd
Watermark Pro Shop	Low Intensity Retail/Repair/Workshop	666	2 spaces / 1,000 sf	1.3
Watermark Restaurant	Restaurant	4,344	10 spaces / 1,000 sf	43.4
Watermark Banquet A	Restaurant	1,046	10 spaces / 1,000 sf	10.5
Watermark Banquet B	Restaurant	4,779	10 spaces / 1,000 sf	47.8
Watermark Banquet C	Restaurant	735	10 spaces / 1,000 sf	7.4

TOTAL PARKING REQUIRED

298

PARKING PROVIDED ON SITE

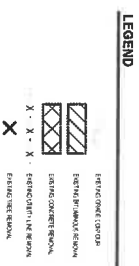
PARKING PROVIDED BY CROSS PARKING EASEMENT (SEE NOTE 3 BELOW)	297
TOTAL PARKING PROVIDED	50
	347

Notes:

- Capacity of Snap Fitness is based on International Building Code occupancy use Group A-3 with a minimum of 50sf/person at maximum occupancy load.
- Capacity of Watermark Pool & Deck Area is based on International Building Code requirements for 50sf/person for the pool deck area at maximum occupancy load.
- A cross parking easement (Uber 5628 Page 919-928) exists for the benefit of Watermark pool for a total of 50 spaces from the property owner to the north.



- REMOVAL / DEMOLITION NOTES**
- 1. REMOVE EXISTING CONCRETE
 - 2. REMOVE EXISTING REBAR
 - 3. REMOVE EXISTING FORMWORK
 - 4. REMOVE EXISTING CURB
 - 5. REMOVE EXISTING DRIVE
 - 6. REMOVE EXISTING CONCRETETOP



- REMOVAL / DEMOLITION NOTES**
1. REMOVE EXISTING CONCRETE
 2. REMOVE EXISTING REBAR
 3. REMOVE EXISTING FORMWORK
 4. REMOVE EXISTING CURB
 5. REMOVE EXISTING DRIVE
 6. REMOVE EXISTING CONCRETETOP
 7. REMOVE EXISTING CONCRETETOP
 8. REMOVE EXISTING CONCRETETOP
 9. REMOVE EXISTING CONCRETETOP
 10. REMOVE EXISTING CONCRETETOP
 11. REMOVE EXISTING CONCRETETOP
 12. REMOVE EXISTING CONCRETETOP



Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

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GRAND RAPIDS
2000 Grand Rapids Mall, Suite 200
Grand Rapids, MI 49503
Phone: 800.931.1888
Fax: 616.223.1888
E-MAIL: info@nederveld.com

PREPARED FOR:
Century Technology Group - Watermark
Prattville, AL

5655 Corporate Exchange Ct SE
Grand Rapids, MI 49512
Phone: 616.223.1100

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMIT
2	11/11/2011	ISSUED FOR PERMIT
3	11/11/2011	ISSUED FOR PERMIT
4	11/11/2011	ISSUED FOR PERMIT
5	11/11/2011	ISSUED FOR PERMIT
6	11/11/2011	ISSUED FOR PERMIT
7	11/11/2011	ISSUED FOR PERMIT
8	11/11/2011	ISSUED FOR PERMIT
9	11/11/2011	ISSUED FOR PERMIT
10	11/11/2011	ISSUED FOR PERMIT
11	11/11/2011	ISSUED FOR PERMIT
12	11/11/2011	ISSUED FOR PERMIT
13	11/11/2011	ISSUED FOR PERMIT
14	11/11/2011	ISSUED FOR PERMIT
15	11/11/2011	ISSUED FOR PERMIT
16	11/11/2011	ISSUED FOR PERMIT
17	11/11/2011	ISSUED FOR PERMIT
18	11/11/2011	ISSUED FOR PERMIT
19	11/11/2011	ISSUED FOR PERMIT
20	11/11/2011	ISSUED FOR PERMIT
21	11/11/2011	ISSUED FOR PERMIT
22	11/11/2011	ISSUED FOR PERMIT
23	11/11/2011	ISSUED FOR PERMIT
24	11/11/2011	ISSUED FOR PERMIT
25	11/11/2011	ISSUED FOR PERMIT
26	11/11/2011	ISSUED FOR PERMIT
27	11/11/2011	ISSUED FOR PERMIT
28	11/11/2011	ISSUED FOR PERMIT
29	11/11/2011	ISSUED FOR PERMIT
30	11/11/2011	ISSUED FOR PERMIT

WATERMARK POOL BUILDING

Demolition Plan

1611 CALBRATH AVENUE SE
PART OF THE NE 1/4 OF SECTION 7 AND PART OF THE SE 1/4 OF SECTION 6, T6N, R10W
CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO.:
19400395

SHEET NO.:
C-203



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800.222.1838
GRAND RAPIDS
2700 Exchange Blvd SW
Grand Rapids, MI 49508
Phone: 616.959.5300
Fax: 616.959.5302

ST. LOUIS

PREPARED FOR:
Century Technology Group - Vietnam
Pittsford, Ohio

5555 Corporate Extension, C14E
Grand Rapids, MI 49512
Phone: 616.968.1100

REVISIONS:

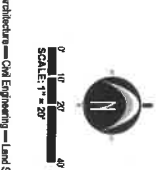
1.	16. THE WATERMARK POOL BUILDING	1. 2.06.2024
2.	17. THE MECH. BUILDING	1. 2.06.2024
3.	18. THE EXTERIOR BAR	1. 2.06.2024
4.	19. THE PROPOSED BUILDING	1. 2.06.2024
5.	20. THE EXTERIOR BAR	1. 2.06.2024
6.	21. THE MECH. BUILDING	1. 2.06.2024
7.	22. THE PROPOSED BUILDING	1. 2.06.2024
8.	23. THE EXTERIOR BAR	1. 2.06.2024
9.	24. THE MECH. BUILDING	1. 2.06.2024
10.	25. THE PROPOSED BUILDING	1. 2.06.2024
11.	26. THE EXTERIOR BAR	1. 2.06.2024
12.	27. THE MECH. BUILDING	1. 2.06.2024
13.	28. THE PROPOSED BUILDING	1. 2.06.2024
14.	29. THE EXTERIOR BAR	1. 2.06.2024
15.	30. THE MECH. BUILDING	1. 2.06.2024
16.	31. THE PROPOSED BUILDING	1. 2.06.2024
17.	32. THE EXTERIOR BAR	1. 2.06.2024
18.	33. THE MECH. BUILDING	1. 2.06.2024
19.	34. THE PROPOSED BUILDING	1. 2.06.2024
20.	35. THE EXTERIOR BAR	1. 2.06.2024
21.	36. THE MECH. BUILDING	1. 2.06.2024
22.	37. THE PROPOSED BUILDING	1. 2.06.2024
23.	38. THE EXTERIOR BAR	1. 2.06.2024
24.	39. THE MECH. BUILDING	1. 2.06.2024
25.	40. THE PROPOSED BUILDING	1. 2.06.2024
26.	41. THE EXTERIOR BAR	1. 2.06.2024
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28.	43. THE PROPOSED BUILDING	1. 2.06.2024
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67.	82. THE PROPOSED BUILDING	1. 2.06.2024
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69.	84. THE MECH. BUILDING	1. 2.06.2024
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71.	86. THE EXTERIOR BAR	1. 2.06.2024
72.	87. THE MECH. BUILDING	1. 2.06.2024
73.	88. THE PROPOSED BUILDING	1. 2.06.2024
74.	89. THE EXTERIOR BAR	1. 2.06.2024
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76.	91. THE PROPOSED BUILDING	1. 2.06.2024
77.	92. THE EXTERIOR BAR	1. 2.06.2024
78.	93. THE MECH. BUILDING	1. 2.06.2024
79.	94. THE PROPOSED BUILDING	1. 2.06.2024
80.	95. THE EXTERIOR BAR	1. 2.06.2024
81.	96. THE MECH. BUILDING	1. 2.06.2024
82.	97. THE PROPOSED BUILDING	1. 2.06.2024
83.	98. THE EXTERIOR BAR	1. 2.06.2024
84.	99. THE MECH. BUILDING	1. 2.06.2024
85.	100. THE PROPOSED BUILDING	1. 2.06.2024

WATERMARK POOL BUILDING
Site Layout Plan
 1511 GALBRATH AVENUE SE
 PART OF THE NE 1/4 OF SECTION 7 AND PART OF THE SE 1/4 OF SECTION 6, T6N, R10W
 CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

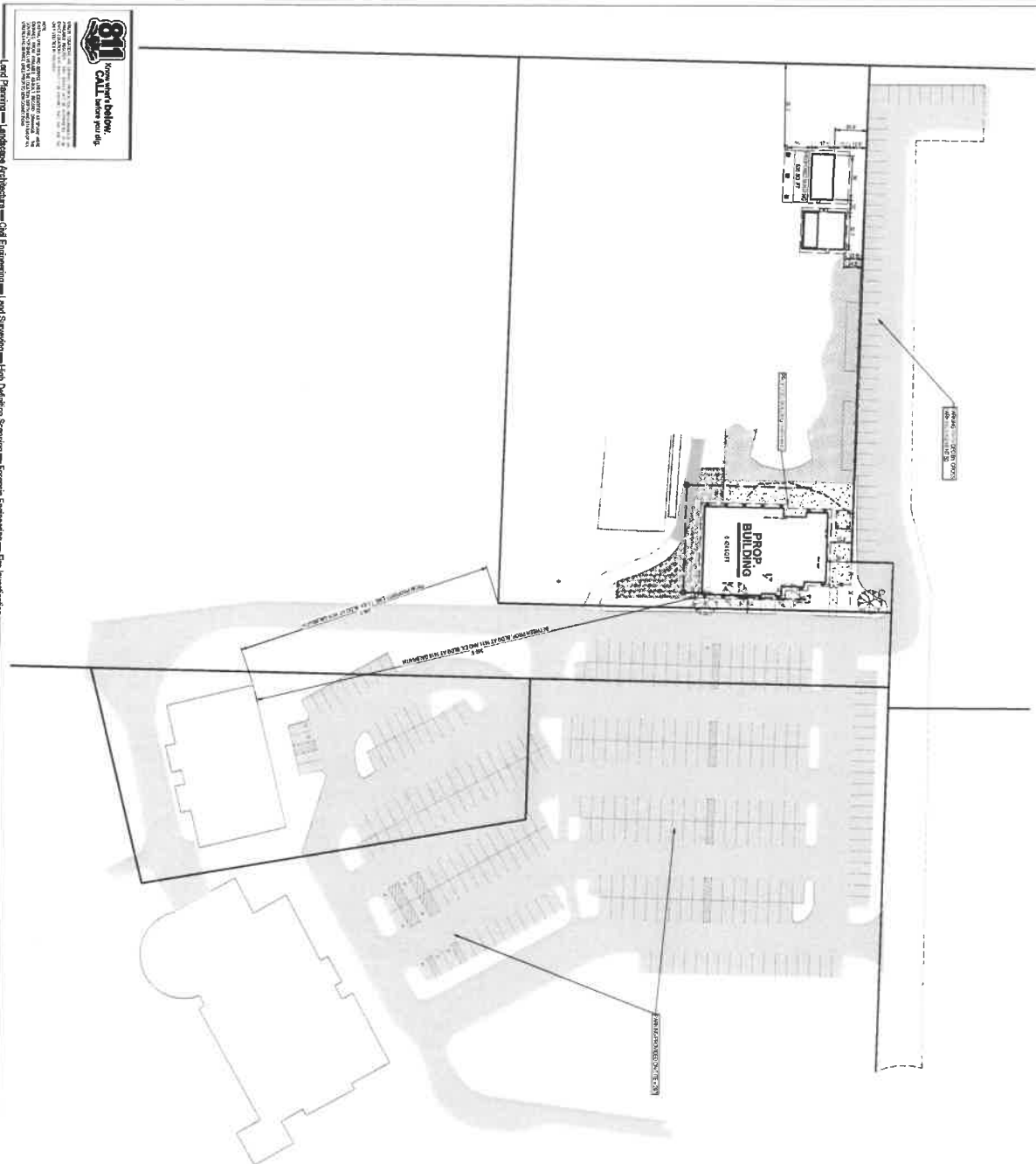


STAMP:
 PROJECT NO: 1440036
 SHEET NO: C-205

811
Call before you dig



Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

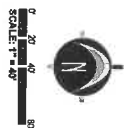


811
 Know what's below.
 CALL before you dig.

811 is a national service that provides a central point of contact for utility companies. Call 811 to report a problem or to request a utility locate. The service is available 24 hours a day, 7 days a week. For more information, visit www.811.com.

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

PARKING PROVIDED ON SITE = 287
 PARKING PROVIDED BY CROSS
 PARKING EMBLEMENT = 29
 TOTAL PARKING PROVIDED = 347



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 800.223.1869
GRAND RAPIDS
 210 Grandville, Suite 202
 Grand Rapids, MI 49503
 Phone: 616.961.1100

PREPARED FOR:
 Century Technology Group - Watermark
 Planning & Site
 6605 Corporate Exchange Ct SE
 Grand Rapids, MI 49512
 Phone: 616.961.1100

REVISIONS:

Issue No.	Change	By	Date
1	Issue	10/1/2009	10/1/2009
2	Issue	10/1/2009	10/1/2009
3	Issue	10/1/2009	10/1/2009
4	Issue	10/1/2009	10/1/2009
5	Issue	10/1/2009	10/1/2009
6	Issue	10/1/2009	10/1/2009
7	Issue	10/1/2009	10/1/2009
8	Issue	10/1/2009	10/1/2009
9	Issue	10/1/2009	10/1/2009
10	Issue	10/1/2009	10/1/2009

WATERMARK POOL BUILDING

Overall Site Layout

1811 GALBRAITH AVENUE SE
 PART OF THE NE 1/4 OF SECTION 7 AND PART OF THE SE 1/4 OF SECTION 8, T9N, R10W
 CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN



STAMP:

PROJECT NO.: 18A00386
 SHEET NO.: **C-206**

STAFF REPORT: Case # 19-3542
REPORT DATE: August 13, 2019
PREPARED FOR: Cascade Charter Township Planning Commission
MEETING DATE: August 19, 2019
PREPARED BY: Steve Peterson, Planning Director

APPLICANT:
Steve Plakmeyer
Watermark Property LLC
5500 Cascade Rd
Cascade MI 49546

STATUS
OF APPLICANT: Developer

REQUESTED ACTION: Basic Plan Review to amend the P.U.D. to allow for an expansion of the pool equipment building and build an additional building to accommodate the restaurant/bar at the Swim Center building.

EXISTING ZONING OF
SUBJECT PARCEL: P.U.D. 15

GENERAL LOCATION: Southern terminus of Gailbraith

PARCEL SIZE: Approximately 2.8 acres.

EXISTING LAND USE
ON THE PARCEL: Swim Center for Golf Course/Country Club

ADJACENT AREA
LAND USES: N – Office
S – Clubhouse
E- Golf course
W – Farm

ZONING ON ADJOINING
PARCELS: N – Golfview PUD 2
S – Watermark PUD 15
E- Watermark PUD 15
W – R1

STAFF COMMENTS:

- A. The applicant is requesting Preliminary Plan Approval in order to amend the existing Planned Unit Development to put an addition on to the pool equipment building and to add an additional bar/restaurant building.
- B. After the Township approved the most recent changes, the applicant came back with some additional changes they would like to make. Essentially, they would like to remove the restaurant/bar area from where the kids play in the pool. In order to do so they would like to add this bar/restaurant area to the west end of the pool.
- C. The result in doing so does add some additional impervious area that will need to be accommodated from a storm water perspective. This has been reviewed and approved by the Township Engineer.
- D. The result of the changes reduces the newly approved swim center slightly but adds an additional building as well as an addition to the pool equipment building.
- E. Its important to remember that we measure to the outside wall or posts of a building when we talk about building size. In total it is about a 2,000 sq ft enlargement of the previous approved plans.
- F. This is considered a major amendment and requires it to go through the normal approval process.

G. 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 most recent changes in 2019 already permitted the enlarged swim center building.
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	This change would not result in an increase in the need of public service.

place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment	
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 amendment would be 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 reallocation of space for the swim center building should not result in an unreasonable negative economic impact. However, there was some concern from the previous amendment from a neighbor about noise from the swim center.
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	met.
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	met

Staff would recommend that the proposal be approved.

CASCADE CHARTER TOWNSHIP
Ordinance # of 2019
AN ORDINANCE TO AMEND ORDINANCE #10 OF 1997, THE
FOREST HILLS GOLF COURSE/WATERMARK CONDOMINIUMS
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Forest Hills Golf Course/Watermark Condominiums PUD Ordinance

Section VI. Development Areas shall be amended in its entirety to read as follows:

H. Swim Center/Healthclub

Section VIII.B.3 of the Design Guidelines, Requirements and Limitations shall read as follows:

3. The maximum size of the professional office shall be 14,000 sq ft. as shown on the approved floor plans dated 9.3.09. This building is not to be used for any tenant or third party other than Watermark employees with the exception that the existing tenant space of no more than 3,100 sq ft may be leased out for professional office use. Examples of professional office include: attorney, engineer, accountant or other low impact type offices as determined by the Planning Commission.

The swim center building shall be built consistent with the approved site plan/elevation plan dated 7/12/19 and the approved engineering plan dated 8/7/19.

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 #10 of 1997, 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:

ORDINANCE DECLARED ADOPTED.

Sue 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 2019.

Sue Slater
Cascade Charter Township Clerk

TOWNSHIP BOARD MEMORANDUM

To: Cascade Charter Township Board
From: Steve Peterson, Community Development Director
Subject: Consider approval for pathway repairs.
Meeting Date: October 9, 2019

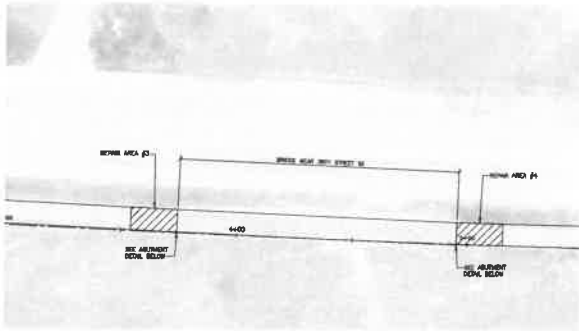
Our review of the pathway this year revealed the need to make repairs to two sections of pathway. One is the piece on Thornhills just north of Thornapple River dr and the other is on Cascade Rd at the ends of the bridge by 36th St. The Township engineer has put together the specs for this job and received the following two bids.

K&R: \$68,180
Lawns of Distinction: \$36,060

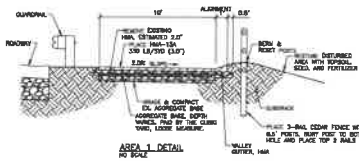
After reviewing the bids, we are recommending Lawns of Distinction for the job. If approved, the work will be completed by December 1.

We also made some repairs to a couple of the retaining walls this year, but because it was under the \$10,000 amount it did not go to the TB for approval.

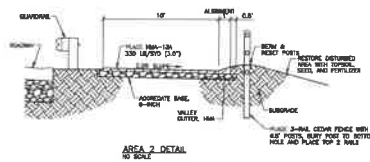
CASCADE RD



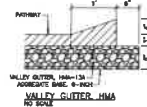
SYMBOL LEGEND



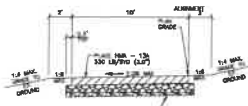
AREA 1 DETAIL
NO SCALE



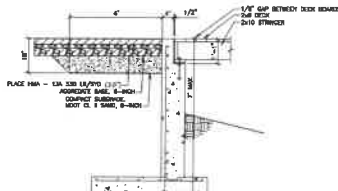
AREA 2 DETAIL
NO SCALE



VALLEY GUTTER, 1/2\"/>



AREA 3 & 4 DETAIL
NO SCALE



ABUTMENT DETAIL
NO SCALE

ELECTRIC FORMWORK, REINFORCEMENT, LAYOUT, & DATE BY/ISSUED TIME 11:10 AM 10/26/16

frich
engineers
scientists
architects
constructors

Cascade Charter Township
Cascade Charter Township, Kent County, Michigan
2019 Pathway Repairs

REVISIONS

Drawn By	MFD
Designer	MFD
Checker	MFD
Manager	LAS

1. Used only to be searched to be 2. 2019 Pathway Repairs, Rebar, and graphic quality may not be accurate for any other site.

PROJECT NO.
190015
SHEET NO.
2

