

**AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, November 18, 2015

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)
a. Presentation from Cobalt Community Research

Article 5. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 1. Regular Township Board Minutes for 11/04/15.
 2. Planning Commission Minutes for 10/19/15.
 3. Zoning Board of Appeals Minutes for 10/13/15.
- b. Receive and File Reports
 1. Kent County Sheriff Office East Precinct Quarterly Report.
 2. Building Department Monthly Report for October, 2015.
- c. Receive and File Communications
 1. Letter from the State of Michigan – re: Uniform Video Services Local Franchise Act.
 2. Letter from Comcast – re: Changes in Channel Lineup and Rates.

Article 6. Financial Actions

Article 7. Unfinished Business

Article 8. New Business

- 073-2015**
- a. Public Hearing – Establish IFT District for Lacks Enterprises at 5555 60th St. & 5631 Kraft Ave.**
 - b. Consider Resolution to Approve IFT District for New Facility for Lack Enterprises at 5555 60th & 5631 Kraft Ave. (roll call)**
- 074-2015**
- a. Public Hearing – Issuance of IFT Certificate for Lacks Enterprises at 5555 60th & 5631 Kraft Ave.**

b. Consider Resolution to Approve the Issuance of IFT Certificate for Lacks Enterprises at 5555 60th & Kraft Ave. (roll call)

075-2016 Consider Approval of Resolution Authorizing Preparation of Plans and Costs for Public Water Extension on Thornapple River Dr. (roll call)

076-2015 Consider Approval of Resolutions for Tris4Health to close public streets for Triathlon on June 12, 2016. (roll call)

077-2015 Consider Approval of Resolution to Authorize Consumers Energy to Make Changes to the Cascade Township Lighting System. (roll call)

078-2015 Consider Approval of 28th Street/I-96 Interchange Township Sign.

079-2015 Consider Approval of Resolution to warrant to the 2015 Tax Roll the Hydrant Roll, the Street Lighting Roll, the Delinquent Sewer and Water Assessments, and the Delinquent Sewer and Water Usages. (roll call)

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

Cascade Township Business Engagement and Priority Assessment

November 2015





Background on Cobalt Community Research

- 501c3 not for profit research coalition
- Mission to provide research and education
- Developed to meet the research needs of schools, local governments and nonprofit organizations



Study Goals

- Support budget and strategic planning decisions
- Identify which aspects of the business environment have the strongest relationship with businesses' overall satisfaction
- Establish baseline measures
- Explore what Cascade Township can provide to help attract and retain businesses



Bottom Line

- Cascade Township Business ACSI Score = 65 on a 100-point scale
 - Great Place for Business scores:
 - Michigan – 58
 - Midwest – 58
 - National – 60
- There are several areas where improvement can have significant impact on engaging the business community:
 - Township government management
 - Regulatory environment
 - Cooperative and collaborative environment
 - Business space
- Majority of businesses expect their company's revenues to grow in 2016
- 40% of businesses expect their employment levels to grow in 2016
- Detailed information by specific demographic groups is available to aid in policy review
 - Detail by: length of business in community, type of office space, where they do business, number of employees, and industry type



Preserving Voice: Looking Into Detail

Sample:

2015 Cascade Twp Business Study
Satisfaction ratings
(Scale 1 to 10)

		Business infrastructure					Business space					
		Availability of services to support business growth/expansion	Distance from major markets	Level of capital/funding available to businesses	Speed of your internet connection	Variety of options available for access to the internet	Quality of working space for local businesses	Availability of working space for businesses	Affordability of working space for businesses	Availability of conference space	Availability of land for development	Affordability of land for development
2015 Overall Satisfaction		6.9	8.0	6.9	6.7	5.8	7.7	7.4	6.7	7.1	6.3	5.5
How long has your business been in Cascade?	One year or less	10.0	7.6	9.0	7.8	7.3	7.0	6.4	6.6	6.7	6.7	5.0
	1 to 5 years	7.3	8.6	6.5	6.4	5.2	7.5	7.3	6.6	7.0	5.5	5.2
	6 to 10 years	6.6	7.6	6.3	6.7	5.4	7.3	7.3	6.6	6.6	5.5	4.9
	More than 10 years	6.8	7.9	7.1	6.9	6.0	8.0	7.5	6.8	7.4	6.8	5.8
What type of space do you use for your place of business?	Commercial office	7.0	8.0	6.6	6.6	6.0	7.7	7.5	7.0	7.4	6.1	5.7
	Retail space	6.2	7.9	6.2	6.6	6.0	6.8	6.5	5.3	5.5	4.8	4.2
	Home office	7.4	7.7	7.5	7.2	5.2	8.1	7.8	7.0	7.3	7.9	6.5
	Manufacturing space	6.2	8.0	7.5	6.0	4.9	7.7	6.9	6.5	6.8	6.8	5.4
	Storage space	8.0	9.5	10.0	5.5	6.0	8.5	8.5	9.0	8.5	8.0	8.5
	Land	8.3	7.8	6.0	8.5	6.2	8.5	7.8	6.0	7.7	7.3	4.0
Where do you do business?	Mainly in Cascade only	7.3	8.2	6.6	6.8	6.5	7.5	7.2	6.0	6.4	5.7	5.1
	In areas near Cascade	7.0	8.3	6.7	7.2	6.3	7.7	7.5	6.8	7.3	6.6	5.8
	Across the state	7.0	8.0	7.6	7.2	6.3	7.7	7.2	6.8	7.2	6.0	5.1
	Across the U.S.	6.0	7.1	6.4	5.9	4.4	7.6	7.5	6.8	7.1	6.6	5.6
	Worldwide	7.5	8.0	6.8	6.3	5.1	8.2	7.7	7.2	7.5	7.2	6.6

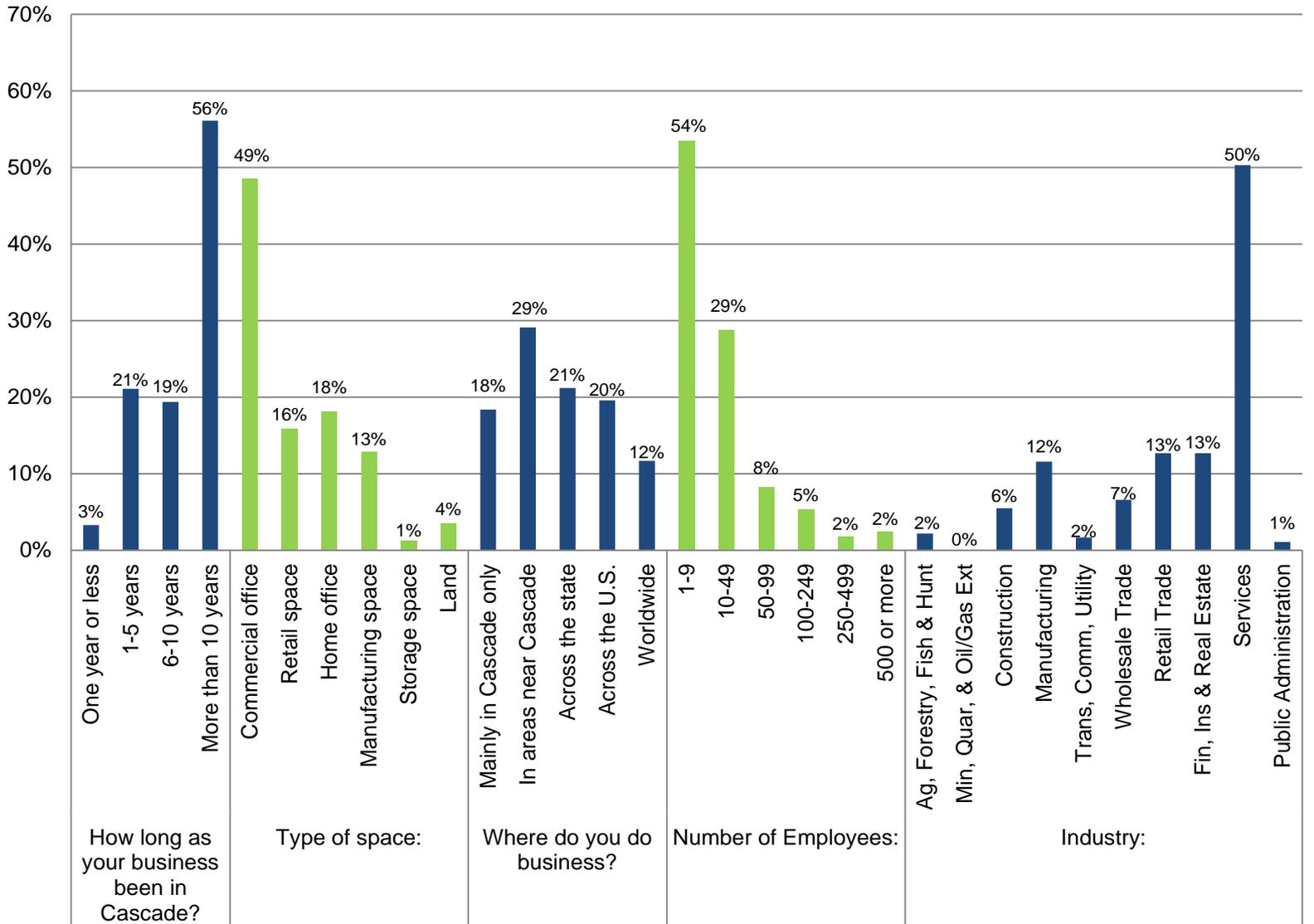


Methodology

- Assessment was sent to 888 businesses
- Conducted using two mailings in September and October of 2015
- Valid response from 181 businesses, giving a solid response rate of 20% and providing a conventional margin of error of +/- 5.5 percent in the raw data (90% confidence)



Respondent Profile



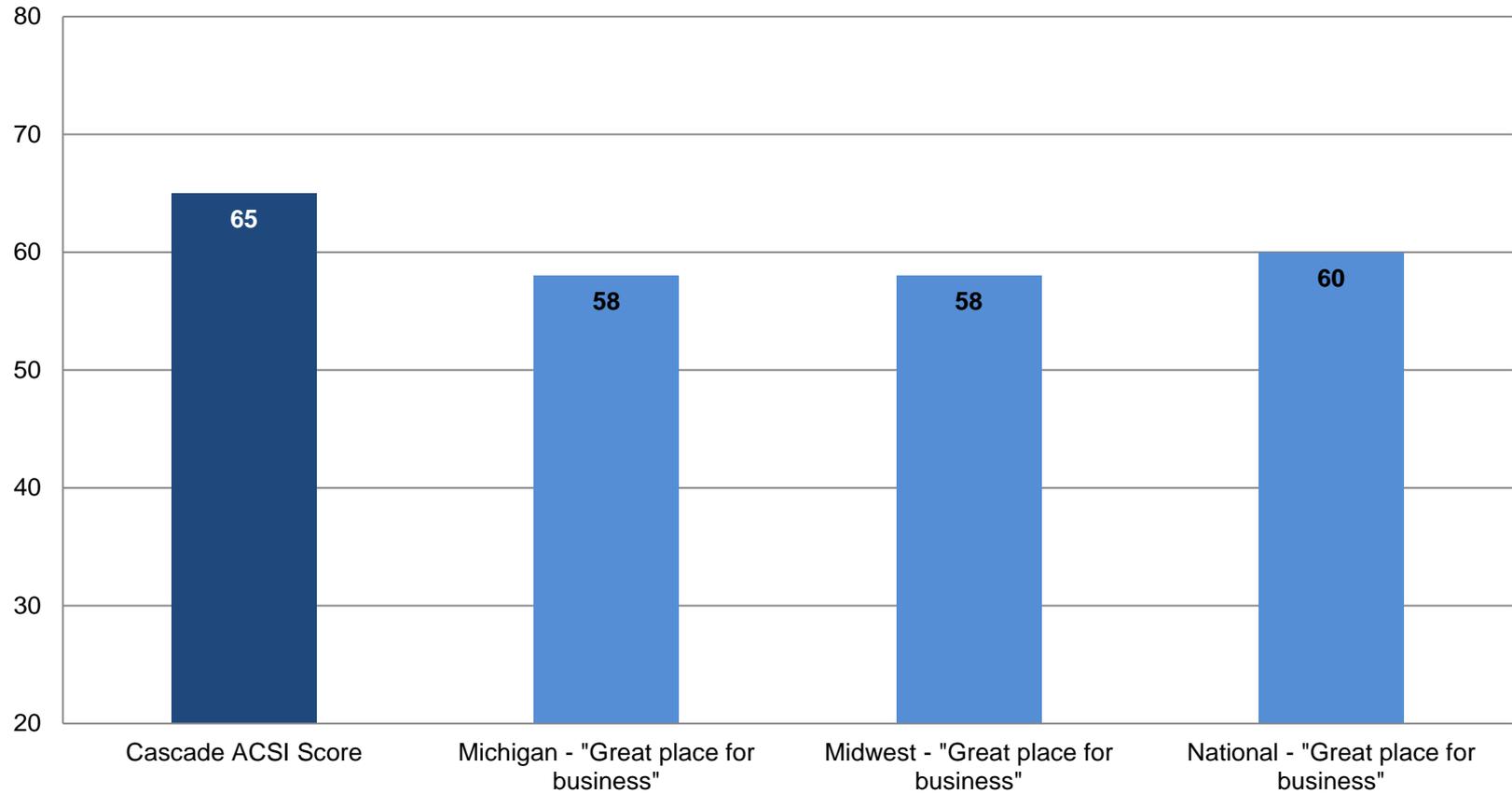
Results





American Customer Satisfaction Index (ACSI)

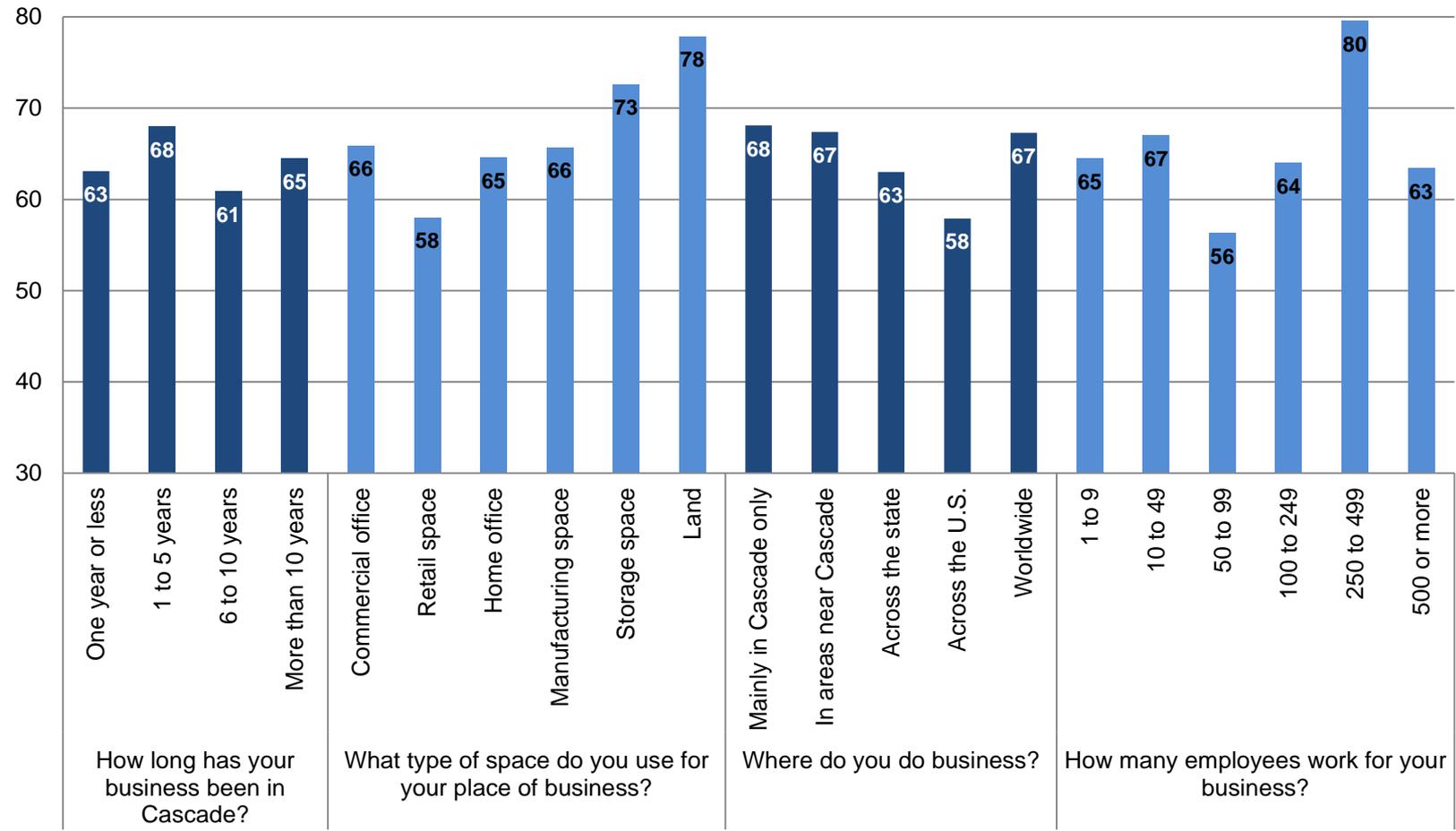
(High score = 100)





ACSI by Demographics

(High score = 100)



Business Community Questions – Drivers

Perceived Performance

<p>Higher scoring areas that do not currently have a significant impact on engagement relative to the other areas. Action: May show optimization.</p>	<p>Higher impact areas where the Township received relatively higher scores from businesses. They have a high impact on engagement if improved. Action: Continue investment</p>
<p>Low scoring areas relative to the other areas with low impact on engagement. Action: Limit investment unless pressing safety or regulatory consideration.</p>	<p>High impact on engagement and a low score. Action: Prioritize investment to drive positive changes in outcomes.</p>

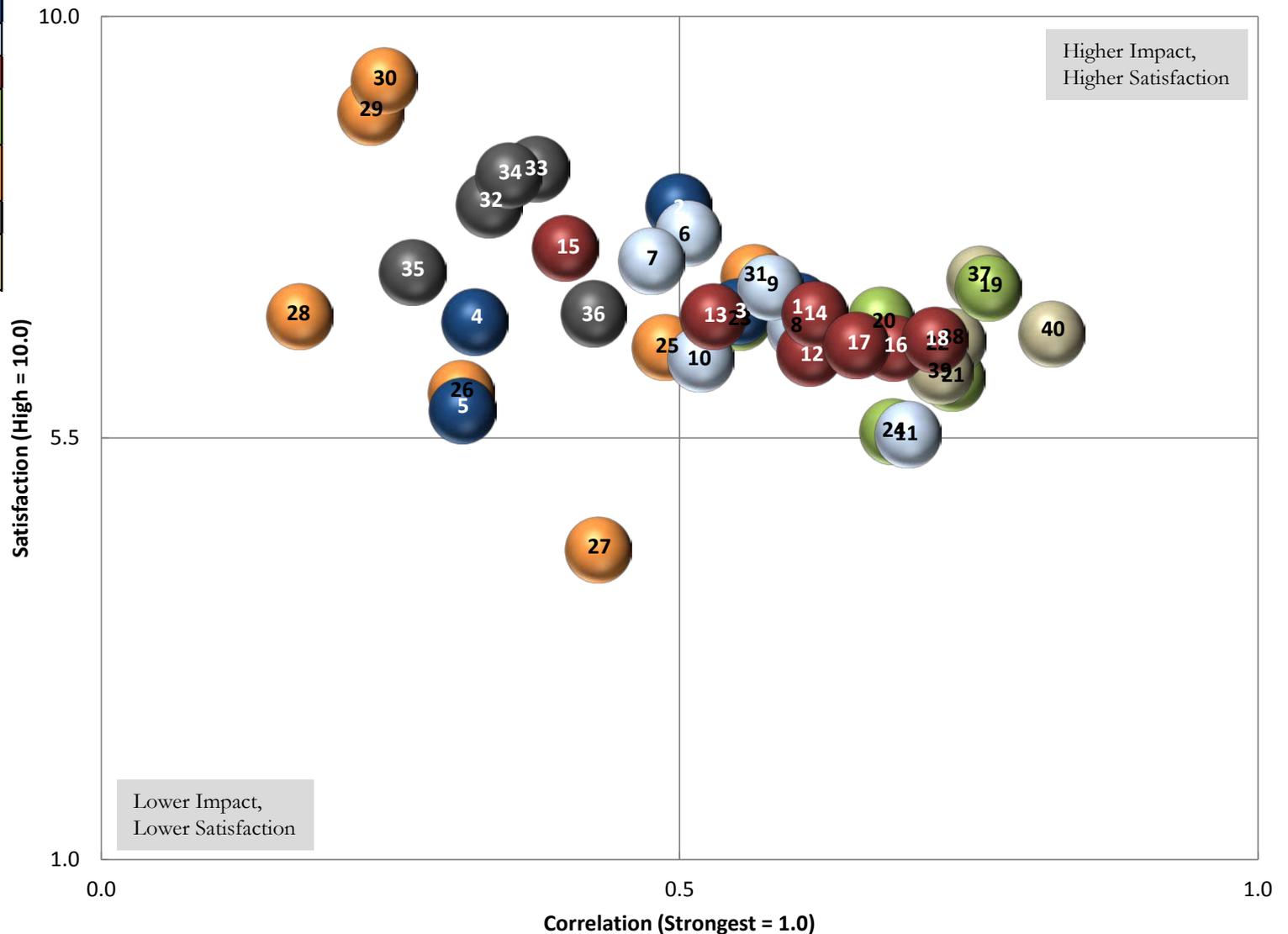
Impact on Satisfaction



Overall Strategic Priority Map

Normal X & Y Axes

Business Infrastructure
Business Space
Regulatory Environment
Cooperative & Collaborative Environment
Transportation Infrastructure
Utility Services
Township Government Management

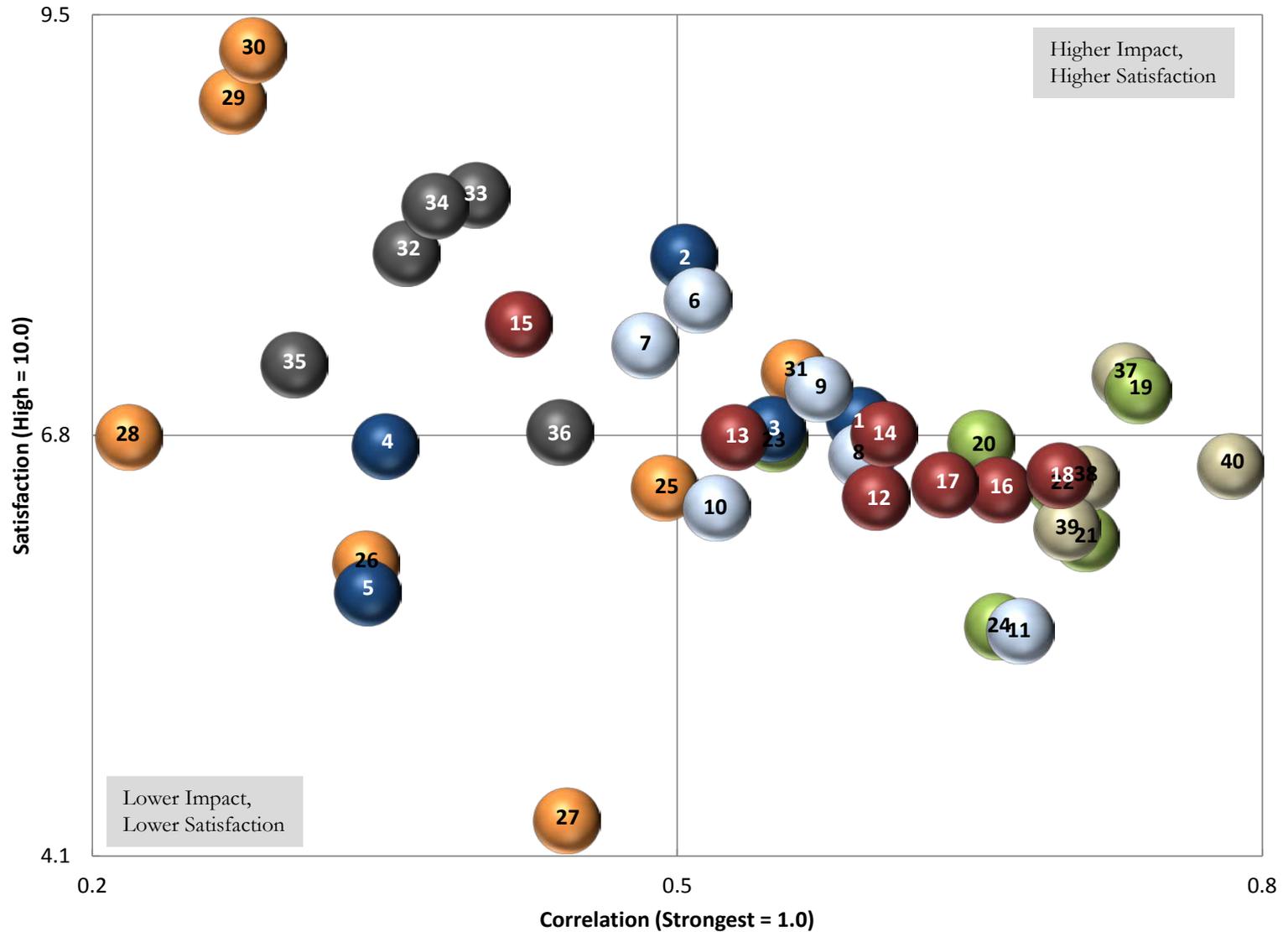




Overall Strategic Priority Map

Decreased X & Y Axes to Highlight Differences

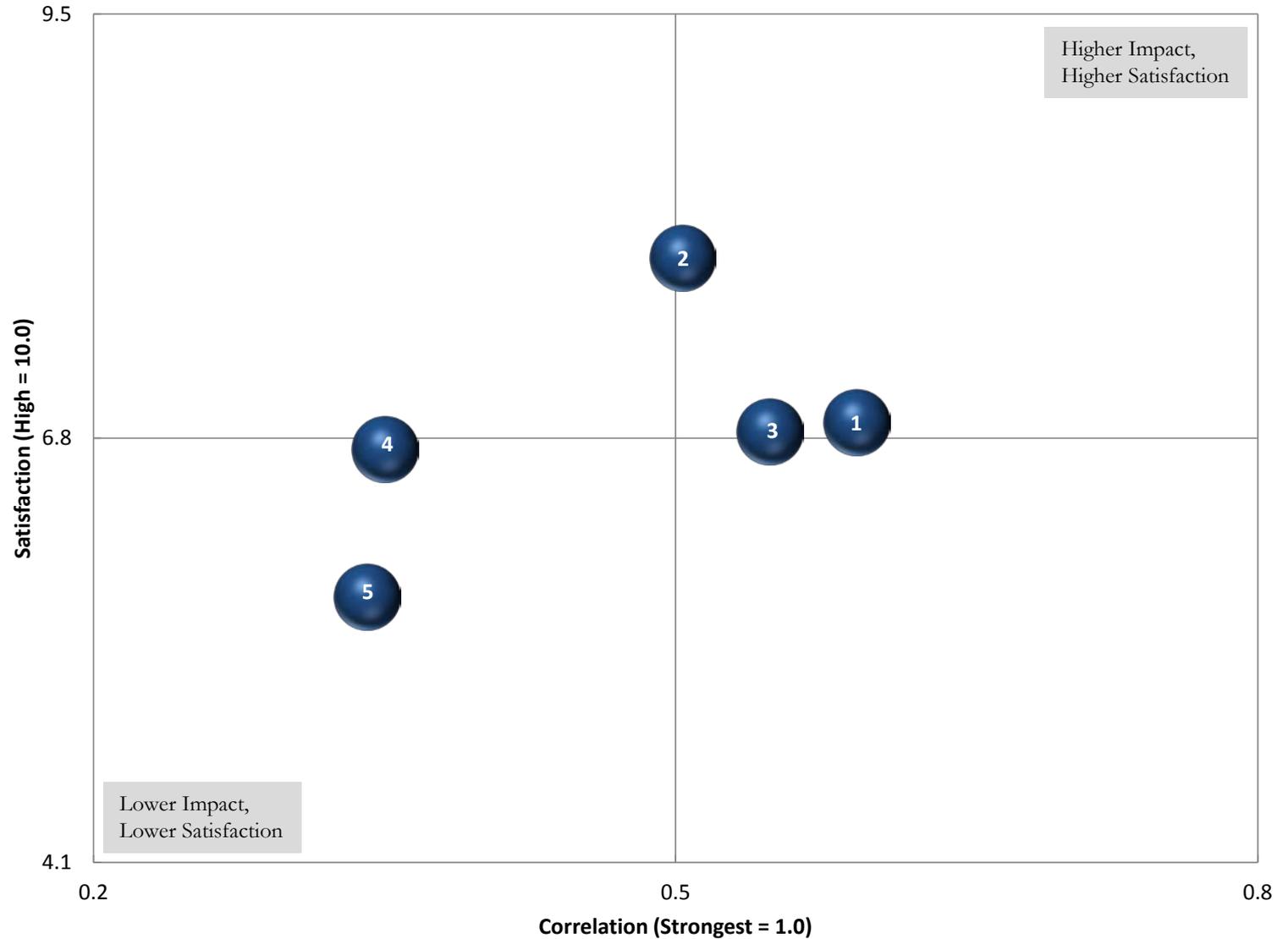
Business Infrastructure
Business Space
Regulatory Environment
Cooperative & Collaborative Environment
Transportation Infrastructure
Utility Services
Township Government Management





Strategic Priority Map: Business Infrastructure

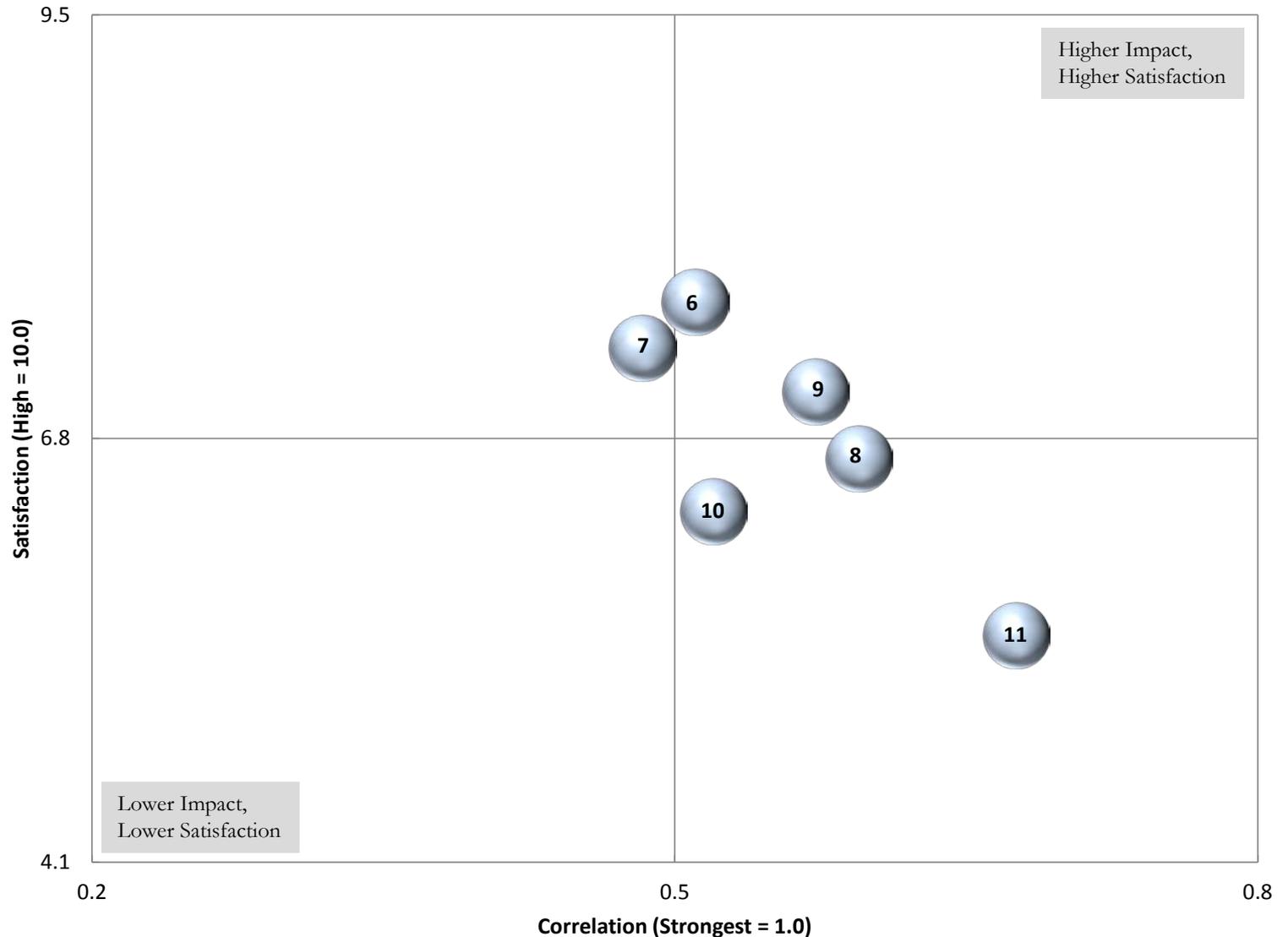
- | Business Infrastructure |
|--|
| 1. Availability of services to support business growth/expansion |
| 2. Distance from major markets |
| 3. Level of capital/funding available to businesses |
| 4. Speed of your internet connection |
| 5. Variety of options available for access to the internet |





Strategic Priority Map: Business Space

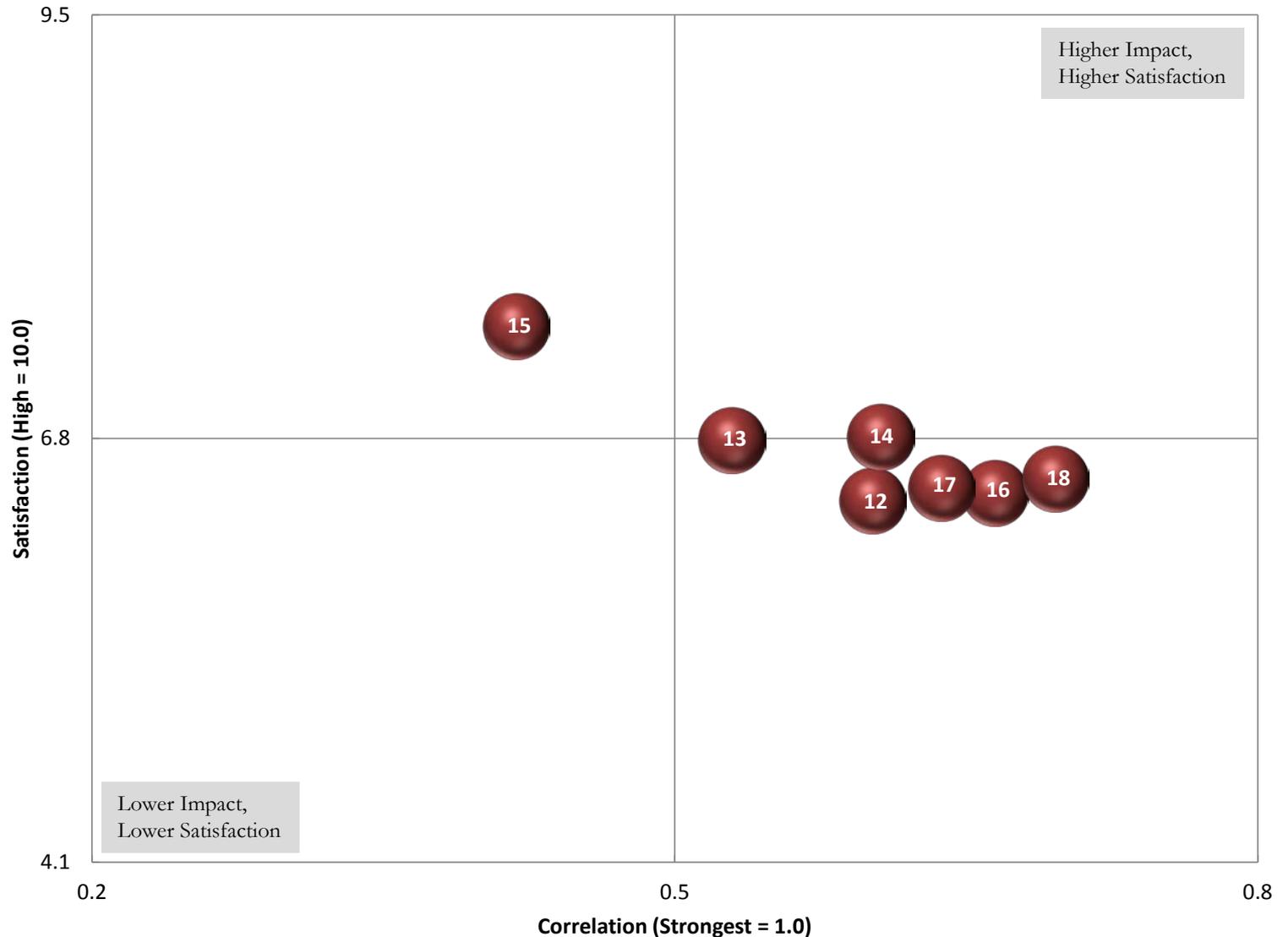
Business Space
6. Quality of working space for local businesses
7. Availability of working space for businesses
8. Affordability of working space for businesses
9. Affordability of working space for businesses
10. Availability of land for development
11. Affordability of land for development





Strategic Priority Map: Regulatory Environment

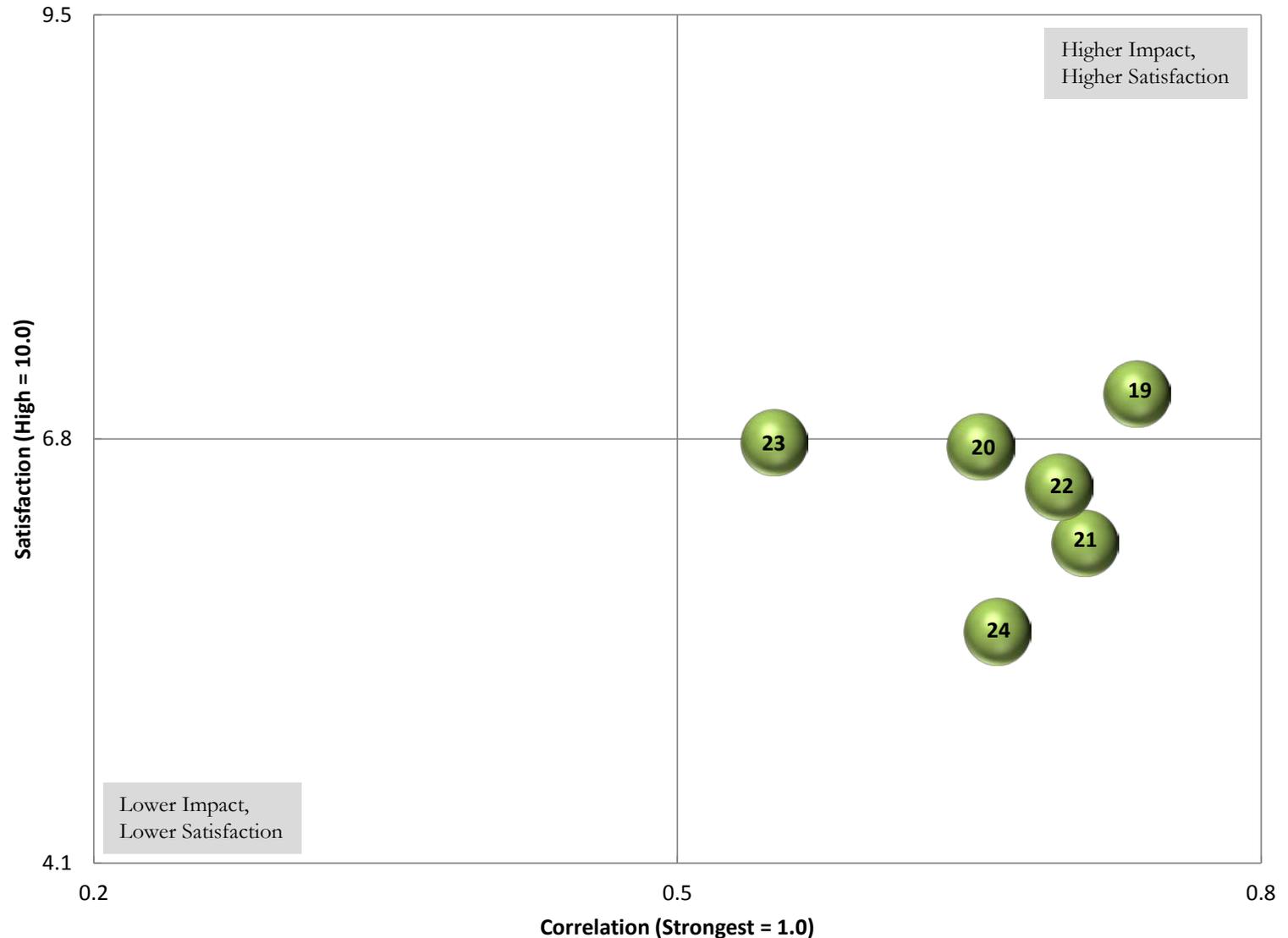
Regulatory Environment
12. Cost of doing business in the Township
13. Speed of process for any needed permits
14. Fairness of mandated inspections
15. Level of citizen support for businesses
16. Fairness of local business taxes/fees
17. Amount and quality of services you receive for the local taxes you pay
18. Ease of working with local regulators (ordinances, zoning, permits, etc.)





Strategic Priority Map: Cooperative & Collaborative Environment

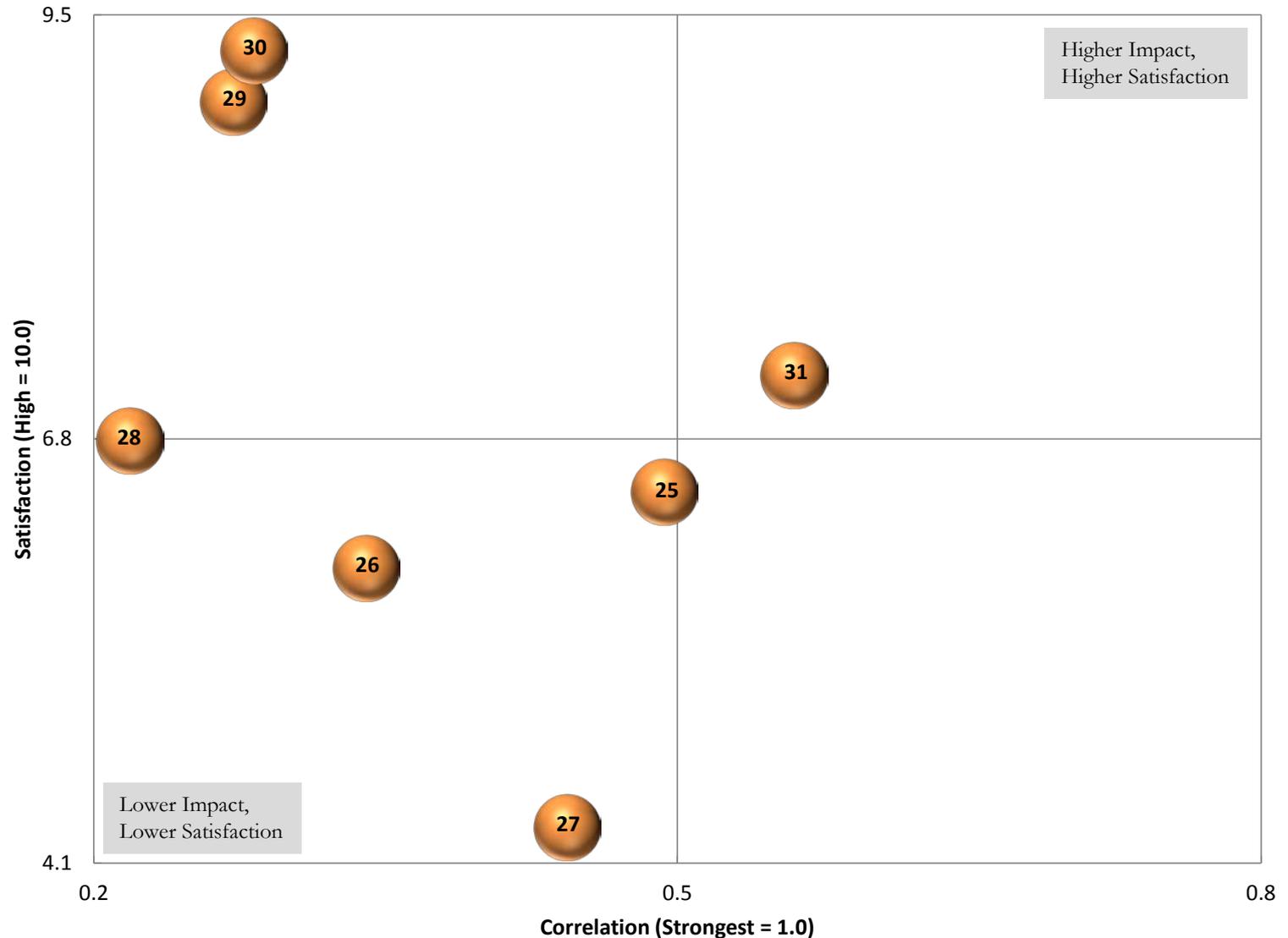
Cooperative & Collaborative Environment
19. Welcoming attitude toward businesses
20. Helpfulness of community website for information a business may need
21. Community-provided administrative and marketing support for businesses
22. Opportunities to participate in community planning
23. Opportunities to network with other business leaders in the community
24. Access to local and state grants and tax incentive programs





Strategic Priority Map: Transportation Infrastructure

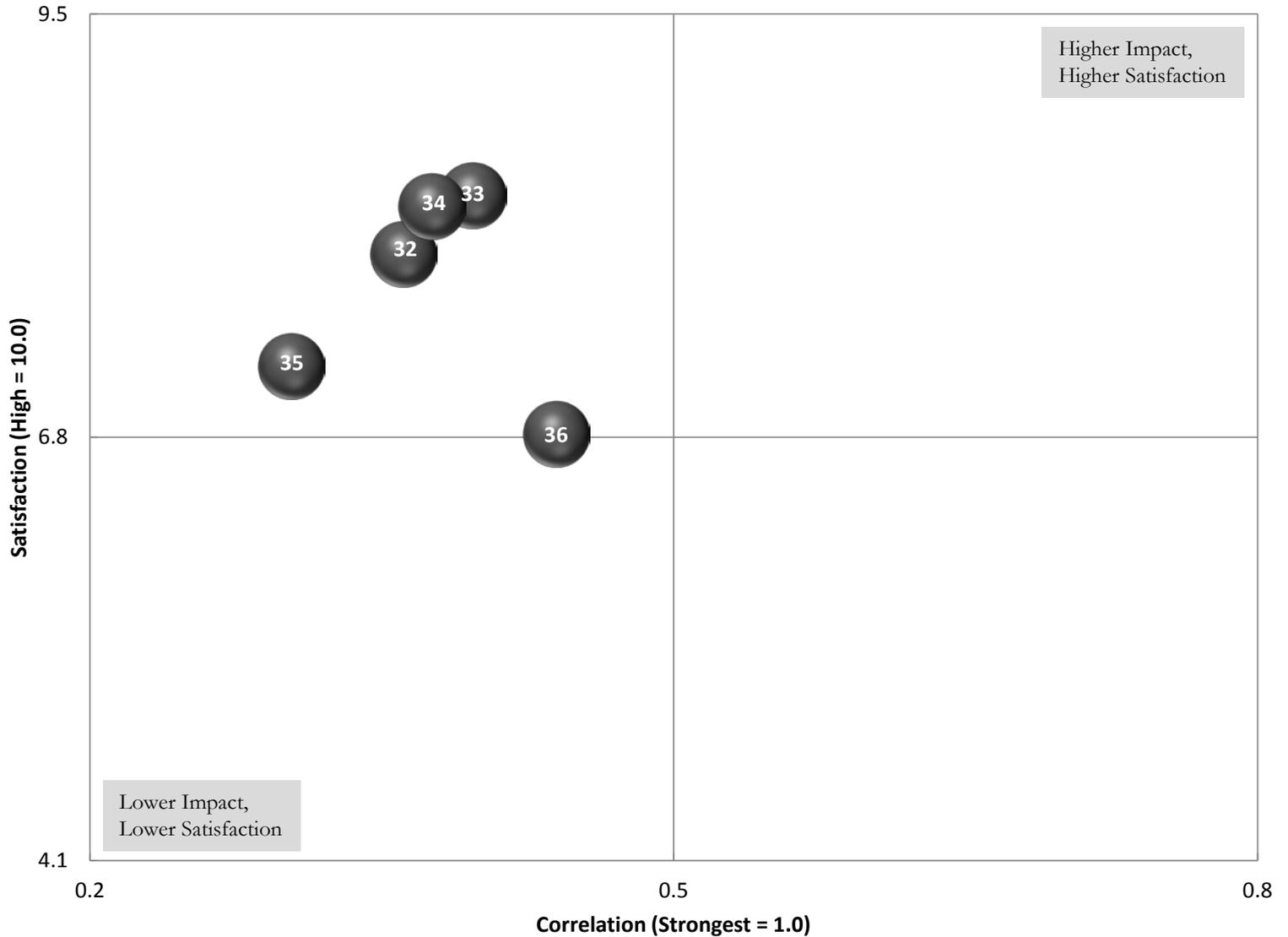
Transportation Infrastructure
25. Road maintenance
26. Amount of traffic congestion on the roads
27. Public transportation options
28. Accommodation for bicycle and foot traffic
29. Access to interstate highways
30. Access to airports
31. Access to shipping/rail infrastructure





Strategic Priority Map: Utility Services

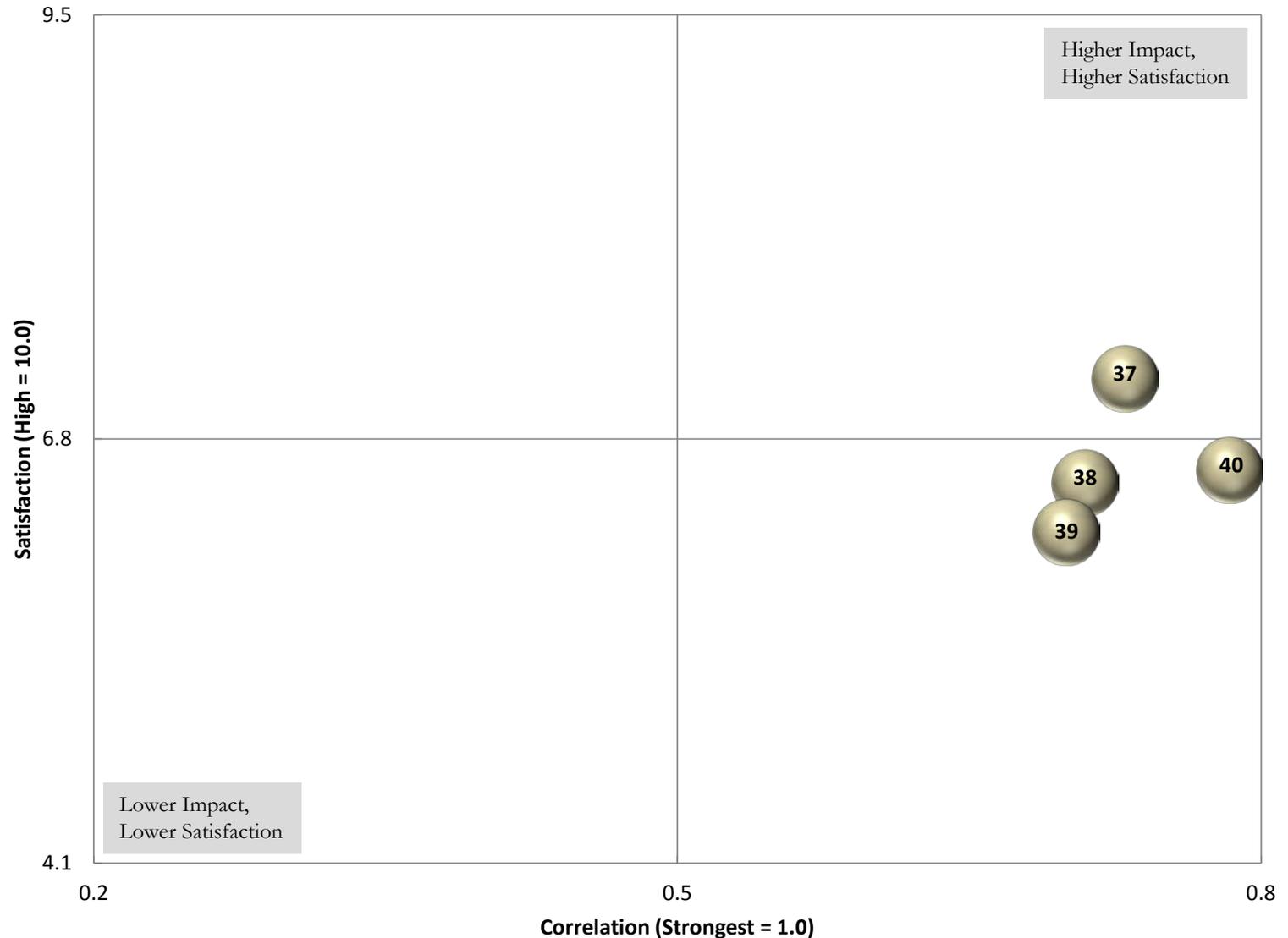
Utility Services
32. Water and sewer availability
33. Adequate garbage collection
34. Reliable electrical service
35. Adequate recycling services
36. Fairness of water and sewer fees





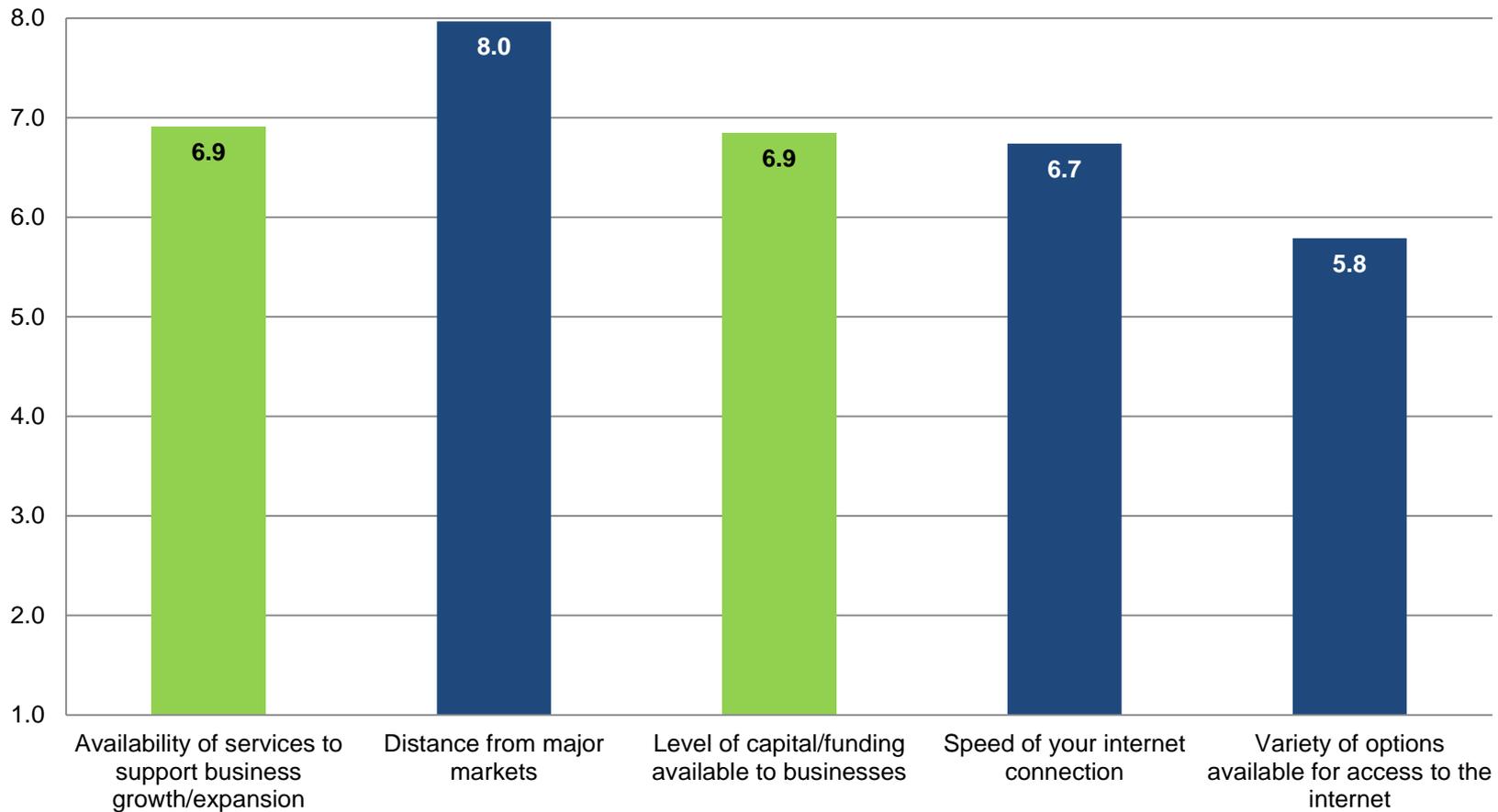
Strategic Priority Map: Township Government Management

Township Government Management
37. Responsiveness of Township staff and officials to issues regarding your business
38. Communication with the business community
39. Helpfulness in the business development process
40. Effectiveness in fostering a positive economic atmosphere





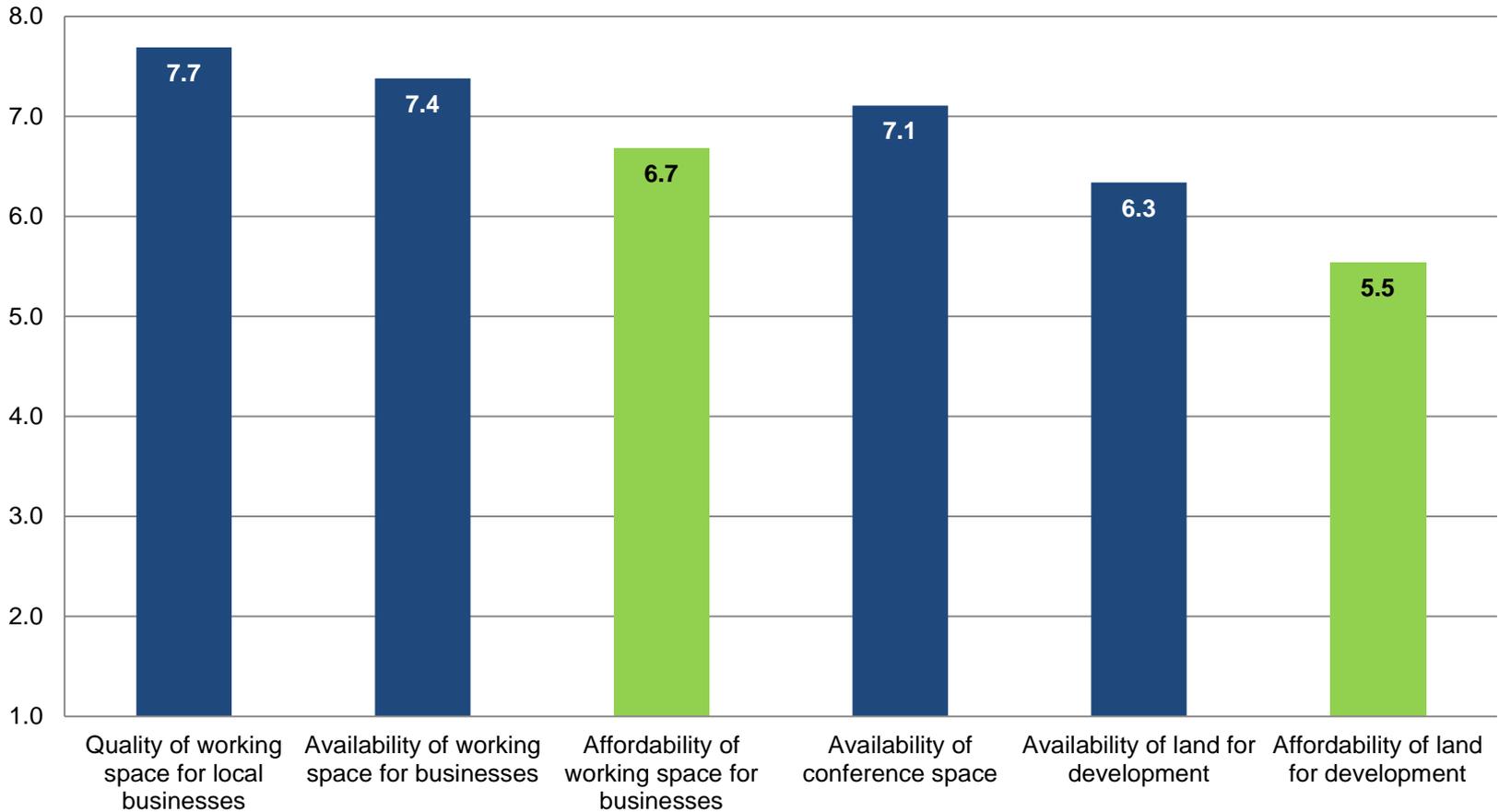
Drivers of Satisfaction and Behavior: Business Infrastructure



Green = Highest correlated to satisfaction



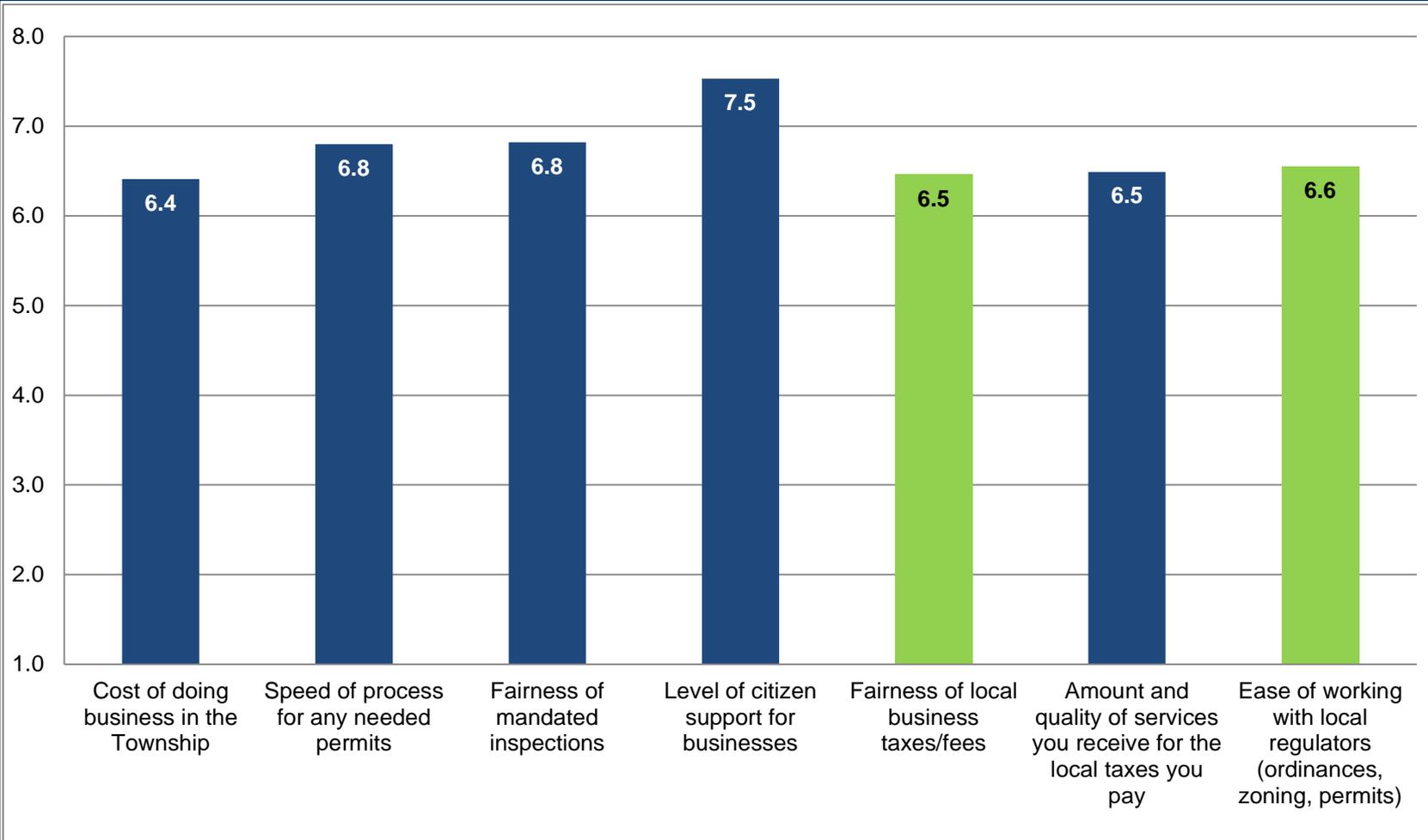
Drivers of Satisfaction and Behavior: Business Space



Green = Highest correlated to satisfaction



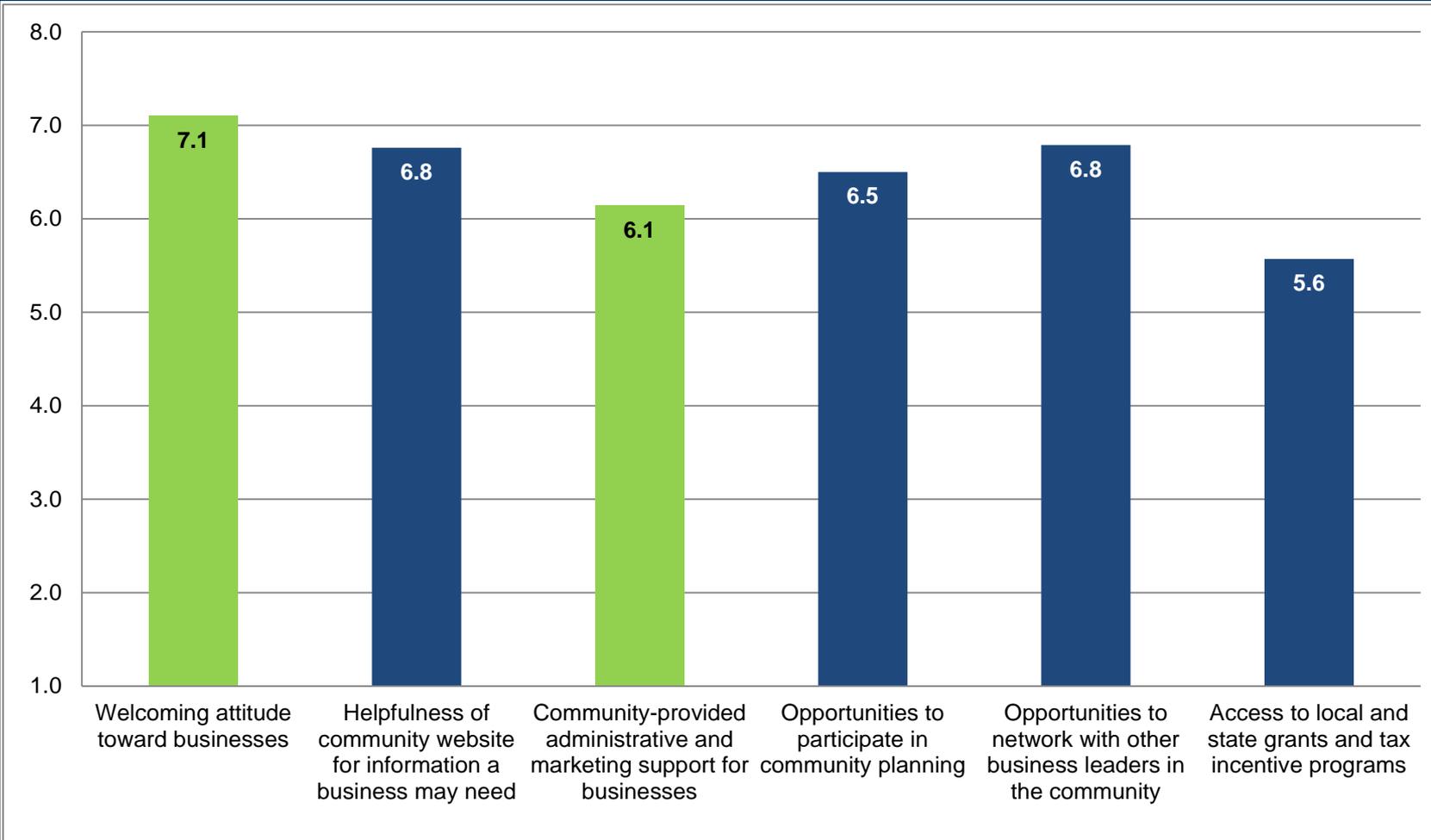
Drivers of Satisfaction and Behavior: Regulatory Environment



Green = Highest correlated to satisfaction



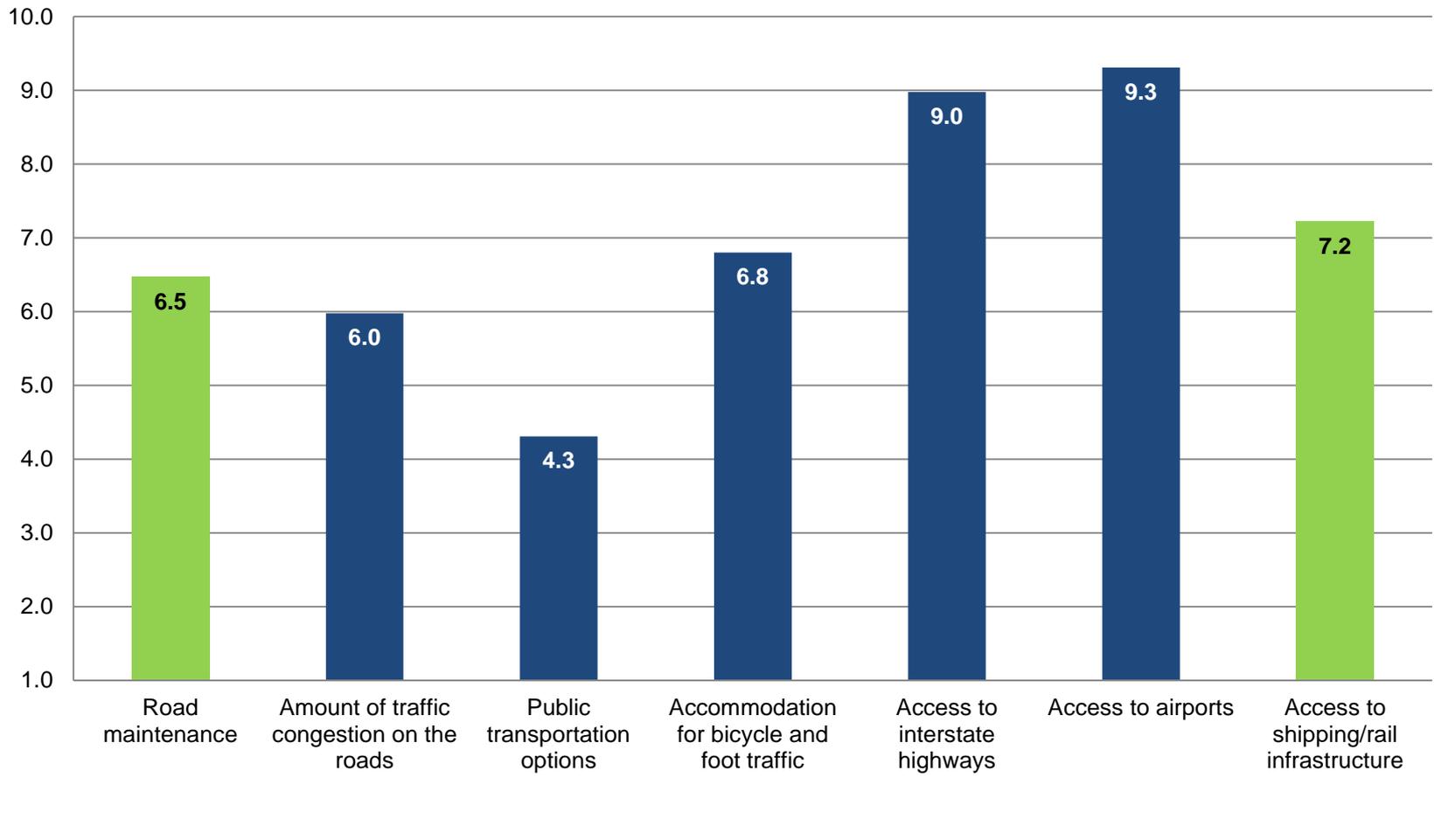
Drivers of Satisfaction and Behavior: Cooperative & Collaborative Environment



Green = Highest correlated to satisfaction



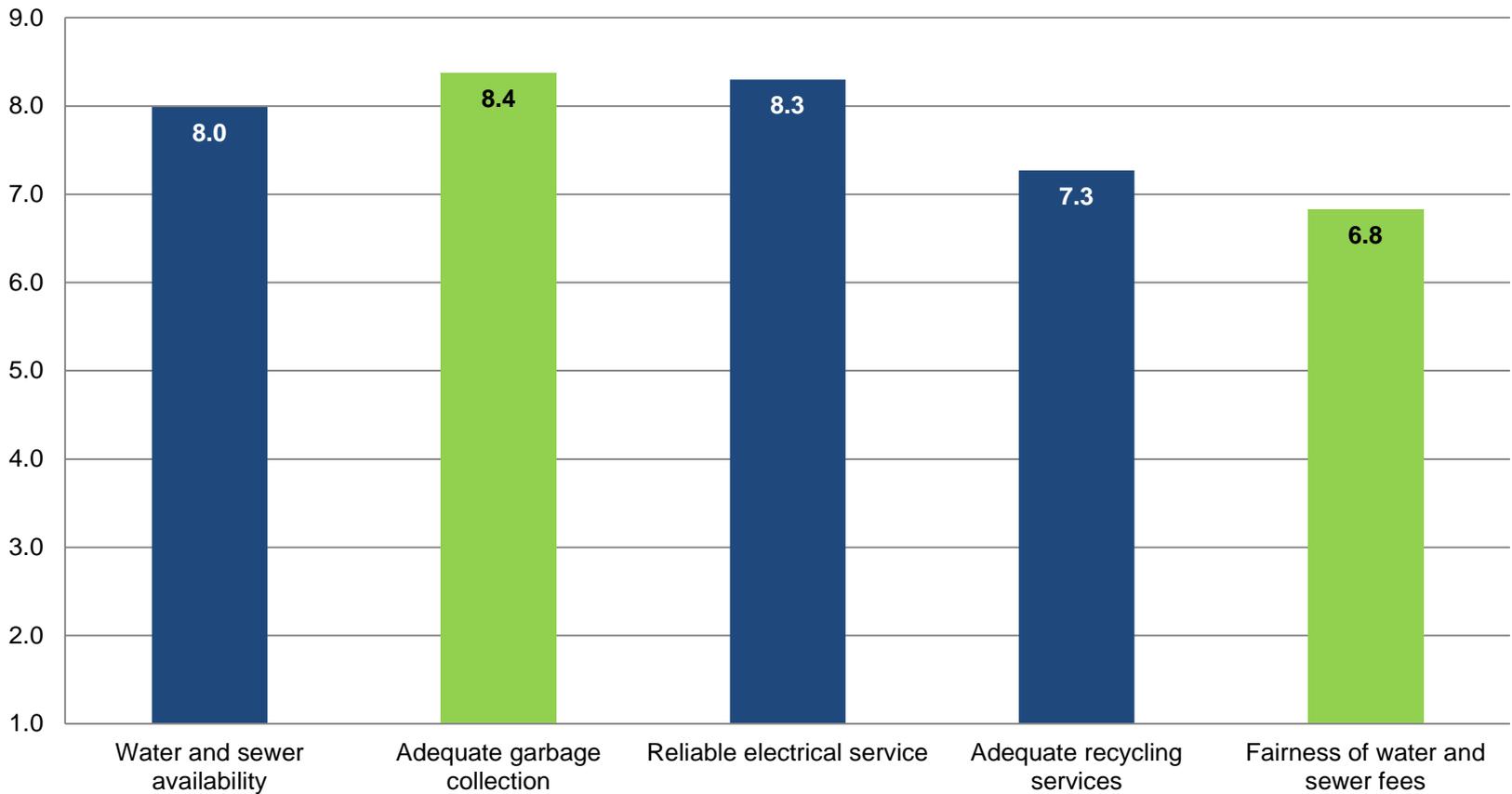
Drivers of Satisfaction and Behavior: Transportation Infrastructure



Green = Highest correlated to satisfaction



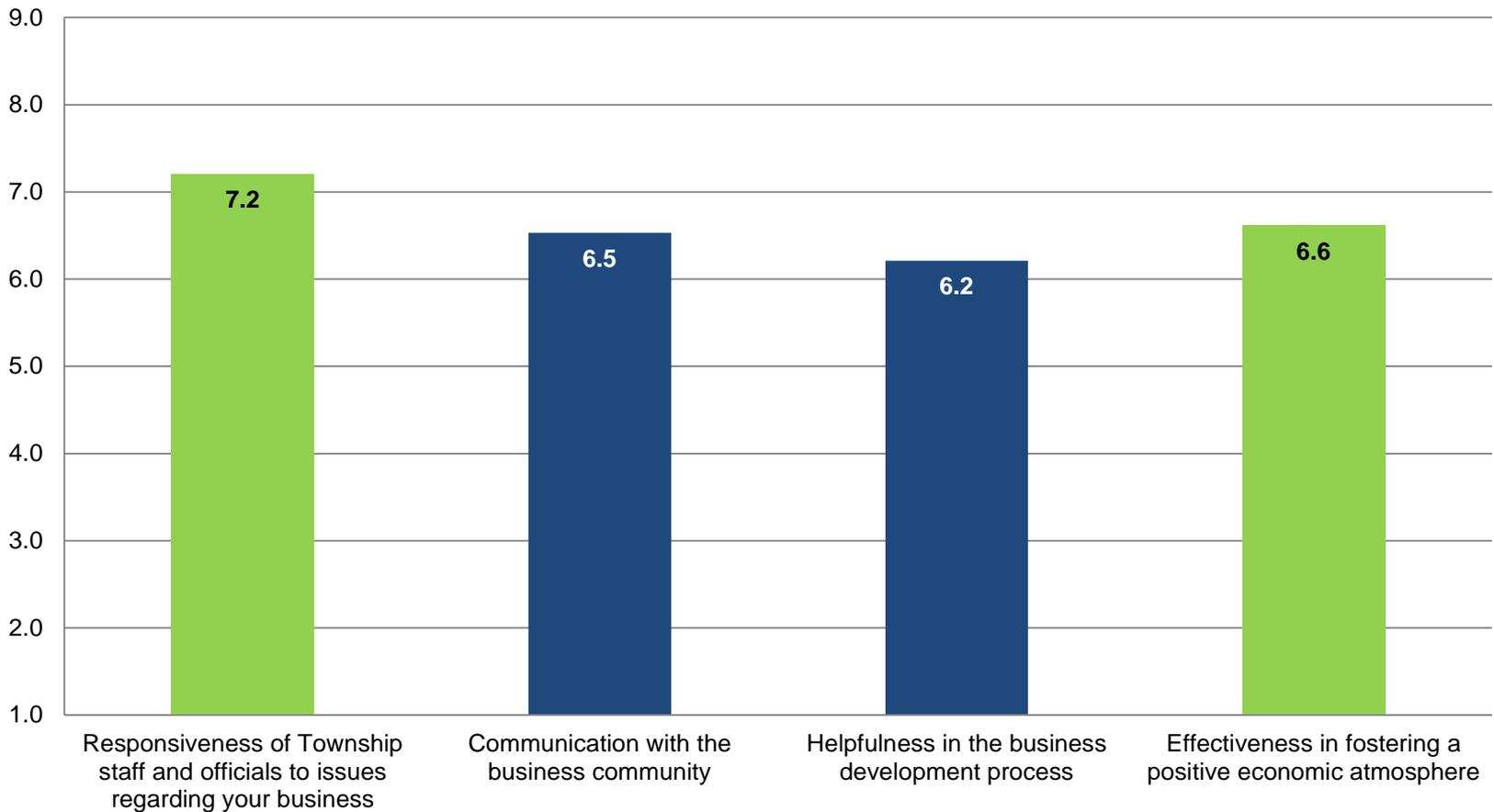
Drivers of Satisfaction and Behavior: Utility Services



Green = Highest correlated to satisfaction



Drivers of Satisfaction and Behavior: Government Management

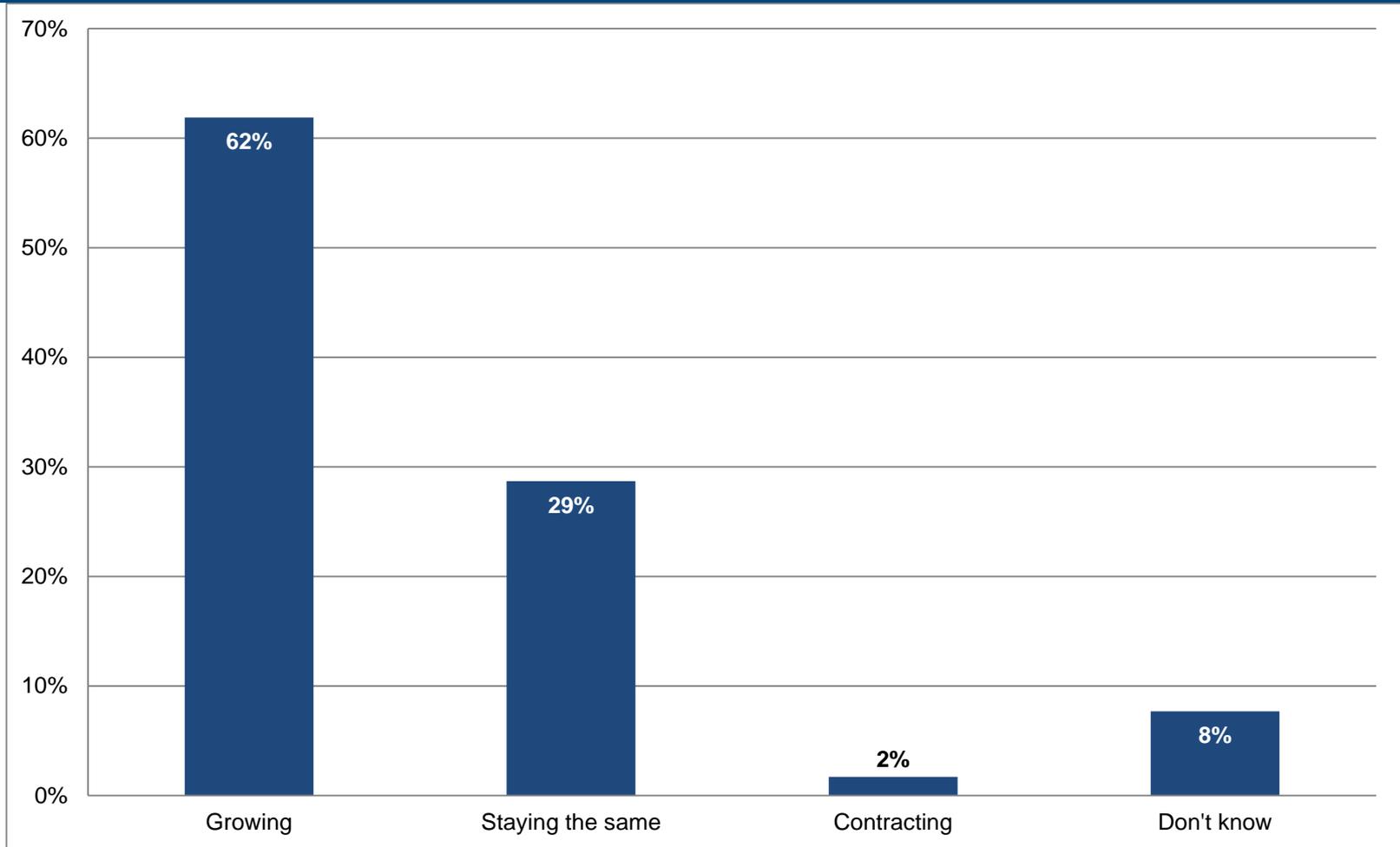


Green = Highest correlated to satisfaction

Revenues & Employment Levels

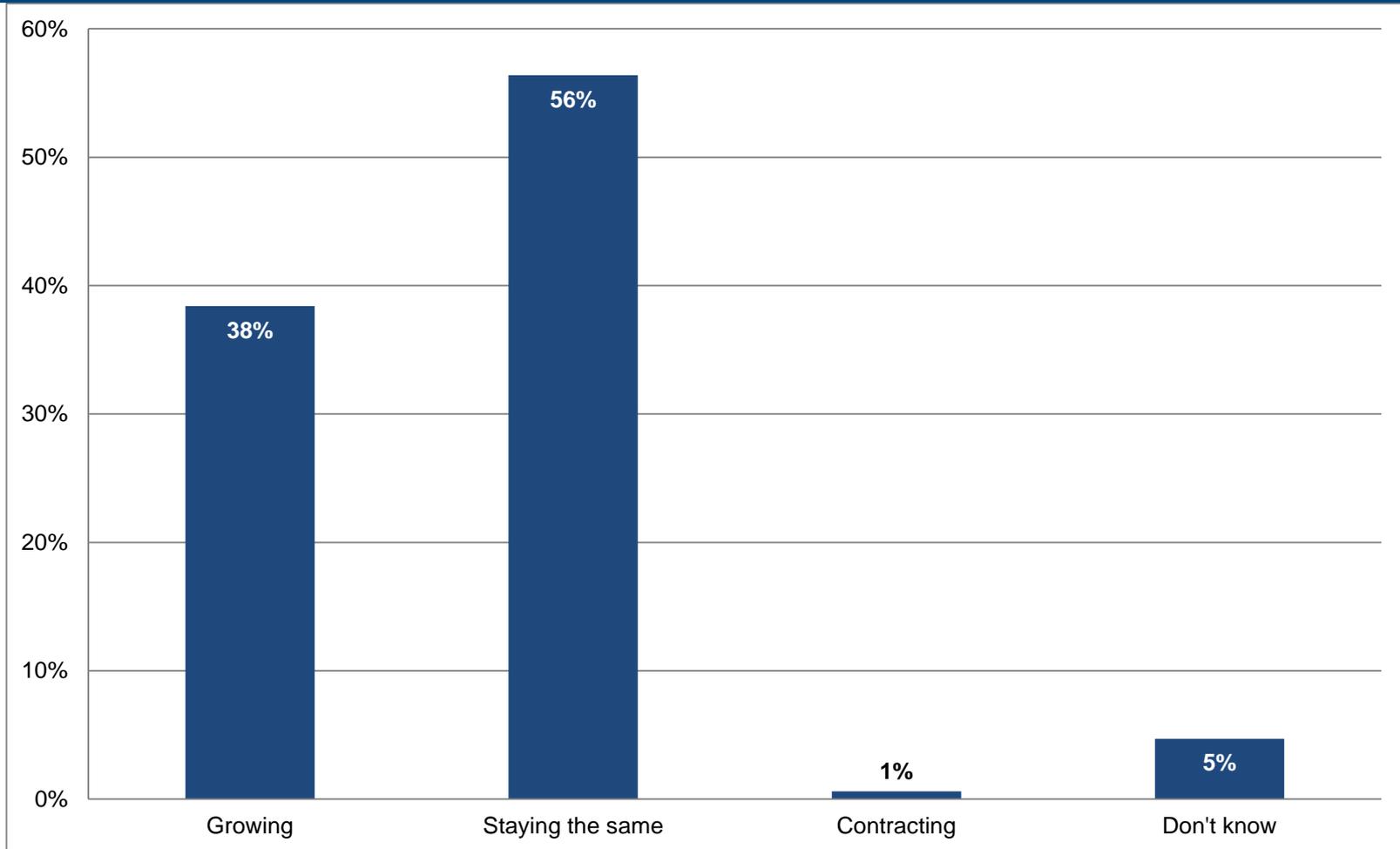


In 2016, what are you anticipating for your company's revenues?





In 2016, what are you anticipating for your company's employment levels?



Open Ended Comments – Word Clouds



Word Cloud:

Which is one thing the Township could do to positively impact your business?

Top Themes:

1. Local
(directory of businesses, promote local businesses)
2. Allow
(bigger signage)
3. Street
(traffic flow, expand attention outside of just 28th street)



Note: See full list of comments for context



Word Cloud:

Which businesses or industries are complementary to your business that you would like to see located locally?

Top Themes:

1. Office
(more office space and office parks)
2. Manufacturing
3. Restaurants
(more upscale, brew pubs)



Note: See full list of comments for context

Implementing Results



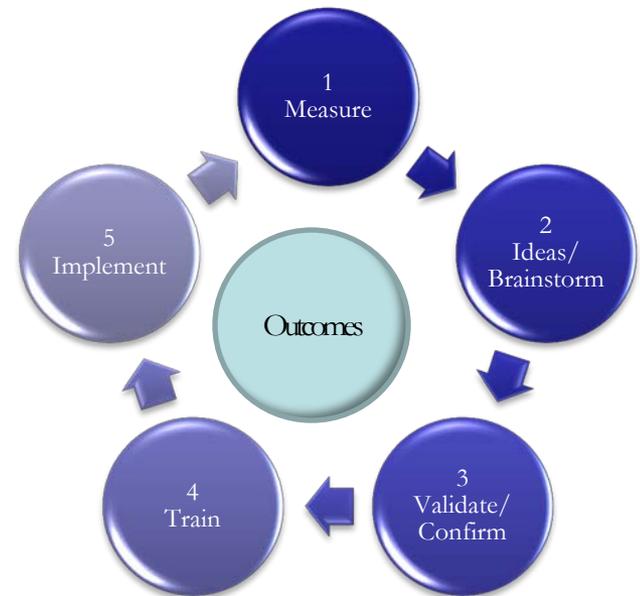
Perception v Reality: Minimize Distortion or Fix Real Performance Issues



Strategy is About Action: Improve Performance to Improve Outcomes

The diagram at the right provides a framework for following up on this survey.

- The first step (measurement) is complete. This measurement helps prioritize resources and create a baseline against which progress can be measured.
- The second step is to use internal teams to further analyze the results and form ideas about why respondents answered as they did and potential actions in response.
- The third step is to validate ideas and potential actions through conversations with business leaders and line staff – do the ideas and actions make sense. Focus groups, short special-topic surveys and benchmarking are helpful.
- The fourth step is to provide staff with the skills and tools to effectively implement the actions.
- The fifth step is to execute the actions.
- The final step is to re-measure to ensure progress was made and track changes in resident needs.



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

Wednesday, November 4, 2015

7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order at 7:00 p.m.
Present: Supervisor Beahan, Treasurer Peirce, Clerk Goodyke, Trustee Lewis, Koessel, Goldberg and McDonald.
Absent: None
Also Present: Manager Swayze and those listed on Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** Motion was made by Trustee Lewis and supported by Trustee Koessel to approve the agenda as presented. Motion carried unanimously.
- Article 4.** **Presentations/Public Comments (limit comments to 3 minutes)**
Katherine Henry, 806 Wildlife Trail was present to introduce herself as a candidate for the 86th District House of Representatives seat that is being currently held by Lisa Lyons.
- Article 5.** **Approval of Consent Agenda**
- a. Receive and File Various Meeting Minutes
 1. Township Board Workshop Minutes for 10/14/15.
 2. Regular Board Meeting Minutes for 10/21/15.
 2. Planning Commission Minutes for 10/05/15.
 3. Zoning Board of Appeals Minutes for 09/08/15.
 - b. Receive and File Reports
 1. Fire Dept. Month End Report for August, 2015.
- Motion was made by Clerk Goodyke and supported by Trustee Goldberg to approve the consent agenda as presented. Motion carried unanimously.
- Article 6.** **Financial Actions**
- a. **Consider Approval of September, 2015 General/Special Funds.**
Motion was made by Trustee Goldberg and supported by Trustee Lewis to approve the September, 2015 General/Special Funds. Motion carried unanimously.
 - b. **Consider Approval of September, 2015 Payables, Payroll and Transfers.**
Motion was made by Trustee Koessel and supported by Clerk Goodyke to approve the September, 2015 Payables, Payroll and Transfers. Motion carried unanimously.
 - c. **Consider Pay Draw #4 for the Museum Gardens Project.**
Motion was made by Trustee Goldberg and supported by Clerk Goodyke to approve Pay Draw #4 for the Museum Gardens Project in the amount of \$91,835.19. Motion carried unanimously.
 - d. **Consider Change Order #3 and Pay Draw #3 for the Village Improvements.**
Motion was made by Trustee Lewis and supported by Trustee McDonald to approve the Change Order #3 and Pay Draw #3 for the Village Improvements in the amount of \$378,229.54. Motion carried unanimously.
- Article 7.** **Unfinished Business**
- Article 8.** **New Business**
- Article 9.** **Public Comments on any other matters. (Limit comments to 3 minutes)**
- Article 10.** **Manager Comments**
Manager Swayze offered the following comments:
- The village area project is winding down at this point. Everything has been repaved and striped. Right now they are working on the mast arms for the new traffic lights.

- We had a Finance Committee meeting yesterday. They had some really good suggestions on how to re-structure the budget to make sure that when our residents are reading it...you can separate our one time capital improvement costs from our on-going operational costs. I would like to re-schedule our Budget Board Meeting to the first Wednesday of December. This still gives us two weeks if there are any changes the Board want to make before the final adoption of the budget.

Article 11. Board Member Comments

Trustee Koessel offered the following comments:

- The Finance committee meeting yesterday was probably the best finance/budget presentations we have ever had. Staff was really well prepared.
- Glad to see the Township project is almost coming to an end.

Trustee Lewis offered the following comments:

- Questioned the Fire Department Report ... i.e., mutual aid calls. Manager Swayze clarified the number.

Treasurer Peirce offered the following comments:

- The Budget presentation was excellent.

Trustee McDonald offered the following comments:

- Update on the Mary Free Bed YMCA...they asked Tom to be on the Board. It will be opening December 7th. An Open House will be on December 5th.

Supervisor Beahan offered the following comments:

- Halloween was pretty "lousy" weather last weekend. But the Fire Dept. did their usual Halloween event and they made up 800 bags of candy and gave out 775 bags.

Article 12. Adjournment

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

Meeting adjourned at 7:21 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Ron Goodyke, Clerk

Robert S. Beahan, Supervisor

MINUTES

Cascade Charter Township Planning Commission
Monday, October 19, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Waalkes, Williams
Members Absent: All Members were present.
Others Present: Community Development Director, Steve Peterson, and others listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion by Member Mead to approve the Agenda. Support by Member Robinson. Motion carried 9-0.

ARTICLE 4. Approve the Minutes of the October 05, 2015 meeting.

Motion by Member Lewis to approve the minutes of the October 05, 2015 meeting as written. Support by Member Mead. Motion carried 9-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak on non-agenda items.

ARTICLE 6. Case #15-3263 Lacks Enterprises

Public Hearing

Property Address: 5460 Cascade Road SE

Requested Action: The Applicant is requesting to amend the Golfview P.U.D. to allow an addition to the Lacks Corporate HQ Building.

Director Peterson presented the case. This is the Lacks HQ on Cascade and Galbraith. Cascade Road is to the North and the Golfview P.U.D. surrounds it to the west and to the south. Golfview was developed in the late 90's and this building was part of the development. When the P.U.D. was written this was identified as the Lacks Corporate Headquarters limited to 20,000 sq. ft. The building is currently at 20,000 sq. ft. The Amendment request would allow for the expansion of the current building. The one major change in the plan since the introductory plan is that they have eliminated the access out to Arboretum. If you remember they had secondary access to the site out to Arboretum. This is a

minor change and could be changed at a later date with an Administrative Review. The addition is about 10,000 sq. ft. They have really tried to adhere to the Cascade Road Corridor study and the peaks on the roofs are to emulate the residential feel. They had a nicely landscaped front along Cascade Road but they are increasing the landscaping. All of these concepts come from the Corridor Study. I think they have done a really nice job and all of these things are things that we required when building in this P.U.D. One of the restrictions in the Golfview development limited the amount of total space that could be developed in the entire project-not just this building. We really consider Golfview to be built out or completed with its office space. One of the original plans for Golfview did include an additional 10,000 sq. ft. office building to the north and west of this site. That was eliminated when the original developer was not able to tear down the billboard on Cascade Road. A lot of the limitations on office space had to do with traffic counts and we wanted to be comfortable that we were not going to have a traffic problem. I don't believe there has been a problem. We now have center turn lanes on Cascade Road. The area is planned as Mixed Use and this complies with that. The addition will not generate more employees but rather provide updated office space. Traffic would be impacted minimally at best. The Standards for the P.U.D. amendments are in the staff report and I did not find anything that would be of concern as it is the same use. We do need to be aware that if we amend it here, others within Golfview may want to amend the P.U.D. as well. Lacks has done a very nice job adhering to the Cascade Corridor Plans and the objectives that we are trying to achieve. I recommend approval with one condition: that they sign the Storm Water Maintenance Agreement.

Member Mead stated for clarification, the site next to this one is where the additional building was planned. Director Peterson stated that this was correct. Member Mead stated that if anyone else wanted to add something in the P.U.D., they would have to request a P.U.D. change as well. Director Peterson stated that this was correct. This amendment would pertain only to the Lacks HQ building.

Member Sperla asked if the Applicant had attempted to get the access to Arboretum and was unable to. Director Peterson stated that it is his understanding that it was more a timing issue than an objection. Member Sperla asked if the access should be a condition of the approval. Director Peterson stated that it could be added but that he was confident it could be accomplished by Administrative Approval as well.

Member Rissi stated that he noticed that Chief Sigg's comments state that access will be needed from Galbraith Drive to Arboretum Drive thru the parking lot. I am thinking that this may be a condition. Director Peterson stated that the comment in context means that the he needs to know that the access road can

accommodate his trucks, not that Lacks is required to obtain access to Arboretum.

Member Lewis stated that he thought that Grand Rapids water weighed in on the comments in the Fire Chief's report. Director Peterson stated that was for hydrant placement only. Member Lewis asked if the City of Grand Rapids made hydrant decisions throughout Cascade. Director Peterson stated that this was correct.

Member Sperla stated that we should add the condition that they meet the requirements of Chief Sigg as stated in his report. Director Peterson stated that these are normal construction requirements but they may be added as conditions.

Member Lewis stated that the whole P.U.D. consisted of this property and other parcels that have already been built. The whole area is considered the Golfview P.U.D. We are taking part of the Golfview P.U.D. and amending just this portion and not the whole P.U.D. If they want to make a change in their parcel they will have to come before the Planning Commission. Director Peterson stated that this was correct. Any changes approved here would not affect any other parcel in the P.U.D. Anyone else requesting a change would have to come before the Planning Commission for a change as well. We consider the project built out so anyone wanting changes would have to go through this process.

Member Lewis asked if Lack's owned the remaining site where the 10,000 sq. ft. building was originally proposed. Director Peterson stated that Lacks did not own that property. If anyone wanted to build that site, it would require a similar process.

Chairman Pennington asked the Applicant to come forward with any comments.

Scott Vyn, representing Integrated Architecture, stated that we also have a representative from Lacks and the civil engineer present this evening. The square footage of the upper level is 9,700 sq. ft. and is all office space. A connector space is the main entry and it has a two story volume that goes down into a Café. Along with the Café on the first floor there is a small fitness area, the rest of the first floor, or basement is unfinished and will be used for storage. To restate, the only office space is on the first floor. Member Mead asked the size of the footprint. Mr. Vyn responded that it is 12,530 sq. ft. because the connector has some two story space so the basement has a larger footprint then the gross square footage of the first floor.

Pat Knight, Lacks Enterprises, stated that the question regarding the purchase of the land in order to put an easement for the drive was dropped from the hearing because we could not secure the agreements in time to make this meeting. Chairman Pennington asked if it was close enough to get worked out before it goes to the Township Board. Mr. Knight replied that the initial cost is more than they wanted to pay for the easement, and this could not be solved before this meeting. Chairman Pennington stated that he has a concern that the Fire Chief's comments need to be clarified.

Chairman Pennington stated that the second concern is the sizing of the storm water system for the impervious area, making sure that it can handle the run off. He stated that he is okay with not having the land purchase agreement, as long as the two main concerns are met. The main reason for the cross connection is the ease for your employees to get out to Cascade Road.

Zach Voogt, representing Moore & Bruggink, Inc. stated that on the infiltration basin we did have materials testing go out and do double ring infiltrometer testing, which tells us what the infiltration rate is and then sized the pond for back to back 100 year storm volumes. The size and layout of the pond actually meets three times the 100 year storm volume. There are several factors of safety on the pond and it does include the drive going out the Arboretum.

Member Sperla would like the Fire Chief's suggestions to be actively pursued, as it is stated at the meeting. Member Mead stated that if the Fire Chief has it as a "condition" then obviously they can seek alternate design for it to meet his criteria. There has to be a reason why the Fire Chief was very specific as to what he was looking for. Member Rissi agreed. If the Fire Chief says he wants it, then I think they should do it, it is up to the Chief. Member Williams responds that if it is not a requirement of the Township and it would just be nice to have that second driveway, it should be the Applicant's choice, it should not be a condition. Member Sperla stated that Director Peterson did state that it would be better to have access. The main concerns of the original P.U.D. was the square footage and access to the site. Director Peterson stated that it is a bit different than some of the others that do not have another way out. Galbraith and Arboretum are connected and you can actually get there without what we are calling a secondary access road. Even with the additional drive you are still getting out to the same spots that you can get out to today. Chairman Pennington stated that ultimately we are just looking to get it back in front of the Chief with this proposed new layout, and if he looks at it and sees that it is still a safe enough development and gives his blessing, that is ultimately what every one's concern is. All members agree that it should not be a "condition" requiring a driveway that is not on Lacks property, unless otherwise stated by the Fire Chief. Director Peterson stated that if the members were to approve the project tonight, it would come back with the

text amendment at our next meeting. It would then go before the Township Board in December. It can be simply stated that pursue the connection and clarify the Fire Chiefs comments. Member Rissi stated he would like clarification if the Fire Chief saw the old or new version of the drive thru.

Member Waalkes made a motion to open the Public Hearing. Support by Member Robinson. Motion carried 9-0.

Bruce Bolen, 5421 Cascade Road, stated that Lacks keeps the buildings well maintained. As far as the fire trucks are concerned he wondered if it was possible to join the back new parking lot with the lower parking lot. Chairman Pennington stated that this is the property that needs to be purchased. Mr. Bolen wondered what the view would be looking down the road and is shown the drawings.

Member Lewis made a motion to close the Public Hearing. Support by Member Robinson. Motion carried 9-0.

Member Waalkes made a motion to amend the Golfview PUD to allow an addition to the Lacks Corporate Headquarters building as discussed and as presented with the following conditions: Sign and record the Storm Water Maintenance Agreement and also comply with the Fire Chiefs comments. Director Peterson stated that a motion is made to approve the preliminary plan. The text amendment will come back before the Planning Commission and then you will forward a recommendation on that. Supported by Member Rissi. Motion carried 9-0.

ARTICLE 7. Any other business

ARTICLE 8. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Williams. Motion carried 9-0. Meeting adjourned at 7:42 PM.

Respectfully submitted,

Aaron Mead, Secretary
Ann Seykora
Julie Kutchins
Planning Administrative Assistant

ZONING MINUTES
Cascade Charter Township
Zoning Board of Appeals
Tuesday, October 13, 2015
7:00 P.M.
Cascade Library Wisner Center
2870 Jackson Avenue SE

ARTICLE 1. Chairman Casey called the meeting to order at 7:00 P.M.
Members Present: Berra, Casey, McDonald, Milliken, Neal
Members Absent: Waalkes (Excused)
Others Present: Community Development Director Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Casey led the Pledge of Allegiance to the flag.

ARTICLE 3. Approve the current Agenda.

Motion made to approve the Agenda as printed by Member McDonald. Support by Member Berra. Motion carried 5-0.

ARTICLE 4. Approve the Minutes of the September 08, 2015 Meeting.

Motion made by Member McDonald to approve the Minutes of the September 08, 2015 Meeting as written. Support by Member Berra. Motion carried 5-0.

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

No visitors present wished to speak to non-agenda items.

ARTICLE 6. Case #15:3269 Cascade Hospital for Animals
Public Hearing

Property Address: 6730 Cascade Road SE

Requested Action: The Applicant is requesting a variance to allow an addition to the back of the building that is within 7 feet of the rear property line.

Community Development Director Peterson introduced the case. The site plan shows the additions that the Applicant is proposing. The reason for the variance is that in the rear yard there is a 30' rear yard set-back requirement. They would like their addition as close as 7' to the rear yard. The two other additions are adjacent to the side property line where 7' is the allowed setback for the B1 Zoning District. The rear addition is the only one that requires the variance. When we made amendments to the Zoning District we reduced the side yard setback to 7' which is what they are complying with. The rear set-back requirement of 30' has been in place for many years. The project itself was subject to variances years ago which is why they have a 25' setback today. Part of the reason for the addition is to control some of the noise from the dogs they have outside. Our Community Standards' Officer, the residents and Dr. Siegle have been working together to find some solutions to the barking dogs. It hasn't been something that has been a violation of any of our Township Ordinances but our Community Standards Officer has been involved to try to mediate or find solutions to control the noise. My

sense is that with this project we have exceptional circumstances that sets this project apart from others. We have Greenlefe condo's to the west and there is a large open area that is not developable which creates a large buffer of approximately 450' to the closest home. There is also a large buffer of about 150' to the closest the homes in the Villas as well. In the Village area we have the smallest lots and set-back requirements and I would consider this a substantial buffer between any of the residential uses. This sets it apart from other projects. They do not need a variance for the additions to the side but it will require review by the Planning Commission for Site Plan Approval for the additions. The Applicant needs Zoning Board Approval for the rear set-back before they can submit for Site Plan Approval by the Planning Commission. The standards show that it is applicable for a variance in the rear yard given the large buffer and I am recommending approval of the variance. There is a letter in favor of the variance in the packet. We received a letter from the Cascade Villas but it seemed the issues were more business process/operation issues and not pertaining to our variance standards. I am recommending approval of the variance to allow the addition in the back.

Member McDonald asked if the complaints were from both Greenlefe and the Villas. Director Peterson stated the complaints have come from the Villas. Member McDonald stated that the buffer was 150' to the Villas. Director Peterson concurred.

Member McDonald asked when the Cascade Hospital for Animals was built in relation to when the Villas were built. Director Peterson stated that the Cascade Hospital for Animals was built in 1982 and the Villas were built in the late 1960's or early 1970's. Director Peterson stated that the Villas were originally apartments and are now condos. Member McDonald asked if we had received complaints since the clinic was built. Director Peterson stated that the complaints began this summer and it seems we had a few complaints back as far as two years ago. Member McDonald stated that from a records standpoint we have had few complaints over the last 30 years and over the last two we have had a few complaints. This is to help address those complaints. Director Peterson stated that it was his understanding from Dr. Siegle that this was an attempt to work with the neighbors to figure out a solution to help with the noise.

Chairman Casey asked the Applicant to come forward with comments.

Rick Siegle, Hospital Director, Cascade Hospital for Animals, came forward as the Applicant.

The Applicant stated that Cascade Hospital for Animals has been in Cascade for 60 years. Our present footprint that we have has been expanded from our original build in 1982. Our present exercise area is outside and this addition has been there since 1996. The reason for the variance is primarily because I want to be a good neighbor. The neighbors have showed their frustration with barking dogs. We have done nothing different since 1996 but their frustration coincided with the Cascade Villa Apartments becoming Cascade Villa Condo's. I respect their rights and views and I am certainly not trying to discredit anything they express but I don't see this problem going away unless I try to address it. I am proposing to enclose the exercise area and I have hired an architectural firm to look at soundproofing. The final materials has yet to be determined but sound control is the primary reason that I am asking for the variance. On the west side of the building where I am requesting the variance is where I have the boarding facility. Logistically it makes the most sense to locate the exercise area closest

to the facility. I received a letter from Greenlefe Condo Association today and they requested I pass this on to the Zoning Board. The letter states: "The Board of Directors of Greenlefe Condo Association has approved the support of your request for a Zoning Variance to enclose your outside exercise areas." Also, I want to stress that we are not expanding our boarding facilities we are simply trying to mitigate the noise level. I am removing all of the cement and replacing it with Canine Grass which is AstroTurf which will help with the sound. We will be insulating and using acoustical tiles on the inside. I would like to comment that the Villas of Cascade sent a letter with itemized concerns that I would like to address: the tarp outside the exercise area that they were concerned was feces is actually black landscaping dirt that was extra. I can assure you that any dog waste will be handled appropriately. I am making a huge financial investment in trying to be a good neighbor and I would appreciate approval of the variance.

Member Berra asked the capacity of the boarding facility. The Applicant stated that the capacity is 80 dogs during the prime boarding time at Christmas but they are not all out at the same time.

Member McDonald stated that you had the addition in 1996 and had not had any issues until the apartments became condos, do you recall any complaints about sound. The Applicant stated that not until a couple of years ago. Member McDonald stated that you had no complaints for 16-17 years. The Applicant stated that this was correct.

Member Milliken asked what prompted the Applicant to make these changes. The Applicant stated that several neighbors have been consistent in voicing their frustration and unless I change my business model completely I do not see these complaints going away. I want to be a good neighbor and I need my neighbors to hear positive comments from me. I truly believe this will help mitigate the noise; it will not be completely silent but it will be drastically reduced.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 5-0.

Chairman Casey asked anyone with comments to come forward.

Donald Layher, 6710 Cascade Road, came forward with comments. Mr. Layher stated that he lives directly adjacent to the Cascade Hospital for Animals. Mr. Layher stated that he believes there have been some miss-statements made this evening. I do not live next to Cascade Hospital for Animals. I live next door to Cascade Barking Academy. Every single day of the week starting at 6 am, excessive barking, howling, yelping, screaming, and crying animals. This is the business this man decided to be in. There is also an Ordinance in the city of Cascade that I am well aware of and the fine situation associated with it. I have complained to the Township. I have complained to the Police and I have complained to the Kent County Health Department. Nothing ever changes. A week ago last Sunday, I was awakened at 6:25 AM by barking, howling, screaming, yelping animals. This goes on 7 days a week and nobody does anything about it. And we are stuck with it. I noticed in Mr. Peterson's preliminary report and the doctor's statement in regards to the Condo Association behind him, those buildings are hundreds and hundreds of feet away and they cannot hear these dogs barking. If they can it is very faint. My bedroom window is 150' feet away. We hear these dogs barking every day. It is obnoxious. I don't believe it does anything for the property values of the Villas

of Cascade or for anyone in the area. I know this meeting is about a setback variance in the rear of his lot. That is not really what this is all about. I do not understand why three buildings would be necessary to exercise dogs...bringing them even closer to where we live. We have four buildings, 12 units in each building. That is about 75-80 people. Retired people, school age children, and just plain working folks live here. This is a constant thorn in our side. Nobody is willing to do anything about it and now he wants to expand it. I think this is a real bad idea. I wonder if Mr. Peterson reached out to anyone in the Cascade Villas asking them their opinion of this project. Or any single resident that lives here. Once these buildings are built they will be here in perpetuity. No matter how long the doctor owns the building, he will eventually sell to someone else and this will continue. Nobody has denied there is a problem and now there is an expansion plan. Common sense does not dictate this. So I would urge you, that before you make up your mind in a finality type of a situation, that you consider everyone else involved, not just him running his business. There are people involved and our quality of life is involved here. The doctor says he wants to be a good neighbor, but he has not been a good neighbor. He says he wants to put up these sound barriers, but to me it is just a way for him to expand. To bring this even closer to our homes.

Member McDonald asked Mr. Layher how long have he lived in the Villas. Mr. Layher replied a year and a half. Member McDonald asked who he bought his property from. Mr. Layher does not own the property, he rents. He considered buying but now he is not so sure. He has lived in Cascade for 17 years and knew that Cascade Animal Hospital was there. Mr. Layher did not know that it was a boarding facility. He thought it was only an animal hospital where sick and injured animals go to get treated. And that is what this facility functions as, as far as I can tell. Member McDonald asked if he liked the idea of sound control as this is a huge expense for a business owner. The reason for this is to take care of the exact problem that you are talking about. Mr. Layher states that you can hear the animals barking even when they are not outside. Mr. Layher stated that by moving them closer to the Villas he doesn't care what type of sound barrier or enclosure that you use, it is not going to get any better, it is only going to get worse, and now there will be three. This facility, although beneficial to the neighborhood, as far as the medical capabilities and treating animals, is ill suited to be directly adjacent to a residential neighborhood. Member McDonald is curious that the facility has been there since 1982 and for 33 years without any complaints. Mr. Layher states that he has looked at other facilities around the area and that none of them is in a residential area. He just wants what everyone else has, peace and quiet. Member McDonald said he lives a quarter mile from a kennel boarding facility and he can hear it. Mr. Layher doesn't blame the doctor for wanting to maximize the use of his property, but not at our expense. The dog barking ordinance is violated every day. The police have been called and he was told that it is the lowest priority call that they have. I did get someone to come out once or twice and he was told that the Community Standards Officer would come out, but he has never heard from her. The Township Supervisor will not enforce the ordinance. If this was happening next to where you guys live you would be up in arms, you couldn't even sell your homes. I consider this an expansion, you are looking at it as a setback arguing about a couple of feet, who cares about that. What about the quality of life of everyone that lives directly next door. I wish the manager of the facility could be here, but there was a death in his family, I am sure he could tell you much more details than I can. You will make your recommendation, but be aware that whatever you decide affects the quality of life of a lot more people than are here tonight. And once this is built, it will not go away, it is there to stay.

Chairman Casey states that he understands that it is to enclose the noise, it has to help. Mr. Layher says that what guarantee do I have that it will do that and when I get woken up at 6 in the morning, who do I call? Chairman Casey states that the Cascade residents were concerned about the airport noise too, they can't call anybody on that because it is considered a condition. Mr. Layher states that there is an ordinance for the dog barking noise, drawn up in 2003. Director Peterson states that it is not quite as simple as that. Obviously the animal hospital operation is a permitted use, so it is not treated like a dog barking in a neighborhood. The Ordinance is completely different than a dog barking, and has been a permitted use since the 1980's. The operation is not violating any Ordinance.

Cecily Near, I live on the top floor of the unit adjacent to the animal hospital. I can look down into the yard and I can see how many employees are working and how many dogs are out there at any given time. I have 2 children and I have a home office and I find the animals very disruptive. There are time in the summer when I have a business call to make, that I have to close the windows in order to be able to hear. We also were told, as we were working with Cascade Township and Stephanie Fast, that there would be some accommodations for us, one of them would be that the animals would not be let out before 7am. Occasionally, once a week once or every two weeks, that is violated. Especially on a Saturday or a Sunday it is a huge nuisance. I don't think it is a huge policy change for them to make sure the animals are not outside until 7am. The two large buildings that are being added, I would view those as being a business expansion. That is for the boarding purpose not for the hospital and I think those will be very disruptive. The small building that he is asking the variance for, the 2 large buildings are not included in the variance and apparently he can build those without your approval, those are the ones that we have a concern with. The one that he is actually asking the zoning variance for, possibly will be helpful. When that door is open we can hear all 60-80 animals barking, and it is very loud, so covering that door as he is proposing will be helpful. It will mitigate the noise especially with the sound batting. The one with the variance will be helpful, it's the other two seems like it will be like a tin can. There is nothing in the paperwork that states that they will have sound batting which I think is necessary. The proposed building that they are adding will have half walls and doors and those will be facing my house as opposed to facing away in the opposite direction. I don't know if that is something that can be addressed with the Planning Commission.

Member McDonald asked where the doors would be located in relation to her home. Ms. Near showed on the drawing where the doors would be facing her master bedroom and kids bedrooms. Dr. Siegle stated that the doors are used for circulation and would not be open in the morning but rather in the evening. The door is actually facing at a 90 degree angle and will not be facing the Villas. The opening are for when we are cleaning the facility, I have to be able to get the area to dry for sanitary reasons. By code they cannot all be connected without having to redo the sprinkler system. This would be cost prohibitive. I am doing my best to mitigate the sound as much as possible.

Member McDonald asked if it was possible to put up sound fences. The Applicant stated for it to be practical I would have to go too high. Most of the cement will be removed and replaced with Canine Grass which will mitigate and absorb some of the sound. We will use products to help absorb the sound or keep the sound from leaving the building. The number of doors is not set in stone. The floor pattern is set in stone

but how we are going to build it will depend on the materials and design to reduce the noise. The Applicant stated that the two primary doors that would be used will be the ones that are facing away from the Villas.

Ms. Near stated that she would like to determine if this is a business expansion or noise mitigation. I would like to say that since the neighborhood is complaining why wasn't this brought to our attention or our management's attention? This information would have saved everyone a lot of time had this been brought to us in advance. We did not hear about any of these plans until we received a notice from Cascade Township and it just looks like an expansion. I think this is a Community Development issue that the Township needs to address. Had the Applicant brought these plans to us a lot of this information could have been disseminated more quickly and expediently and involved a lot less of your time.

The Applicant stated that in hindsight, this is true and he will take responsibility for not disseminating the information to the residents. This is not an expansion and we are not expanding the number of animals that we are boarding. Currently, we are exercising the dogs outside and this will allow us to do that indoors for more of the time. This will help reduce the noise. My staff has been advised to not let the animals out before 7:00 AM but I understand that this rule has been violated on occasion and I apologize and take responsibility for this as I am the owner.

Chairman Casey asked if any decibel studies had been done asking if there were any numbers available for before and after the improvements were made. The Applicant stated that no study had been done.

Rob Beahan, 3148 Thornapple River Drive, stated that he has been a resident of Cascade for many years and has been a client of Dr. Siegle and his father since the late 1950's. He has taken care of my animals for many years and I have worked with them through various projects and their main concern has always been to be a good neighbor and to try to always work out solutions with their neighbors. I look at this expansion not as a business expansion but as a way to mitigate the sound. I think he has always done his best to help out and be a good neighbor not just with his immediate neighbors but with the whole community. I am in support of this project.

Tim Thorpe, 6710 Cascade Road SE stated that he is sure there is a lot of conjecture with the barking that can only be proven if it is witnessed. The only thing I would suggest is if the Board could table the project until we could see the design from the acoustical engineer and the architect. I think that would make people a lot more satisfied as to the decision made on the property.

Member McDonald stated for clarification, the Zoning Board is here to either grant or deny the variance. The building plans would still have to go before the Planning Commission with a Public Hearing for final approval. Director Peterson stated that the building plans would go before the Planning Commission but there would not be a Public Hearing, however it will require a Site Plan approval. Member McDonald stated that the final plans and details will be publically known at the Planning Commission meeting and they will make the final decision on the Site Plans. Director Peterson states that the Site Plans typically will not include construction drawings, but if Dr. Siegle wants to forward them to the neighbors and share them, not a bad idea, but it is not pertinent

to this meeting. Even for the Site Plan approval we wouldn't get construction drawings that contain acoustic detailing, but if he is committing to doing that, it certainly it would be a good idea to share those with the neighbors. With Site Plan approval there wouldn't be a standard that would have to be met for acoustics. He is committing to it, so I would suggest that he share that with his neighbors. Member McDonald wants it clear to Mr. Thorpe that we are here to deny or approve the variance. It still has to go to the Planning Commission for final site approval. Mr. Thorpe thinks it should be in reverse, that the plans should be seen before the zoning variance is granted. Chairman Casey states that he thinks that Mr. Thorpe should talk to Dr. Siegle about that as neighbors, as that is beyond our venue of operation. We are here for the specific issue that is before us and we are having the Public Hearing accordingly. You are asking for detail that is beyond the scope of this meeting. He is requesting a variance and we have to grant it on the basis of the minimal variance in this circumstance. Director Peterson explains that he is here for the setback for the rear yard variance expansion and you use your standards to consider that. I would not call the acoustical changes inside the building pertinent to your standards for this particular case. I realize we will agree to disagree on that, but when I look at the standards for granting or denying the variance, I don't see anything there that would tell me that we would look at the acoustical properties of the addition.

The Applicant stated that as soon as he has plans from the architect he would be happy to contact his neighbors with those plans. He wants everyone to understand that he needs the variance to proceed with having plans drawn up.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 5-0.

Member McDonald stated he agreed with Mr. Beahan. Dr. Siegle has been a community member for many decades and I believe him if he says sound control is one of the main drivers for this Variance. Based on the Findings of Facts from Staff and based on the fact that the operation is a permitted use as per Township Ordinances and my firm belief is that the purpose is sound mitigation, I would make a motion to approve the variance for Case 15:3269 Cascade Hospital for Animals based on Findings of Fact. Second by Member Berra. Motion passes 5-0.

**ARTICLE 7. Case #15:3272 Lobdell Enterprises LLC
Public Hearing**

Property Address: 5121 & 5161 28th Street

Requested Action: The Applicant is requesting approval to change the use where a non-conforming situation exists where the building has been unused for more than 180 days.

Director Peterson introduced the case. This is the former Sleep Doctor site on 28th Street. Red Roof Inn is to the north and the new Drury Hotel is to the east. This property is actually two properties. The parking lot and the building are on separate parcels. The lot and building is non-conforming for a lot of reasons: lot size, setbacks, buffer yards and the property line runs thru the parking lot. It doesn't mean the site is unusable it just means that whenever there is a change in use, it has to come before the Zoning Board of Appeals. It gives us a chance to evaluate whether the non-conforming issues are going to cause us more problems. The change in the use is going to be a pizza and Coney dog style restaurant. The building will actually be split into two smaller sit

down restaurants within the building. I would have been more concerned if this was a drive thru situation. There are a couple of concerns. They are proposing to square off the building which would be a small addition and they are not meeting the 50' setbacks in the rear yard at 48'-49'. It requires a variance for the addition. The service drive in the back connects to McDonalds and eventually to Northern Industrial Drive. There is also a small directional sign up front. We required Drury Hotel's to gain an easement to allow access to the light for better access management. In doing that we said that they had the ability to be on the directional sign and now would be a good time to have these property owners be agreeable to that as well. There isn't anything that they are doing that makes it any worse than in the past and this site was formerly used as a restaurant. My recommendation is that you approve their change in use to this non-conforming site with the following conditions:

- Site Approval by the Planning Commission
- Service Drive must remain open
- They share the directional sign on 28th Street with Drury Hotel.

Chairman Casey asked the Applicant to come forward with comments.

Mike Ricke, Anchor Properties came forward as the Applicant and the proposed developer of the property. Lobdell Properties is the owner of the property and we have a purchase contract contingent on the Variance and Planning Commission approval. Our intention is to split the building into two separate bays or restaurants. The Coney restaurant will be on the eastern side of the building. A pizza restaurant is considering the western site. If we cannot secure the second restaurant it would become retail space. Assuming we get all approvals, we will renovate the building with new facades on 28th Street and the side facing the access drive. We will repave and curb the parking lot. Our engineer is adding curbed islands to control the traffic. We will add landscaping to the islands as well. There will not be a drive thru. The addition would be 790 sq. in order to accommodate two tenants. The service drive has an existing easement and the drive will continue as is and will be maintained. The drive that is perpendicular to the sight has many easements to help facilitate access. We are in an agreement to go on the directional sign. The sign is currently overlapping the right-of-way. We hope to move the sign back out of the MDOT right of way. This is an existing non-conforming site and we would like to purchase it and make improvements to make it more attractive. I ask that you approve the variance request.

Member McDonald stated for clarification that Director Peterson did not feel that moving the directional sign was an issue. Director Peterson stated that moving the sign is not an issue and the Applicant has stated he agreed to the share the sign.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 5-0.

Chairman Casey asked anyone with comments to come forward. No one wished to speak at the Public Hearing and Director Peterson did not receive any comments from the community.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 5-0.

Member McDonald made a motion to grant and approve the variances for Case 15:3272 Lobdell Enterprises to allow the non-conforming situations to exist and to allow the small edition on the plans dated 7/29/2015 with the conditions by Staff. Second by Berra. Motion passes 5-0.

ARTICLE 8. Case #15:3274 Richard Osborn

Public Hearing

Property Address: 7349 Kilmer Drive SE

Requested Action: The Applicant is requesting a variance to construct an addition to the house that does not meet the minimum 10 foot side-yard setbacks.

Director Peterson introduced the case. Kilmer Drive is south off 48th Street. There is an existing house and garage. The highlighted is where they would like to build the new garage. Obviously 4' and 7' setbacks are not permitted. Our minimum is 10'. You have to have at least 15' on the other side to equal 25'. They have more than enough on the north side but on the south side they are lacking. They just want to remove the old garage and have it come out a little bit further than the current garage. When you tear down and rebuild, the expectation is that you meet today's requirements. They are simply asking to maintain the same setback line. My sense is that the similar cases we had granted, the sites were already non-conforming or the encroachments were very small. I would put this property in the same category. In my mind this is a rather small encroachment and no worse than what is there today. The house was built in the 1960's and there were the 10' setbacks then as well and there may have been an error at the time the home was built. The garage is standard size and fits in with the character of the neighborhood. I recommend approval of the variance.

Chairman Casey asked the Applicant to come forward with comments.

Richard Osborn, 7349 Kilmer came forward as the Applicant. The Applicant stated the reason for garage replacement is that the foundation is cracking and leaning into the house. The garage has been demolished because it was a hazard.

Member McDonald made a motion to open the Public Hearing. Second by Member Berra. Motion passes 5-0.

Chairman Casey asked anyone with comments to come forward.

No one wished to speak at the Public Hearing.

Member McDonald made a motion to close the Public Hearing. Second by Member Berra. Motion passes 5-0.

Member McDonald made a motion to approve the variance for Case 15:3274 per Staff's Report. Second by Member Berra. Motion passes 5-0.

ARTICLE 9. Any other business.

ARTICLE 10. Adjournment

**Motion by Member McDonald to adjourn the meeting. Support by Member Berra.
Motion Passed 5-0. Meeting adjourned at 8:39 PM.**

Respectfully submitted,

Ann Seykora/Julie Kutchins
Planning Administrative Assistant



KENT COUNTY SHERIFF OFFICE EAST PRECINCT

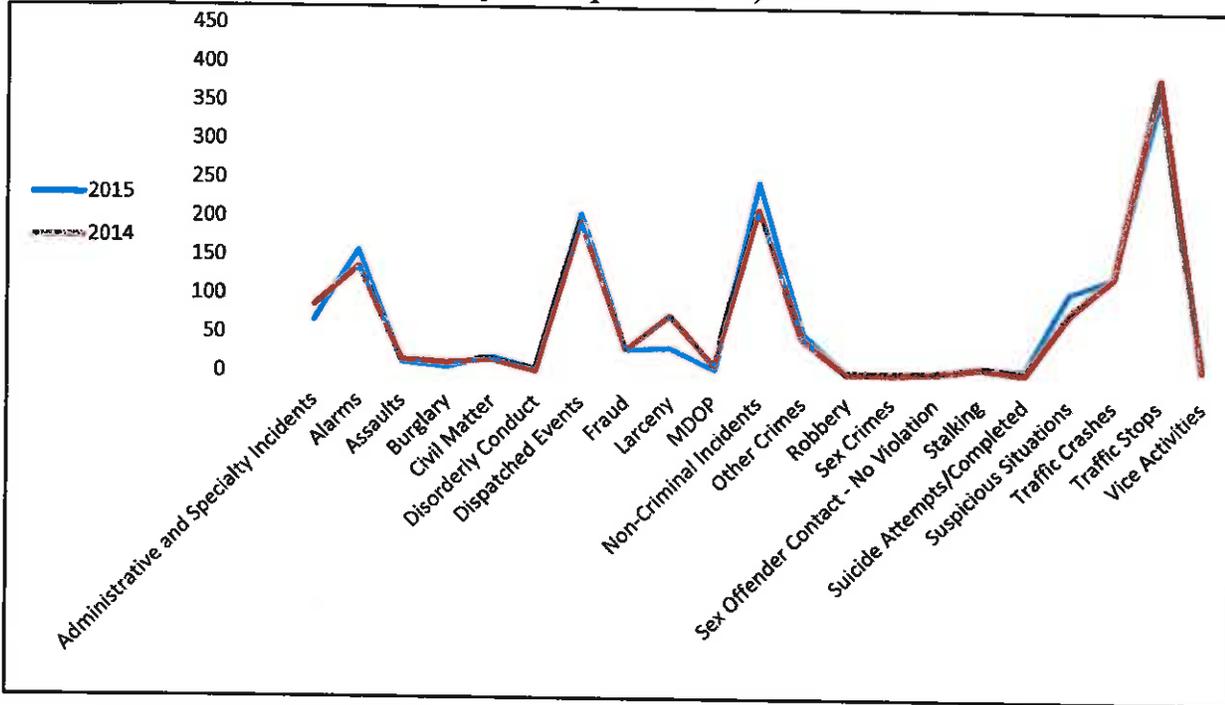
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2015 Quarterly Report

3rd Quarter Report

July 1 - September 30, 2015

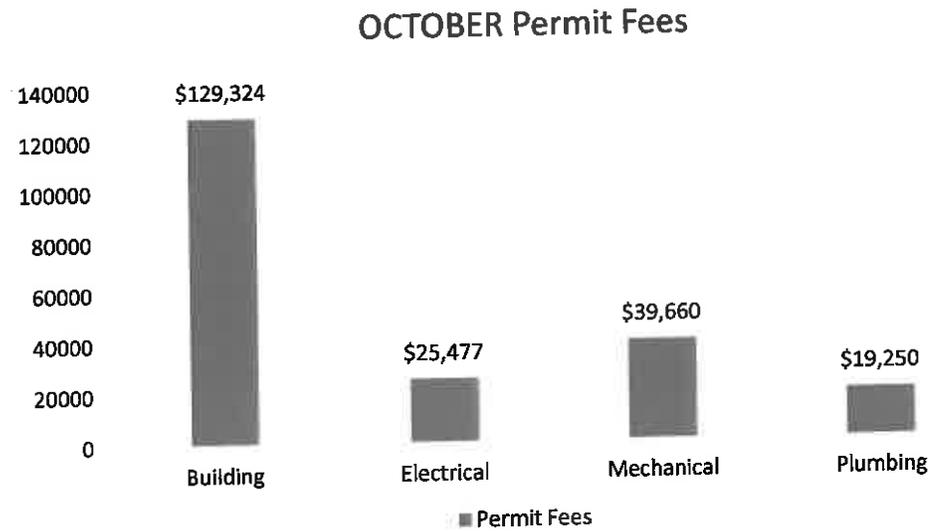


	2015	2014
Administrative and Specialty Incidents	67	87
Alarms	158	137
Assaults	15	18
Burglary	9	14
Civil Matter	22	18
Disorderly Conduct	7	4
Dispatched Events	207	196
Fraud	32	32
Larceny	34	76
MDOP	7	12
Non-Criminal Incidents	248	214
Other Crimes	53	47
Robbery	2	3
Sex Crimes	2	2
Sex Offender Contact - No Violation	4	4
Stalking	11	11
Suicide Attempts/Completed	9	4
Suspicious Situations	109	82
Traffic Crashes	130	130
Traffic Stops	364	387
Vice Activities	23	11
TOTAL	1513	1489

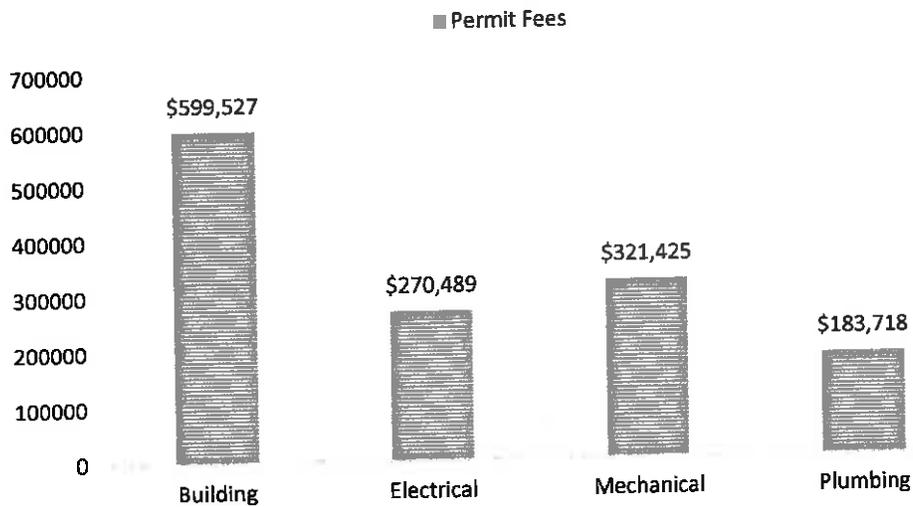
Cascade Inspection Services

OCTOBER 2015

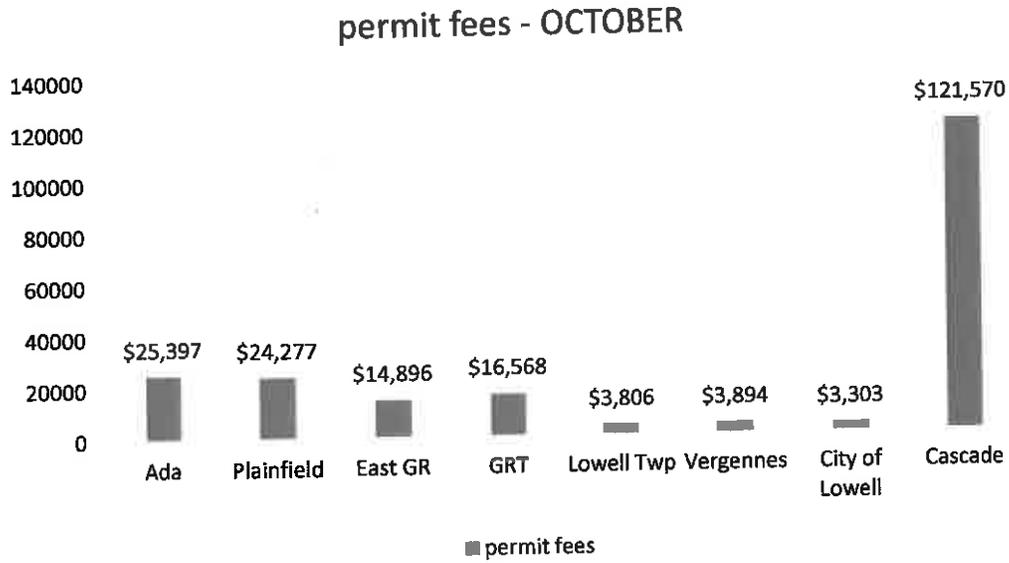
Permit Fees by Type



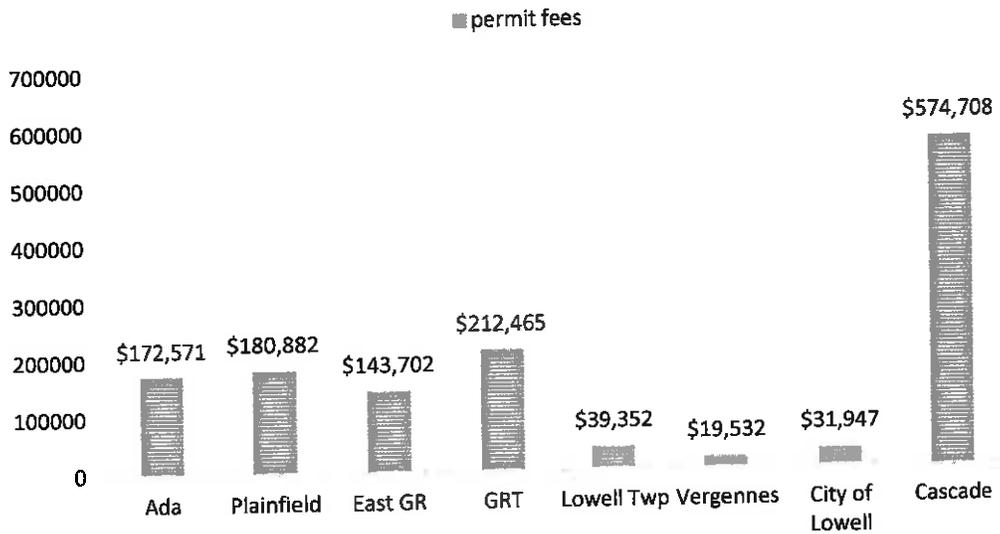
PERMIT FEES - 2015 YTD



Permit Fees by Municipality



PERMIT FEES - 2015 YTD



Township	#of Per Building	#of Per Electrical	# of Per Mechanical	# of Per Plumbing	Total Permits	Total Fees				
PREV YTD TOTAL	1103	\$470,202.51	1459	\$245,012.00	2229	\$281,765.10	1020	\$164,468.00	2,877	\$1,161,447.61
OCTOBER										
Cascade	54	\$102,023.00	29	\$4,114.00	76	\$11,453.00	28	\$3,980.00	187	\$121,570.00
Lowell Twp	8	\$1,716.00	7	\$580.00	7	\$580.00	4	\$376.00	26	\$3,806.00
Ada	38	\$10,629.00	30	\$4,183.00	52	\$6,900.00	23	\$3,685.00	143	\$25,397.00
Vergennes			7	\$2,333.00	8	\$1,195.00	2	\$366.00	17	\$3,894.00
GR Twp	27	\$6,794.00	24	\$3,302.00	33	\$3,675.00	19	\$2,797.00	103	\$16,568.00
EGR	40	\$5,867.00	19	\$2,421.00	44	\$4,185.00	19	\$2,423.00	122	\$14,896.00
Plainfield			44	\$7,655.00	99	\$11,132.00	28	\$5,490.00	171	\$24,277.00
City of Lowell	11	\$2,295.00	5	\$335.00	6	\$540.00	2	\$133.00	24	\$3,303.00
MONTH TOTAL	178	\$ 129,324.00	165	\$ 25,477.00	325	\$ 39,660.00	125	\$ 19,250.00	793	\$213,711.00
YTD 2015	1281	\$599,526.51	1624	\$270,489.00	2554	\$321,425.10	1145	\$183,718.00	3670	\$1,375,158.61
TOTAL-2014	1354	\$ 615,191.80	1780	\$297,971.00	2860	\$ 359,989.90	1257	\$ 196,553.00	2469	\$ 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 2015

MONTH	Building		Electrical	Mechanical	Plumbing	TOTAL
	Comm.	Residential				
JANUARY	\$3,026.00	\$5,780.00	\$9,882.00	\$4,620.75	\$3,141.00	\$26,449.75
FEBRUARY	\$1,876.00	\$7,073.00	\$3,869.00	\$5,685.00	\$3,362.00	\$21,685.00
MARCH	\$8,756.00	\$6,037.00	\$6,335.00	\$7,675.00	\$6,775.00	\$34,578.00
APRIL	\$65,895.00	\$6,874.00	\$11,472.00	\$8,022.25	\$4,815.00	\$97,078.25
MAY	\$13,108.00	\$14,049.00	\$15,824.00	\$11,648.75	\$8,647.00	\$63,274.75
JUNE	\$9,838.00	\$10,008.00	\$7,272.00	\$12,003.25	\$6,269.00	\$45,390.25
JULY	\$17,768.00	\$12,508.00	\$6,160.00	\$8,553.00	\$6,005.00	\$50,994.00
AUGUST	\$20,704.00	\$6,568.00	\$8,857.00	\$18,337.50	\$5,503.00	\$59,969.50
SEPTEMBER	\$17,887.00	\$7,501.00	\$11,009.00	\$11,104.50	\$6,217.00	\$53,718.50
OCTOBER	\$91,926.00	\$10,097.00	\$4,114.00	\$11,453.00	\$3,980.00	\$121,570.00
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$250,584.00	\$86,495.00	\$84,794.00	\$99,101.00	\$53,734.00	\$574,708.00
PERMIT # FOR MONTH	17	36	29	76	29	187
PREV PERMIT TOTAL	142	234	371	567	250	1564
PERMIT TOTAL FOR YR	159	270	400	643	279	1751
YEAR TO DATE	2015	\$674,708.00				
YEAR TO DATE	2014	\$364,715.60				
OVER	\$209,992.40					

Cascade Twp -Permit Report by Category/ Fee

Printed: 11/04/2015

10/1/2015 12:00: to 10/31/2015 12:0

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB15001165	MAYER, ANDREW	6799 TURNBERRY DR SE	10/01/2015	305,403	807.00	RESIDENCE W/DECK
PB15001209	ADVANCED BUILDIN	3250 THORNCREST DR SE	10/08/2015	265,000	685.00	RESIDENCE W/FINISHED BASEMI
PB15001240	THOMAS HOME INTE	2442 THORNAPPLE RIV DR SE	10/14/2015	283,591	763.00	MODULAR HOUSE
PB15001231	REDSTONE HOMES	2459 HIGHRIDGE HILLS LN SE	10/14/2015	400,000	781.00	RESIDENCE W/FINISHED BASEMI
PB15001263	HEYS BUILDERS INC	2951 BURWOOD HILL CT SE	10/19/2015	675,000	1,157.00	RESIDENCE W/FINISHED BASEMI
PB15001203	MCGRAW MICHAEL H	6130 MCALLISTER CT SE	10/21/2015	391,123	979.00	RESIDENCE W/FINISHED BASEMI
PB15001278	REDSTONE HOMES	2456 HIGHRIDGE HILLS LN SE	10/28/2015	400,000	725.00	RESIDENCE W/FINISHED BASEMI
				2,720,117	5,897.00	

7	Permits	Value Total	Fee Total
		2,720,117	5,897.00

CASCADE SINGLE FAMILY HOMES

Number of Permits	OCTOBER	YTD 2015	2014	2013	2012	2011	2010
New Residential Homes	7	57	154	74	49	34	32
VALUE - RESIDENTIAL	\$ 2,720,117.00	\$ 24,537,103.00	\$ 39,466,458.00	\$ 30,714,184.00	\$16,148,000.00		



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
PUBLIC SERVICE COMMISSION

MIKE ZIMMER
DIRECTOR

SALLY A. TALBERG
COMMISSIONER

JOHN D. QUACKENBUSH
CHAIRMAN

NORMAN J. SAARI
COMMISSIONER

October 22, 2015

To Cities/Villages/Townships:

This letter is being sent to franchise entities (municipalities) within the state of Michigan regarding Public Act 480 of 2006, the Uniform Video Services Local Franchise Act (the Act). The Michigan Public Service Commission (MPSC) is the agency designated to implement the Act. Pursuant to Section 12(2) of the Act, the MPSC shall file an annual report to the Governor and Legislature that includes information on the status of video service competition in Michigan.

To assist MPSC Staff with gathering information for the report, please complete our electronic survey which is located at michigan.gov/mpsc. Beginning **October 26, 2015**, click on the Video/Cable link and look for the survey in the Spotlight section. Please submit your responses to the survey by **November 20, 2015**. *Please note that the survey will no longer be available on the website after November 20, 2015.*

The survey is quick and easy, and should take only a few minutes of your time. It is important that MPSC Staff receives feedback from franchise entities. Your feedback will help to provide MPSC Staff with a better insight of the video/cable issues that may be occurring in your community.

In addition to the survey, please find attached two Consumer Tips that provide information regarding filing a video/cable complaint with the MPSC. One is relevant to customers, the other to a municipality. We would encourage you to share this information with your residents. You may also find the complaint information online at michigan.gov/mpsc and click on the Video/Cable link.

Your cooperation in submitting your survey answers to our office is greatly appreciated. Should you have any questions, please contact Janet Schafer at (517) 284-8167 or by email at schaferja2@michigan.gov.

Sincerely,

Ryan McAnany, Manager
Telecommunications Division

Attachments

Dispute Resolution: Franchise Entity (Municipality) or Provider vs. Provider

The Michigan Public Service Commission's (MPSC) role in informal and formal video/cable television complaints:

Public Act 4 of 2009 — Providing a dispute resolution process for complaints between municipalities or providers and cable providers.

Who can file an informal complaint on behalf of a municipality/provider?

A municipality/provider may speak on behalf of itself when filing an informal complaint. Legal representation is not required until a formal complaint is filed.

What does a municipality/provider need to do to file an informal complaint?

The municipality/provider shall file a written notice of the dispute with the MPSC.

What information is required in the notice of dispute?

- Identifying the nature of the dispute.
- Language that requests an informal dispute resolution process.
- Language stating the other party has been served the notice of the dispute.

What happens after the notice is filed?

Commission staff will conduct an informal

mediation with both parties in an attempt to resolve the dispute.

What if the dispute is not resolved with informal mediation?

If a satisfactory resolution to the dispute is not achieved any named party in the complaint may file a formal complaint.

How does the formal complaint process begin?

A representative submits the following, in writing, to the commission:

- Information that states the section(s) of the public act or franchise agreement that was allegedly violated.
- Sufficient facts to support the allegations.
- The relief requested.
- All information— testimony, exhibits and other documents— in possession the party intends to rely on to support the complaint.

How does the formal complaint process proceed?

- Once the complaint is filed each party has ten days to agree on alternative means to resolve the complaint.
- If no agreement is reached within 10 days, the Commission shall order mediation.
- Within 60 days from the date mediation is ordered, the mediator shall issue a recommended settlement.

What happens after the proposed settlement is presented?

- Each party shall file, with the Commission, a written acceptance or rejection of the recommended settlement within 7 days.
- If the parties accept the recommendation, then the recommendation shall become the final order.
- If a party rejects or fails to respond within 7 days to a proposed settlement, then the complaint will proceed to a contested case hearing.
- A party that rejects the recommended settlement shall pay the opposing party's actual costs of proceeding to a contested case hearing.

What is the format of a contested case hearing?

A contested case hearing is provided under section 203 of the Michigan telecommunications act, 1991 PA 179, MCL 484.2203

[www.legislature.mi.gov/\(S\(yvxbgg55gxrifz45wc3nmum\)\)/mileg.aspx?page=GetMCLDocument&objectname=mcl-484-2203a](http://www.legislature.mi.gov/(S(yvxbgg55gxrifz45wc3nmum))/mileg.aspx?page=GetMCLDocument&objectname=mcl-484-2203a)

For more information:

For more information about filing a formal complaint, Public Act 480, or the dispute resolution process (PA 4 of 2009), go to the MPSC website at: michigan.gov/mpsc; click on the video/cable tab.

You may also contact the MPSC at:

Telecommunications Division
Attn: Video Franchising
7109 W. Saginaw Hwy.
P.O. Box 30221
Lansing, MI 48909

Phone: (800) 292-9555

Fax: (517) 284-8200

Online Formal Complaint Form:

Complaints can be filed online via the video/cable web site.

michigan.gov/mpsc/complaints

Filing a Video/Cable Complaint

The MPSC's role in handling video/cable television complaints

On December 21, 2006, Governor Granholm signed legislation to promote competition for video services in the state of Michigan. Public Act 480 of 2006, or as it is more commonly known, the "Uniform Video Services Local Franchise Act" charges the Michigan Public Service Commission (MPSC) with implementing the Act. The MPSC now has the responsibility to handle cable inquiries and complaints.

Are you having a problem with your video/cable television provider?

If you are experiencing problems with your provider, you should first contact your provider and attempt to resolve your dispute with them.

Not satisfied? File an informal complaint with the MPSC

If you are dissatisfied with the provider's response, or the dispute is not resolved to your satisfaction, you may file an informal complaint with the MPSC.

How does the informal complaint process work?

- A customer contacts the MPSC with a video/cable television complaint.

- MPSC Staff forwards the complaint to the provider & informally mediates (if necessary) between the provider and the customer.

The provider is allowed up to 10 business days (under normal circumstances) to respond and provide a detailed resolution to both the customer and the MPSC.

Still not satisfied? File a formal complaint and request a hearing

If you remain dissatisfied even after the Staff has completed the informal complaint process, you may file a Formal Complaint.

A customer will be permitted to file a formal complaint **only after**:

- the informal complaint process has been completed; and
- a satisfactory resolution has not been reached between the provider and the customer.

To request a formal hearing, prepare a letter of complaint explaining the problem. Send the original and seven (7) copies of the letter/complaint to the MPSC at the following address:

**Executive Secretary
MPSC
P.O. Box 30221
Lansing, MI 48909**

The written complaint must contain the following information:

- customer name, address, telephone number, and signature;
- the name and address of the provider with whom there is a disagreement;
- the location/address of the disputed action;
- the time and dates of the disputed actions;
- a description of exactly what happened – include all details, the names and addresses of any persons involved, disputed charges and costs.

Identify the specific section(s) of the Video Act that are alleged to have been violated and state sufficient facts to support the alleged violation(s). Specify the relief requested.

Next Action

MPSC Staff will review the formal complaint, and if the disputed amount is under \$5,000 and all required information is included, the Commission shall appoint a mediator within seven (7) business days of the date the complaint is filed. Mediation may include a review of the complaint and discussions with the customer and company. If through this process the customer and company are still unable to agree, the mediator will issue a recommended solution within 30 days from the date of appointment. The customer and company have 10 days to either accept or reject the recommendation. If the customer or company rejects the solution, the complaint proceeds to a formal hearing. If the dispute involves an amount over \$5,000, it proceeds directly to a contested case hearing with no prior mediation.

Formal Complaint Hearing Process

A formal complaint hearing is a trial-like proceeding. This means that the customer, the cable company, and MPSC Staff will come before an administrative law judge. A formal complaint

proceeding is separate from any informal proceeding related to the problem that may have taken place. Lawyers represent the cable company. Customers may hire a lawyer, represent themselves (excluding some businesses), or bring someone to assist them. The customer must present information and witnesses, to prove or justify his/her position. The MPSC cannot provide a lawyer or pay any legal fees. After the hearing, the judge will issue a proposed decision. However, the MPSC will make the final decision, and will issue its decision in a MPSC order. During this process the customer and the company may continue to try to settle the problem. However, the MPSC must approve any agreement that is reached.

Required Costs

If the customer or company rejects the mediator's decision and is found by MPSC order to be at fault, that party will be responsible for the legal costs of the other party. If both the customer and the company reject the mediator's decision, each party pays their own legal costs.

For more information:

For more information about filing a complaint, PA 480, or the dispute resolution process, go to the MPSC website at: michigan.gov/mpsc. Click on the video/cable button.

You may also contact the MPSC at:

Telecommunications Division
Attn: Video Franchising
P.O. Box 30221
Lansing, MI 48909

Phone: (800) 292-9555
Fax: (517) 284-8200

Filing Satellite Complaints

The Federal Trade Commission (FTC) at: (877) 382-4357 or ftc.gov handles satellite complaints/inquiries.



October 12, 2015

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

Dear Mr. Swayze:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some changes. Customers are being notified of these changes via bill message.

Beginning November 19, 2015, in order to simplify installation pricing and customer statements, all video, data and/or voice installations along with in-home service visits will be one flat fee of \$75.00. There will no longer be a \$15.00 fee for activating pre-wired outlets or any wireless network set up fees.

Also, effective December 16, 2015, FXM, channel 172, is being added to the channel lineup as part of our Xfinity TV Digital Preferred services. FXM will still be available with the Sports Entertainment Pack.

Additionally, pursuant to P.A. 480 of 2006, Section 9 (4), Comcast Cable's local operating entity hereby reports that Comcast does not deny access to services to any group of potential residential subscribers because of the race or income of the residents in the local area. A similar report will be filed with the Michigan Public Service Commission.

As always, feel free to contact me directly at 734-254-1557 with any questions you may have

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle V. Mazurek", is written over the printed name.

Kyle V. Mazurek
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170



November 5, 2015

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

Dear Mr. Swayze:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some changes to the channel lineup. Customers are being notified of these changes via bill message.

Beginning January 7, 2016, the following changes will occur: CMT will move from Digital Preferred to Sports Entertainment Package. POP will no longer be available on Digital Economy tier. Spike TV will no longer be available on XF Latino 300 tier. Spike TV and POP will move from Digital Starter to Digital Preferred.

As always, feel free to contact me directly at 734-254-1557 with any questions you may have

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle V. Mazurek", is written over the word "Sincerely,".

Kyle V. Mazurek
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

Memo

To: Cascade Township Board
From: Roger Mc Carty, Assessor
CC:
Date: 10/29/2015
Re: Request for approval of IFT District and Exemption Certificate for new facility for Lacks Enterprises

We will be first establishing the Industrial Development District and following that, approving the issuance of the IFT certificate. Separate public hearings are held for the district and certificate.

Lacks Enterprises has applied for abatement for a NEW FACILITY to be located at 5555 60th Street & 5631 Kraft Avenue. A lot combination is being processed to combine the two parcels. The project is for two new 150,000 square foot assembly/distribution buildings. With this project 180 jobs will be moved to the new Cascade facility from a facility in Kentwood.

The amount of the exemption request is \$18,451,563.

It is recommended that the certificate be granted for a period of 12 years.

Attached are the application and exhibits submitted by Lacks Enterprises, which explain the project. If you have any questions prior to the meeting on November 18, 2015, please feel free to contact me.

The Industrial Facilities Certificate must be issued during the early stages of construction and will entitle the firm to certain tax savings during the term of the exemption certificate. The following computation reflects the tax savings the company will realize for the first year after completion of the project. The Tax Rate for the building portion (real property) is ½ of the Ad Valorem rate with the State Education Tax not reduced. The 1% administration fee is included in the calculations.

REAL

Ad Valorem Millage Rate	IFT Millage Rate	SEV of Project [Est.]	Ad Valorem Taxes [Est.]	IFT Taxes [Est.]	Estimated Tax Savings	Township Tax Loss
48.0008	27.0004	\$9,225,800	\$447,274.24	\$251,591.29	\$195,682.95	\$32,836.84

RESOLUTION # /2015

TOWNSHIP OF CASCADE
RESOLUTION OF TOWNSHIP BOARD
ESTABLISHING INDUSTRIAL DEVELOPMENT DISTRICT

At a regular meeting of the Township Board of the Township of Cascade, County of Kent, State of Michigan, held in the Cascade Library in said Township on the 18th day of November, 2015, at 7:00 p.m.

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolution was offered by Member and supported by Member .

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended, Cascade Township has the authority to establish "Industrial Development Districts" within the boundaries of the Township of Cascade; and

WHEREAS, Lacks Exterior Trim Systems LLC, has petitioned the Cascade Township Board to establish an Industrial Development District in the area more particularly described as:

411931400026 PART OF E 1/2 SE 1/4 COM 830.22 FT S 88D 34M 34S W ALONG E&W 1/4 LINE FROM E 1/4 COR TH S 11D 32M 36S E 67.04 FT TH N 88D 34M 34S E 492.82 FT TH S 85D 59M 36S E 158.50 FT TH N 88D 34M 34S E 107.22 FT TH S 46D 12M 28S E 14.09 FT TO W LINE OF KRAFT AVE TH S 0D 59M 29S E ALONG SD W LINE 1329.0 FT TO S LINE OF N 1420 FT OF SE 1/4 TH S 88D 34M 34S W ALONG SD S LINE TO W LINE OF E 1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0 FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE BUSINESS PARK TH N 88D 34M 34S E ALONG E&W 1/4 LINE TO BEG * SEC 31 T6N R10W 35.37 A. and

411931400027 PART OF E 1/2 SE 1/4 COM 1420.0 FT S 0D 59M 29M E ALONG E SEC LINE & 50.0 FT S 88D 34M 34S W FROM E 1/4 COR TH S 88D 34M 34S W PAR WITH E&W 1/4 LINE TO W LINE OF E 1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0 FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE BUSINESS PARK TH S 88D 34M 34S W ALONG E&W 1/4 TO W

LINE OF E 1/2 SE 1/4 TH SLY ALONG SD W LINE TO CL OF COUNTY DRAIN TH SELY ALONG SD CL TO S SEC LINE TH E ALONG S SEC LINE TO W LINE OF E 450.42 FT OF SE 1/4 TH N ALONG SD W LINE TO N LINE OF S 450.42 FT OF SE 1/4 TH ELY ALONG SD N LINE 50.42 FT TO W LINE OF E 400.0 FT OF SE 1/4 TH N ALONG SD W LINE TO S LINE OF N 1988.60 FT OF SE 1/4 TH E ALONG SD S LINE TO W LINE OF KRAFT AVE TH N 0D 59M 29S W ALONG SD W LINE 568.34 FT TO BEG * SEC 31 T6N R10W 28.72 A. ; and

WHEREAS, construction, acquisitions, alterations, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Grand Rapids Press of the hearing on the establishment of the proposed district; and

WHEREAS, on November 18, 2015, a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Cascade Township were afforded and opportunity to be heard thereon; and

WHEREAS, the Cascade Township Board deems it to be in the public interest of Cascade Township to establish the Industrial Development District as proposed;

NOW THEREFORE, BE IT RESOLVED:

by the Cascade Township Board that the legally described parcel of land described as:

411931400026 PART OF E 1/2 SE 1/4 COM 830.22 FT S 88D 34M 34S W ALONG E&W 1/4 LINE FROM E 1/4 COR TH S 11D 32M 36S E 67.04 FT TH N 88D 34M 34S E 492.82 FT TH S 85D 59M 36S E 158.50 FT TH N 88D 34M 34S E 107.22 FT TH S 46D 12M 28S E 14.09 FT TO W LINE OF KRAFT AVE TH S 0D 59M 29S E ALONG SD W LINE 1329.0 FT TO S LINE OF N 1420 FT OF SE 1/4 TH S 88D 34M 34S W ALONG SD S LINE TO W LINE OF E 1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0 FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE BUSINESS PARK TH N 88D 34M 34S E ALONG E&W 1/4 LINE TO BEG * SEC 31 T6N R10W 35.37 A. and

411931400027 PART OF E 1/2 SE 1/4 COM 1420.0 FT S 0D 59M 29M
E ALONG E SEC LINE & 50.0 FT S 88D 34M 34S W FROM E 1/4 COR
TH S 88D 34M 34S W PAR WITH E&W 1/4 LINE TO W LINE OF E
1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0
FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO
E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE
BUSINESS PARK TH S 88D 34M 34S W ALONG E&W 1/4 TO W
LINE OF E 1/2 SE 1/4 TH SLY ALONG SD W LINE TO CL OF
COUNTY DRAIN TH SELY ALONG SD CL TO S SEC LINE TH E
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situated in the Cascade Township, Kent County, Michigan, be and hereby
is established as an Industrial Development District pursuant to the
provision of Act No. 198 of the public act of 1974, as amended, to be
known as the Lacks Exterior Trim Systems LLC, Industrial Development
District.

YEAS:

NAYS:

RESOLUTION DECLARED ADOPTED.

Ronald H. Goodyke
Cascade Township Clerk

CERTIFICATION

I certify that the foregoing constitutes a true and complete copy of a resolution adopted
by the Cascade Township Board of the Township of Cascade, County of Kent, Michigan,
at a regular meeting held on November 18, 2015.

Ronald H. Goodyke
Cascade Township Clerk

RESOLUTION # /2015

TOWNSHIP OF CASCADE
RESOLUTION TO APPROVE APPLICATION
FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE

At a regular meeting of the Township Board of the Township of Cascade, County of Kent, State of Michigan, held in the Cascade Library, 2870 Jacksmith Drive, S.E., in said Township on the 18th day of November, 2015, at 7:00 p.m.

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolution was offered by Member and supported by Member .

RESOLUTION TO APPROVE APPLICATION
FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR LACKS EXTERIOR TRIM SYSTEMS LLC

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended (“Act 198”), and after a duly noticed public hearing held at 7:00 p.m. on October 10, 2012, this Board, by resolution, established Lacks Exterior Trim Systems LLC Industrial District as requested by Lacks Exterior Trim Systems LLC, and

WHEREAS, Lacks Exterior Trim Systems LLC, has filed an Application for an Industrial Facilities Exemption Certificate with respect to installation of Real and Personal Property within said Industrial Development District; and

WHEREAS, before acting on said Application, a public hearing was held before this Board on October 10, 2012, at the Cascade Library, 2870 Jacksmith Drive, S.E., Grand Rapids, Michigan, at 7:00 p.m.; and

WHEREAS, written notification of said hearing was given to the Township Assessor and to the legislative body of each taxing unit which levies ad valorem property taxes within Cascade Township; and

WHEREAS, the Township Assessor and representatives of the affected taxing units have been given an opportunity to be heard, and the Township Board has considered any objections with regard to the approval of an Industrial Facilities Exemption Certificate for Lacks Exterior Trim Systems LLC

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Township Board finds as follows:
 - a. That the application relates to a “new facility” within the meaning of Act 198 and which are situated within Lacks Exterior Trim Systems LLC district.
 - b. That the commencement of the construction and acquisition of the new facilities described in the application occurred not earlier than six (6) months before the filing of the application.
 - c. That new facility described in the application is calculated to have the reasonable likelihood to create employment, retain employment or prevent a loss of employment in Cascade Township.
 - d. That the aggregate State Equalized Valuation (“SEV”) of real and personal property exempt from ad valorem taxes within Cascade Township, after granting this Certificate, will not exceed five percent (5%) of an amount equal to the sum of the SEV of Cascade Township, plus the SEV of personal and real property thus exempted.
 - e. That the granting of the Industrial Facilities Exemption Certificate for Lacks Enterprises, considering together with the aggregate amount of certificates previously granted and currently in force under Act 198, and Act 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of Cascade Township or impairing the financial soundness of any taxing unit which levies ad valorem property taxes in Cascade Township.
2. That the Application of Lacks Exterior Trim Systems LLC for an Industrial Facilities Exemption Certificate be and is hereby approved.
3. That the Industrial Facilities Exemption Certificate, when issued, shall be and remain in force and effect for a period of TWELVE (12) years.

4. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS:

NAYS:

MEMBERS ABSENT:

RESOLUTION DECLARED ADOPTED.

Ronald H. Goodyke
Cascade Township Clerk

CERTIFICATION

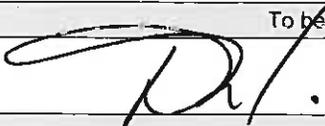
I certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Cascade Township Board of the Township of Cascade, County of Kent, Michigan, at a regular meeting held on November 18, 2015.

Ronald H. Goodyke
Cascade Township Clerk

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk 	Date Received by Local Unit 10.13.15
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) See attachment		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3079	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 5555 60th St & 5631 Kraft, Grand Rapids, MI 49546		1d. City/Township/Village (indicate which) Cascade Township	1e. County Kent
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Caledonia School District	3b. School Code 41050
		4. Amount of years requested for exemption (1-12 Years) 12 years after completion	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Applicant is an injection molding manufacturer of exterior plastic parts for automobiles. This project is for the construction of two separate buildings; a 150,000 SF pre-cast assembly/distribution center building and a 150,000 SF pre-engineered metal assembly/distribution center building. (Attached is an activity description for both buildings)

6a. Cost of land and building improvements (excluding cost of land)	18,451,563
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures	NA
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs	18,451,563
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	11/15/2015	04/15/2017	<input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	N/A	N/A	<input type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

9. No. of existing jobs at this facility that will be retained as a result of this project. 0	10. No. of new jobs at this facility expected to create within 2 years of completion. 180 (relocated employees from the City of Kentwood)
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	N/A
b. TV of Personal Property (excluding inventory)	N/A
c. Total TV	N/A

12a. Check the type of District the facility is located in:
 Industrial Development District Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit) 10/10/2012 & 10/21/2015	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Cindy Hendon	13b. Telephone Number 260-490-2121	13c. Fax Number 260-490-1707	13d. E-mail Address chendon@valutec.com
14a. Name of Contact Person Cindy Hendon	14b. Telephone Number 260-490-2121	14c. Fax Number 260-490-1707	14d. E-mail Address chendon@valutec.com
▶ 15a. Name of Company Officer (No Authorized Agents) Michael R. Clover, Treasurer & CFO			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number 616-949-8388	15d. Date 10/22/2015
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 5460 Cascade Rd SE		15f. Telephone Number 616-285-2362	15g. E-mail Address M.Clover@LacksEnterprise.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. LUCI Code	16d. School Code
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Attachment

Form 1012 – Application for Industrial Facilities Tax Exemption Certificate

1a. Lacks Exterior Trim Systems, LLC d/b/a Lacks Trim Systems, LLC

5.

Description of Activity

Lacks will be delivering Work-in-process (WIP) parts to the building. The WIP will be stored there, until it is pulled to go to an assembly workstation. Once the parts have been assembled, they will be moved to our finished good storage area, until they are moved onto trucks to be shipped out. The process will be the same at both buildings. Both buildings will be considered assembly/distribution center buildings.

Lacks Exterior Trim Systems, LLC (d/b/a Lacks Trim Systems, LLC)
5555 60th St SE & 5631 Kraft Ave SE
Cascade Charter Township
Legal Description
Attachment A

Parcel 41-19-31-400-026 – 5631 Kraft Ave SE

411931400026 PART OF E 1/2 SE 1/4 COM 830.22 FT S 88D 34M 34S W ALONG E&W 1/4 LINE FROM E 1/4 COR TH S 11D 32M 36S E 67.04 FT TH N 88D 34M 34S E 492.82 FT TH S 85D 59M 36S E 158.50 FT TH N 88D 34M 34S E 107.22 FT TH S 46D 12M 28S E 14.09 FT TO W LINE OF KRAFT AVE TH S 0D 59M 29S E ALONG SD W LINE 1329.0 FT TO S LINE OF N 1420 FT OF SE 1/4 TH S 88D 34M 34S W ALONG SD S LINE TO W LINE OF E 1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0 FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE BUSINESS PARK TH N 88D 34M 34S E ALONG E&W 1/4 LINE TO BEG * SEC 31 T6N R10W 35.37 A. SPLIT/COMBINED ON 02/28/2013 FROM 41-19-31-400-024;

Parcel 41-19-31-400-027 – 5555 60th St SE

411931400027 PART OF E 1/2 SE 1/4 COM 1420.0 FT S 0D 59M 29M E ALONG E SEC LINE & 50.0 FT S 88D 34M 34S W FROM E 1/4 COR TH S 88D 34M 34S W PAR WITH E&W 1/4 LINE TO W LINE OF E 1300 FT OF SE 1/4 TH N 0D 59M 29M W ALONG SD W LINE 950.0 FT TH N 68D 17M 13S E 504.64 FT TH N 1D 25M 26S W 295.0 FT TO E&W 1/4 LINE & SE COR OF LOT 12 MEADOWBROOKE BUSINESS PARK TH S 88D 34M 34S W ALONG E&W 1/4 TO W LINE OF E 1/2 SE 1/4 TH SLY ALONG SD W LINE TO CL OF COUNTY DRAIN TH SELY ALONG SD CL TO S SEC LINE TH E ALONG S SEC LINE TO W LINE OF E 450.42 FT OF SE 1/4 TH N ALONG SD W LINE TO N LINE OF S 450.42 FT OF SE 1/4 TH ELY ALONG SD N LINE 50.42 FT TO W LINE OF E 400.0 FT OF SE 1/4 TH N ALONG SD W LINE TO S LINE OF N 1988.60 FT OF SE 1/4 TH E ALONG SD S LINE TO W LINE OF KRAFT AVE TH N 0D 59M 29S W ALONG SD W LINE 568.34 FT TO BEG * SEC 31 T6N R10W 28.72 A. SPLIT/COMBINED ON 02/28/2013 FROM 41-19-31-400-025;

Attachment B
 Lacks Exterior Trim Systems, LLC d/b/a Lacks Trim Systems, LLC
 5555 60th St SE & 5631 Kraft Ave SE
 Cascade Township
 2015 Spending Plan

Expenditures	EST. COST	START DATE	COMPLETION DATE
<u>Real Property</u>			
Pioneer Total for Building #1	\$ 5,440,000	12/14/2015	11/30/2016
Pioneer Total for Building #2	\$ 4,075,000	12/14/2015	11/30/2016
Site Work	\$ 3,099,510	12/14/2015	11/30/2016
Dock Equipment	\$ 975,000	12/14/2015	11/30/2016
Office Buildouts	\$ 600,000	12/14/2015	11/30/2016
Painting	\$ 170,000	12/14/2015	11/30/2016
Fire Protection	\$ 469,535	12/14/2015	11/30/2016
HVAC	\$ 456,184	12/14/2015	11/30/2016
DTE Energy	\$ 40,000	12/14/2015	11/30/2016
Electrical	\$ 90,000	12/14/2015	11/30/2016
Electrical	\$ 2,300,000	12/14/2015	11/30/2016
Plumbing	\$ 544,334	12/14/2015	11/30/2016
Security System	\$ 80,000	12/14/2015	11/30/2016
Trunkage Fees	\$ 80,000	12/14/2015	11/30/2016
Water meters	\$ 32,000	12/14/2015	11/30/2016
TOTAL REAL PROPERTY	\$ 18,451,563		
Support	\$ 8,936,563		
Buildings	\$ 9,515,000		
GRAND TOTAL	\$ 18,451,563		

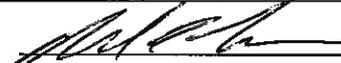
**INDUSTRIAL FACILITIES EXEMPTION APPLICATION
SAMPLE AFFIDAVIT OF PROJECT BEGIN DATES**

I swear and affirm by my signature below that the real property project beginning of construction date, associated with the application for Industrial Facilities Exemption Certificate under PA 198 of 1974, as amended, in the amount of \$18,451,563,
filed with the Township of Cascade,
for a facility located at 5555 60th St SE & 5631 Kraft Ave SE, Grand Rapids, MI 49546,
are as follows:

Real Property Project Begin Date: November 15, 2015
Personal Property Project Installation Date: N/A

Applicant Name:

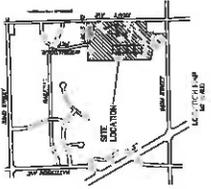
Lacks Exterior Trim Systems, LLC d/b/a Lacks Trim Systems, LLC

Signature: 

Printed Name: Michael R. Clover

Title: Treasurer & CFO

Date: 10/22/2015



- GENERAL NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BIRMINGHAM.
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
 3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
 4. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
 5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
 6. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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 8. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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 10. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
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 12. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
 13. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
 14. ALL EXISTING UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
 15. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/1/11
2	REVISED PLAN	10/15/11
3	REVISED PLAN	10/25/11
4	REVISED PLAN	11/10/11
5	REVISED PLAN	11/20/11
6	REVISED PLAN	12/10/11
7	REVISED PLAN	12/20/11
8	REVISED PLAN	1/10/12
9	REVISED PLAN	1/20/12
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148	REVISED PLAN	11/10/17
149	REVISED PLAN	11/20/17
150	REVISED PLAN	12/10/17
151	REVISED PLAN	12/20/17
152	REVISED PLAN	1/10/18
153	REVISED PLAN	1/20/18
154	REVISED PLAN	2/10/18
155	REVISED PLAN	2/20/18
156	REVISED PLAN	3/10/18
157	REVISED PLAN	3/20/18
158	REVISED PLAN	4/10/18
159	REVISED PLAN	4/20/18
160	REVISED PLAN	5/10/18
161	REVISED PLAN	5/20/18
162	REVISED PLAN	6/10/18
163	REVISED PLAN	6/20/18
164	REVISED PLAN	7/10/18
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166	REVISED PLAN	8/10/18
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195	REVISED PLAN	10/20/19
196	REVISED PLAN	11/10/19
197	REVISED PLAN	11/20/19
198	REVISED PLAN	12/10/19
199	REVISED PLAN	12/20/19
200	REVISED PLAN	1/10/20

- PERMIT REQUIREMENTS:**
1. CITY OF BIRMINGHAM - PLUMBING PERMIT
 2. CITY OF BIRMINGHAM - ELECTRICAL PERMIT
 3. CITY OF BIRMINGHAM - MECHANICAL PERMIT
 4. CITY OF BIRMINGHAM - CONSTRUCTION PERMIT
 5. CITY OF BIRMINGHAM - ZONING PERMIT
 6. CITY OF BIRMINGHAM - ENVIRONMENTAL PERMIT
 7. CITY OF BIRMINGHAM - FIRE DEPARTMENT PERMIT
 8. CITY OF BIRMINGHAM - POLICE DEPARTMENT PERMIT
 9. CITY OF BIRMINGHAM - HEALTH DEPARTMENT PERMIT
 10. CITY OF BIRMINGHAM - SOCIAL SERVICES PERMIT
 11. CITY OF BIRMINGHAM - EDUCATION DEPARTMENT PERMIT
 12. CITY OF BIRMINGHAM - CULTURAL DEPARTMENT PERMIT
 13. CITY OF BIRMINGHAM - HISTORIC PRESERVATION PERMIT
 14. CITY OF BIRMINGHAM - PARKS AND RECREATION PERMIT
 15. CITY OF BIRMINGHAM - PUBLIC WORKS PERMIT
 16. CITY OF BIRMINGHAM - TRANSPORTATION PERMIT
 17. CITY OF BIRMINGHAM - UTILITIES PERMIT
 18. CITY OF BIRMINGHAM - WATER SUPPLY PERMIT
 19. CITY OF BIRMINGHAM - WASTE MANAGEMENT PERMIT
 20. CITY OF BIRMINGHAM - AIR QUALITY PERMIT

SITE PLAN

LACKS ASSEMBLY WAREHOUSE

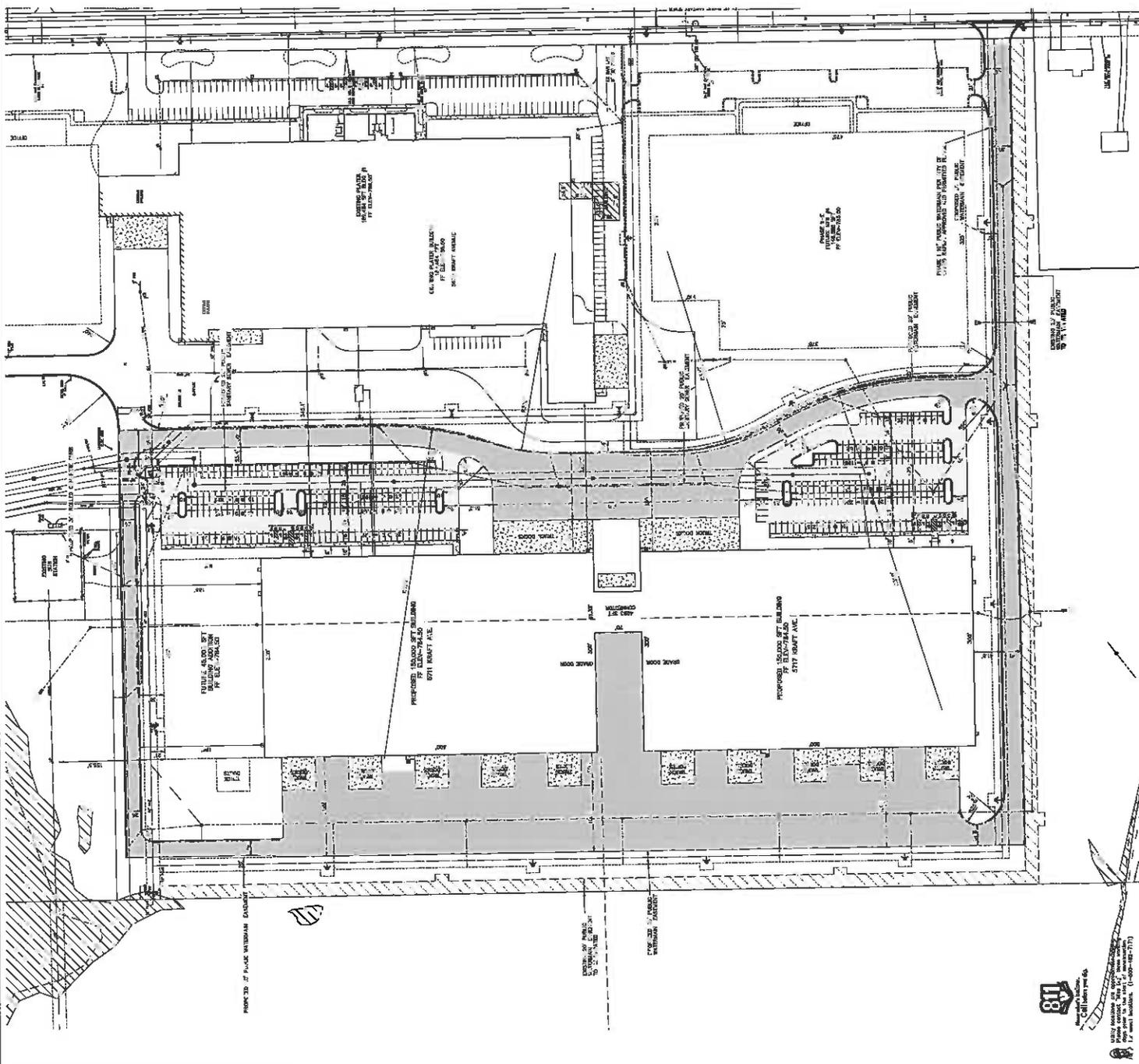
MOORE & BRIGGINS, INC.

2000 BRISTOL AVENUE, SUITE 100
BIRMINGHAM, AL 35202
PHONE (205) 988-1111 FAX (205) 988-1112

DATE: 12/20/17

SCALE: 1" = 40'

3 OF 8



MOORE & BRIGGINS, INC.
2000 BRISTOL AVENUE, SUITE 100
BIRMINGHAM, AL 35202
PHONE (205) 988-1111 FAX (205) 988-1112

**APPLICATION FOR BUILDING PERMIT
CASCADE CHARTER TOWNSHIP**
2865 THORNHILLS SE GRAND RAPIDS, MI 49546-7192
PHONE (616)949-3765 FAX (616) 949-7271



Address of Property: 5675 Kraft Avenue	
Permanent Parcel No. 41 - 19-31-	Project Valuation \$16,000,000
Owner Lacks Enterprises	Phone 616-949-6570

APPLICANT:

Contractor <input checked="" type="checkbox"/> Homeowner <input type="checkbox"/>	Pioneer Construction	License # / Expiration 2102090528 05/31/17
Address (include city and zip code) 550 Kirland St SW, Grand Rapids, MI 49507		Cell Phone (616) 889-5350
Phone (616) 247-6966	Fax (616) 247-0186	Email mike@pioneerinc.com
Federal ID # (or reasons for exemption) 38-6061916	Workers Comp # Accident FUnD 173738	MESC # 258166

WORK DESCRIPTION:

Scope of Work Construction of a 304,293 SF distribution facility that will include warehousing, product assembly and support offices.		
Construction of a 304,293 SF distribution facility that will include warehousing, product assembly and		
Use Group Mixed F1/S1/B	Construction Type 2B	Site plan <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Square Footage -- Building 304,293	Garage na	Other
Complies with Barrier Free Laws? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Is Parcel within 500 feet of lake or stream? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SUB-CONTRACTORS:

ELECTRICAL Buist Electric	PHONE 616-878-3315
MECHANICAL Quality Air	PHONE 616-956-6776
PLUMBING Godwin Plumbing	PHONE 616-247-5022
FIRE PROTECTION Brigade Fire Protection	PHONE 800-886-1614

Section 23a of the state Construction Code Act of 1972, Act No. 230 or public Acts of 1982, being section 125, 1523a or the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF ALL CODES AND ORDINANCES IN EFFECT IN THE TOWNSHIP PERTAINING TO ALL PHASES OF CONSTRUCTION AND DEVELOPMENT OF THIS PROJECT. IT IS ALSO UNDERSTOOD THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO USE OR OPERATION.

Owner Signature:	Date
Contractor Signature: <i>Michael W. Buist</i>	Date 10-29-15

BELOW FOR OFFICE USE ONLY

BUILDING PERMIT VALUATION	PERMIT FEE \$54,726-
PLAN REVIEW APPROVAL	PLAN REVIEW FEE \$10,877-
DATE	WATER / SEWER 43,757, 43,757
	REGISTRATION
RECEIPT # / DATE 201515712 10-30-15	TOTAL \$153,117-
BUILDING PERMIT # PB15001319	

TOWNSHIP BOARD MEMORANDUM

To: Cascade Charter Township Board

From: Sandra Korhorn, DDA/Economic Development Director *SKK*

Subject: Consider Resolution Authorizing Preparation of Plans and Costs for Public Water Extension on Thornapple River Dr.

Meeting Date: November 18, 2015

Residents who live along Thornapple River Dr. (between Tassell Park and Thornhills Ave.) have submitted petitions requesting the extension of public water and public sewer on their street. This public water and sewer extension would affect 13 property owners along Thornapple River Dr. This project boundary would be from Tassell Park to 3039 Thornapple River Dr.

The Special Assessment process provides an opportunity for property owners to initiate a public improvement by petition. This process also allows the property owners within the district to request the Township pay up front for the construction costs of the project and then assess the costs of the project back to the property owners over a given number of years and at a set interest rate.

The residents have requested the improvements due to the inability to construct septic systems in this area as well as the poor quality of well water. There are a number of septic systems in this area that are failing or have failed.

The Township held a neighborhood meeting with the residents in this area to discuss a partnership for the construction of public utilities. The Kent County Health Department (KCHD) also participated in the meeting. The KCHD is very concerned with these parcels and the public health issues that may occur due to the failing (or failed) systems as well as their proximity to the river. These are small parcels that have no other areas to construct new septic systems. Without public sewer, the KCHD is concerned that, at some point, these residents will have to vacate their homes.

The partnership discussed at the meeting was that the public water portion of the project would be paid in full by the Township. The public sewer portion of the project would be paid back to the township as a special assessment to the property owners and the road would be split between the Township and Kent County Road Commission.

The infrastructure committee has met to discuss the proposed petitions. They have reviewed the information and recommended the following:

1. The Township require the property owners to connect to public water immediately.
2. The Township require the property owners to connect to public sewer upon failure of their system.

The interest rate for the special assessment district (SAD), as well as length of the SAD needs to be discussed.

The attached resolution authorizes the Township to prepare plans and estimate the cost of the project. This is the first step of the process. This will be followed by public hearings and confirmation of the special assessment roll.

Staff recommends the Township Board move forward with the proposed public water and public sewer extension to prepare plans and get project costs.

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
Resolution of 2015**

**RESOLUTION DIRECTING THE TOWNSHIP MANAGER TO
PREPARE PLANS SHOWING THE IMPROVEMENT, LOCATION AND
COSTS OF PROVIDING PUBLIC WATER AND PUBLIC SEWER
ON THORNAPPLE RIVER DR.**

Boardmember, seconded by Boardmember, moved the adoption of the following resolution:

WHEREAS, the residents of Thornapple River Dr, from Tassell Park to approximately 3039 Thornapple River Dr., have petitioned the Township to provide public water and public sewer on Thornapple River Dr.; and

WHEREAS, the Township Board deems it necessary and proposes to make the following described public improvements: Public Water and Public Sewer on Thornapple River Dr.; and

WHEREAS, it appears that all of the cost of said public sewer improvement shall be defrayed by special assessment:

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matter of said public improvement is referred to the Township Manager, who shall prepare, or cause to be prepared, plans showing the improvement and the location thereof and an estimate of the cost thereof, and also maps and plans of the work.

2. Upon completion of the same, the same shall be presented to the Township Board.

YEAS: Boardmembers

NAYS:

ABSTAIN:

ABSENT: Boardmembers

RESOLUTION DECLARED ADOPTED.

Dated: November 18, 2015

Ronald H. Goodyke, Township Clerk

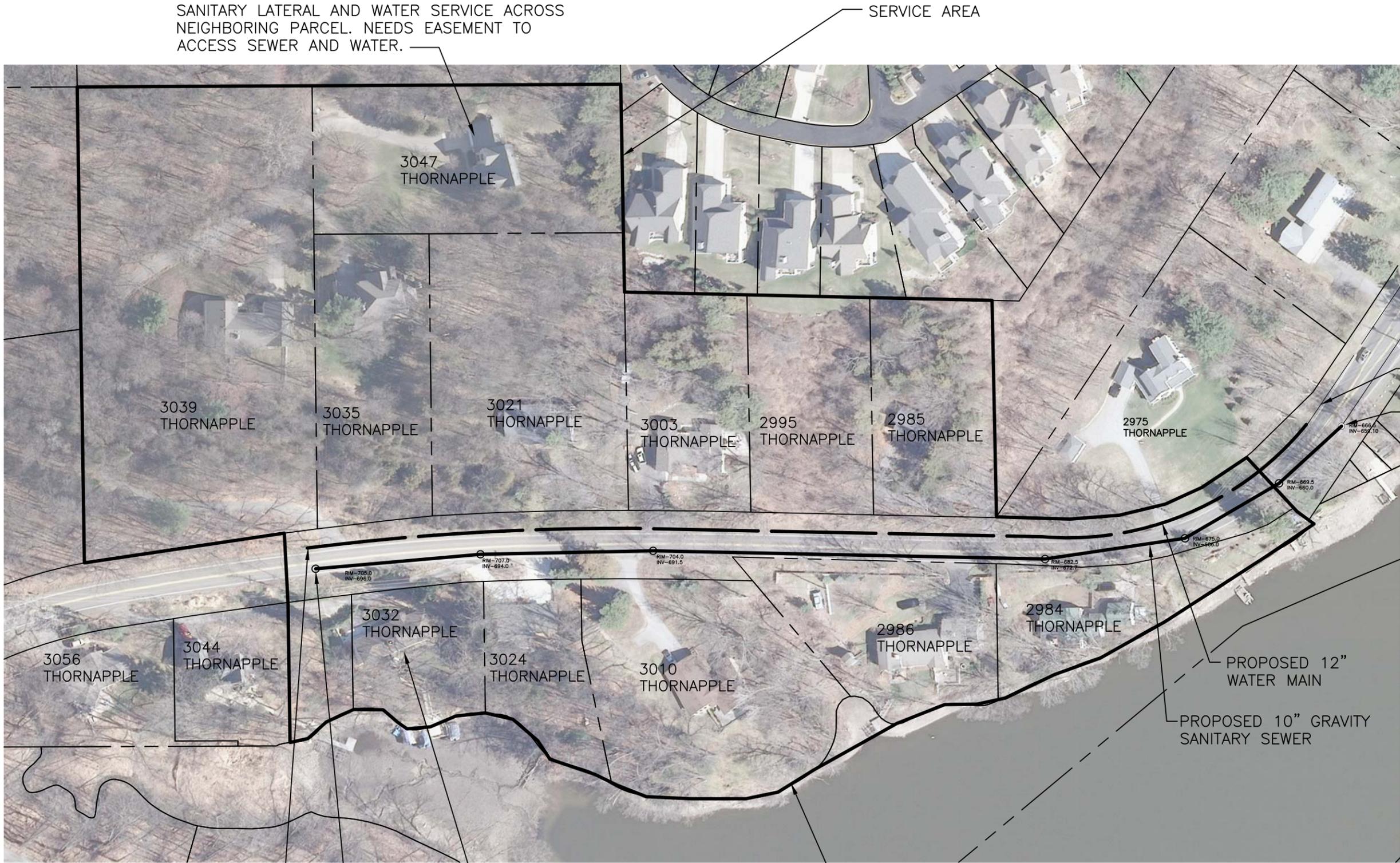
CERTIFICATION

I hereby certify the above to a true copy of a resolution adopted by the Cascade Charter Township Board at a regular meeting held at the Cascade Library Wisner Center on the 18th day of November, 2015, at 7:00 p.m., pursuant to the required statutory procedures.

Dated: November 18, 2015

Ronald H. Goodyke, Township Clerk

NOTE:
HOUSE 3047 THORNAPPLE WILL NEED A LONG
SANITARY LATERAL AND WATER SERVICE ACROSS
NEIGHBORING PARCEL. NEEDS EASEMENT TO
ACCESS SEWER AND WATER.



EXISTING 12"
WATER MAIN
EXISTING 10"
SANITARY SEWER

PROPOSED 12"
WATER MAIN
(END OF LINE)
PROPOSED 10" GRAVITY
SANITARY SEWER
(TOP OF LINE)

NOTE:
HOUSE 3032 THORNAPPLE SITS
BELOW ROADWAY. WILL NEED
GRINDER PUMP STATION AT HOUSE
TO DISCHARGE INTO SEWER

SERVICE AREA



engineers
scientists
architects
constructors

fishbeck, thompson,
carr & huber, inc.

Hard copy is
intended to be
11"x17" when
plotted. Scale(s)
indicated and
graphic quality may
not be accurate for
any other size.

Cascade Charter Township

Thornapple River Drive Utility Extension

Preliminary Layout of Utilities and Service Area

PROJECT NO.
G04058

PLOT INFO: Z:\2004\04058\CAD\REF\TRD_UTLITY_EXT_2015.DWG LAYOUT: LAYOUT1 DATE: 3/13/2015 TIME: 9:48:41 AM USER: MLB

Water and Sewer

Thornapple River Dr. – Tassell Park to Mahesh Dr.

KENT COUNTY HEALTH DEPARTMENT

THORNAPPLE RIVER DR, 2015



- Why is Sewage bad?
- What kind of pollution can a failing septic system cause?
- Septic System 101
- Limitations on your property

Lets review the sicknesses caused by sewage...



- **Bacteria**; E. coli O157:H7 and other shiga toxin producing E. coli, Campylobacter, Clostridium dificile, Listeria, Salmonella, Shigella, Vibrio (cholera)
- **Viruses**; Poliovirus (oral vaccine derived-only reported in unvaccinated community in Minnesota), Hepatitis A, Rotavirus, Norovirus, Coxsackie virus A and B (causes encephalitis, myocarditis)
- **Protozoa**; Giardia, Entamoeba histolytica (amebiasis), Toxoplasmosis (fetal damage if pregnant woman infected), Cryptosporidium
- **Worms**; Pinworms, Roundworms (ascariasis), Tapeworms

References:Musher DM, Musher B. Acute contagious gastrointestinal infections. N Engl J Med 2004;351:2417 Koren H, Bisesi M. Public Health Aspects of Water Pollution. In: Handbook of Environmental Health, Vol 2. Boca Raton: Lewis Publishers 2003:570-583. Source: Dr. Robert Schirmer, MD, FACP, BEDHD Medical Director

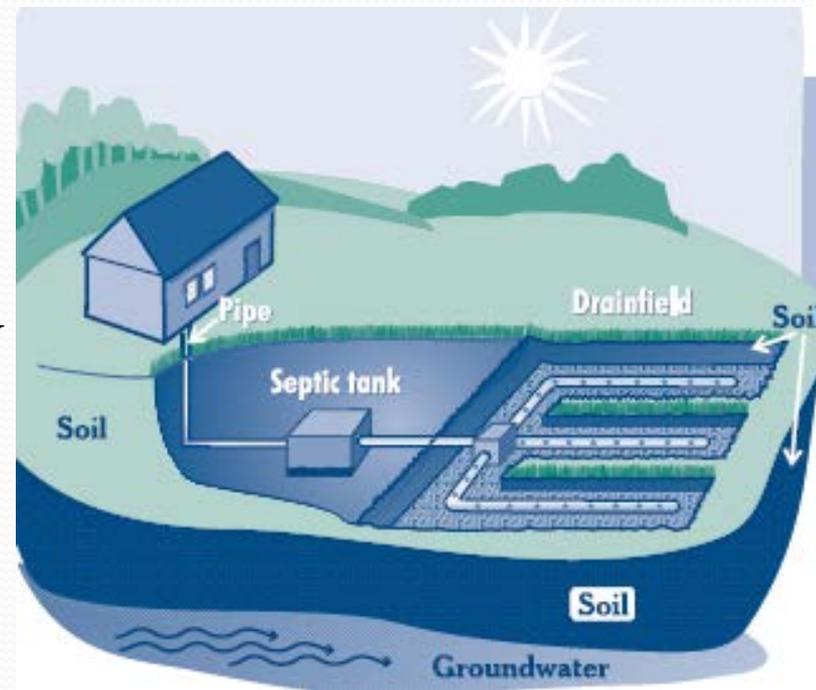
Septic System Pollutants of Concern

Pollutant	Reason for Concern
Pathogens	Parasites, bacteria, and viruses can cause communicable diseases through direct/indirect body contact or ingestion of contaminated water or shellfish. Pathogens pose a particular threat when partially treated sewage pools on ground surfaces or migrates to recreational waters. Transport distances for some pathogens in surface or ground waters can be significant.
Nitrogen	Nitrogen is an aquatic plant nutrient that can contribute to eutrophication and depletion of dissolved oxygen in surface waters, especially in estuaries, and coastal embayments. Excessive nitrate-nitrogen in drinking water can cause methemoglobinemia in infants and pregnancy complications for humans. Livestock can also suffer health impacts from drinking water high in nitrogen.
Phosphorus	Phosphorus is an aquatic plant nutrient that can contribute to eutrophication of inland fresh waters and eventual depletion of dissolved oxygen.

Septic 101

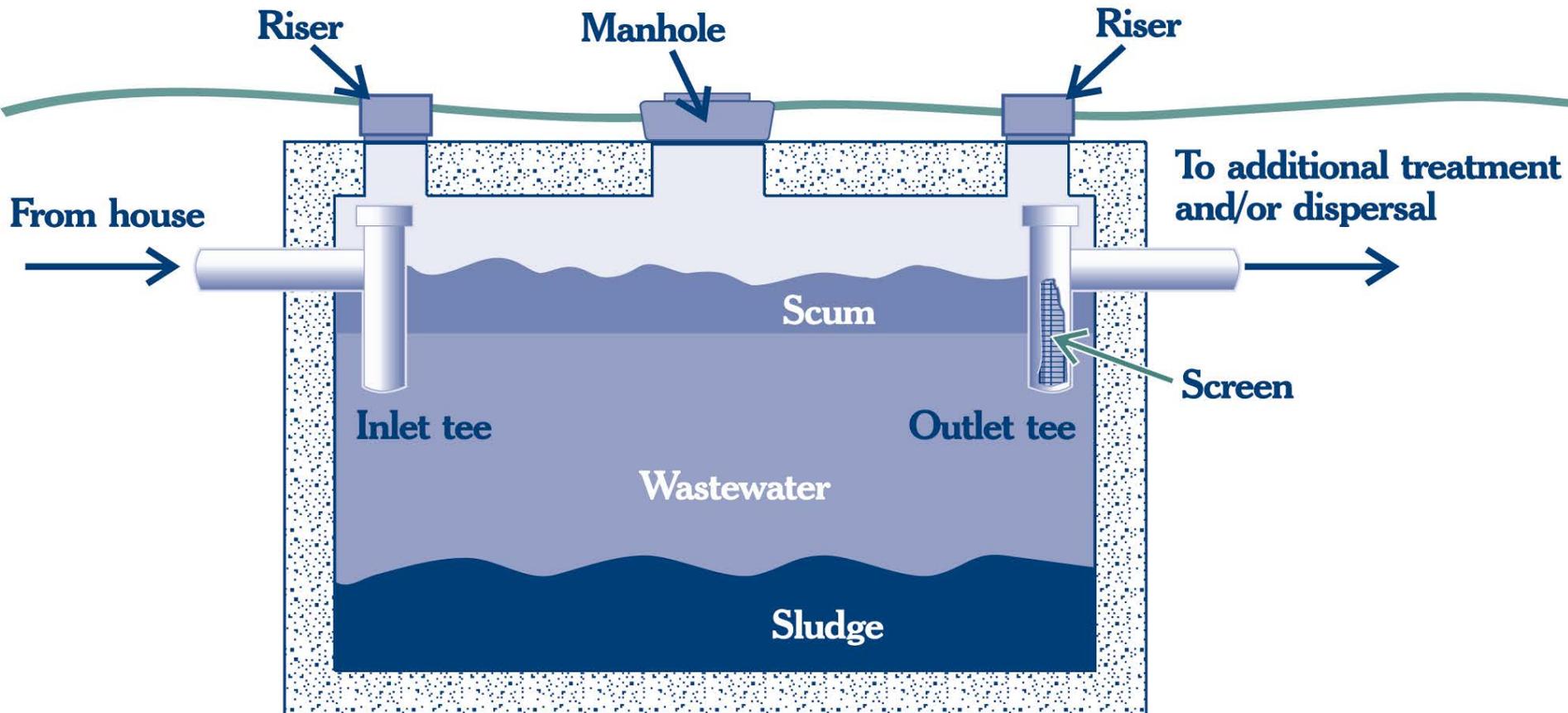
Typical Sewage System

- A typical septic system has 4 main parts:
- A PIPE from the home
- A SEPTIC TANK
- An absorption system (drainfield)
- And the SOIL
 - Microbes digest or remove most contaminants before it eventually reaches our surface waters (lakes, rivers, wetlands) or our groundwater.



Typical Septic Tank

- A watertight tank that separates solids from liquid & digests organic matter
- Septic tanks remain full of liquid between uses. When water is used the same quantity of water is displaced out of the tank and flows to the absorption system



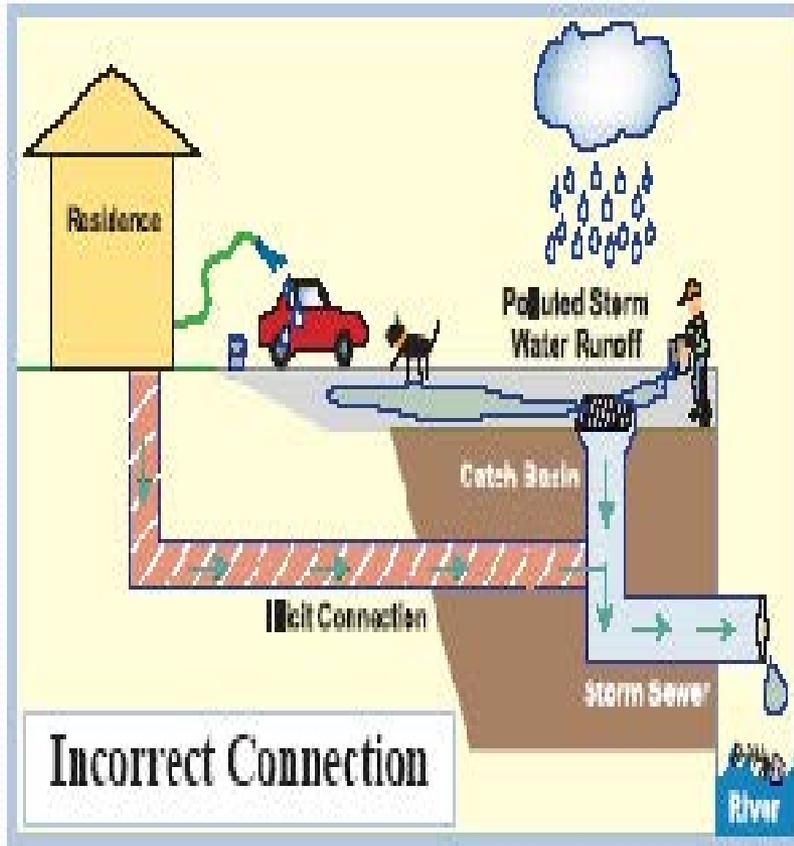
After the sewage flows out of the septic tank it travels via gravity to an absorption system

- This is where the liquid portion of a home's wastewater is dispersed
 - The typical drainfield contains perforated pipe placed in a layer of gravel/stone
 - Wastewater flows through the pipe and stone and into the soil.



Trench type system above.
There are many types of
absorption systems

Not a septic system...



- Illicit connections to the storm drain or to the river
- Bleeder lines or overflow lines from a sewage system to the storm drain, ditch or to the river
- A field tile is NOT a septic system

Limitations

- ❑ Limited additions and out buildings and/or remodels
- ❑ Soil, slope and isolations
 - ❑ Poorly draining soil
 - ❑ Steep slope
 - ❑ Proximity to the river
- ❑ Alternatives (\$\$\$\$\$)



QUESTIONS

Special Assessment District

- Authorized by Act 188 of 1954
- Allows a Township to make an improvement named in the act (including water/sewer infrastructure) and determine that the whole or any part of the cost of the improvement shall be defrayed by special assessments against the property especially benefitted by the improvement.
- Special assessment can last the length of the useful life of the improvement being made.
- Special Assessment becomes a lien on the assessed property
- Special Assessment process takes approximately 3-4 months, and involves a minimum of 2 public hearings before the district is adopted

Project Costs

- Township Engineer FTC&H has prepared the following estimate of construction costs:

	Sanitary	Water	Road	Total
Construction	\$216,603.75	\$178,531.25	\$119,600	\$514,735
Contingency (20%)	\$43,320.75	\$35,706.25	\$23,920	\$102,947
Engineering (15%)	\$38,988.68	\$32,135.63	\$21,528	\$92,652.31
TOTALS	\$298,913.18	\$246,373.13	\$165,048	\$710,334.31

How to Pay for the Project

- Following Proposal has been presented to the Infrastructure Committee, but not the full Board.
 - Comments from meeting will determine how we proceed.
- Township will cover water installation costs
- Township/KCRC will cover road costs.
- Residents will be responsible for sewer costs.
 - Can pay up front or through Special Assessment District

Sewer SAD

- Sewer cost = \$298,913.18
- Number of connections = 13
- SAD life = 20 years
- $\$298,913.18 / 13 = \$22,993.32$ per household
- $\$22,993.32 / 20 = \1149.67 per year
- Costs not included:
 - Connection to household (homeowners responsibility)
 - Connection fees (currently being reworked, could be eliminated or significantly reduced by time of connection)

Sewer SAD

- What could effect the costs?
 - More then 13 connections (possibly 13-16)
 - Less then 13 connections
 - Better bidding climate
 - Minimal use of contingency fund
- Final SAD will always be based on the final project costs, not the estimates

SAD & Construction Process

- Circulate a second petition with signatures from interested parties based on the presented proposal.
- Infrastructure Committee will consider project at July meeting.
- Township Board will consider project, initiate SAD at late July or early August meeting.
- August – October: SAD process (including 2 public hearings)
- October – November: Engineering
- December – January : Bidding
- March – June 2016: Construction



Questions?

TOWNSHIP BOARD MEMORANDUM

To: Cascade Charter Township Board

From: Sandra Korhorn, DDA/Economic Development Director *SKK*

Subject: Consider Approval of Resolutions for Tris4Health to close public streets for Triathlon on June 12, 2016

Meeting Date: November 18, 2015

Tris4Health would like to hold a triathlon event on Sunday, June 12, 2016. While the majority of the event would take place in Ada Township to the east (Lowell Township, Ionia County); the running event of the triathlon will occur in Cascade.

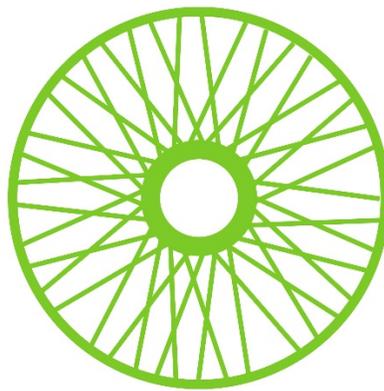
Tris4Health is offering 3 levels to complete in – the Sprint, Olympic and Half-Iron. The transition area is in Ada Township on Buttrick Avenue from Thornapple River Drive to Ada Park. This area is where the competitors will begin and end each event.

Attached are seven resolutions regarding road closures on Thornapple River Dr., Grachen, Mt Ash, Hurley, Peace Streets and Orange Ave and Shagbark from 4:00 a.m. to 6:00 p.m.

Maps (along with further information) are included in the packet for your review. Representatives from Tris4Health will be at the meeting to answer questions.

GRAND RAPIDS TRIATHLON

JUNE 12, 2016
Cascade Township, MI



GRAND RAPIDS TRIATHLON



A portion of all proceeds will benefit:



Kids' Food Basket is a force for "Attacking Childhood Hunger in greater Grand Rapids." We began over nine years ago by serving 125 kids each school day through our Sack Supper program and now serve over 4,800 kids each day. Sack Suppers are evening meals that provide 1000 calories and five food groups—nutrition that's critical to the development of kids' brains and bodies.

GRAND RAPIDS TRIATHLON

INTRODUCTION

Thank you for considering approval of the Grand Rapids 2016 Triathlon.

Who we are – Tris4Health, LLC

We are a group of triathletes who are passionate about growing our community healthy. The owners of Tris4Health, LLC are: Andrew Vidro (President) and Ann Vidro (Treasurer and Secretary). As we ourselves have progressed in the triathlon sport and as triathlon participation continues to hit all-time highs across the country, we felt it was time to bring a USAT Sanctioned Sprint, Olympic and Half-Iron to Cascade and Ada MI. There are no other events at this caliber in the area. We feel this event will not only bring top athletes from across the country it will also encourage the beginner athlete to participate by providing training classes and mentors.

What the Grand Rapids Triathlon is:

This triathlon event is a chance for athletes of all skill levels to compete on a scenic riverside course, perfect for the novice through the seasoned triathlete. This USA Triathlon sanctioned event promises heart pounding excitement from start to the finish. We will offer three events: Sprint, Olympic and Half-Iron. In addition, there will be a kid's triathlon.

BENEFITS

Give back to the community. A portion of all proceeds will be donated to: Kids Food Basket. Kids' Food Basket is a force for "Attacking Childhood Hunger in greater Grand Rapids." We began over nine years ago by serving 125 kids each school day through our Sack Supper program and now serve over 4,800 kids each day. Sack Suppers are evening meals that provide 1000 calories and five food groups—nutrition that's critical to the development of kids' brains and bodies

Be involved with one of the fastest growing sports in the country. The general excitement for the sport of triathlon received a boost of popularity when triathlon debuted at the 2000 Olympic Games in Sydney, Australia. It is estimated that approximately 150,000 people participate in multi-sport in the United States each year. And the numbers continue to grow!

Positions Cascade/ Ada with a healthy lifestyle and lifelong fitness associated with swimming, biking and running. Like no other, the sports of swimming, biking and running embrace the concepts of maintaining a healthy and active lifestyle. You can often see participants at local races that range in age from 10-85 years old! All three sports require aerobic power, excellent endurance and tactical thinking.

REQUEST

We are requesting approval of the following:

- 1.) To hold this annual event in the Cascade Township on June 12th, 2016 and for years to come.
- 2.) Attached are maps of the course, suggested parking areas and street closings. The transition area will be the only area where the streets will need to be completely closed. The run and bike routes will be on the side of the road and will not require any re-routing of traffic.
- 3.) Specific road closures and times: Run portion of the Triathlon
 - a. Run: Thornapple River Drive closed from Township line (north) to Cascade Rd. Hours of closure is from 4am to 6pm
 - b. Run: Grachen St and Mountain Ash St from 4 am to 6pm
 - c. Run Turnaround: Orange Ave SE closed from 4am to 6pm
 - d. Run: Hurley St will be closed 4am to 6pm
 - e. Run: Peace St will be closed 4am to 6pm
 - f. Run: Shagbark Ave will be closed 4am to 6pm
- 4.) We request a letter from the Township of Cascade stating the above has been approved.

Tris4Health will have Cascade Township as an additional insured. We will also send out a mailer to all of the residents that live on the run course. One week prior to the race we will place 3 changeable message signs in Cascade and Ada.

Andy Vidro

Andy's role with Tri4Health is President.

Andy is responsible for handling the technical side of the race ensuring all details are followed and sanctioning rules are adhered to. He also oversees all operations of the race.

Andy owns and operates Vidro Property Services LLC.

Andy has always enjoyed organized sports, 5k's, 10k's and half-marathons. Since entering the triathlon world, he has taken home several wins in the Clydesdale Division.

Ann Vidro, CPA

Ann's role with Tri4Health is Secretary and Treasurer.

Ann has been a resident of West Michigan for over 20 years and is a consultant (and owner) in several small businesses in the Grand Rapids area. She enjoys giving back to the community in many ways including holding the position of Treasurer for Grand Rapids Initiative for Leaders and leading a weekly bible study group for women.

Ann has been participating in organized races since 1996 and joined the triathlon world eight years ago.



GRAND RAPIDS TRIATHLON



Helping to support:





Kids' Food Basket is a force for "Attacking Childhood Hunger in greater GrandRapids." We began over nine years ago by serving 125 kids each school day through our Sack Supper program and now serve over 4,800 kids each day. Sack Suppers are evening meals that provide 1000 calories and five food groups—nutrition that's critical to the development of kids' brains and bodies



Grand Rapids Triathlon

Ada / Cascade MI
June 12, 2016

Triathlon Participation, Growth Trends and Demographics (updated July 2010 from USAT Website)

Triathlon participation in the United States is at an all-time high, following unprecedented growth over the past decade. USA Triathlon can easily track the surge through its membership numbers, which approached 133,000 annual members in March 2010. To put that into perspective, annual membership hovered between 15,000 and 21,000 from 1993-2000.

At the end of 1999, annual membership stood at **19,060**. Those numbers had more than doubled to 40,299 by the end of 2002 and doubled again to 84,787 by the end of 2006. Much of the growth in 2006 could be owed to mandatory youth memberships, but adult memberships still soared at a 15 percent rate over the previous year. The growth during 2007 continued at close to a 16 percent rate, bringing membership to 100,674.

After rising to 107,231 at the end of 2008, annual membership jumped nearly 20 percent to **128,653** to close 2009.

Additionally, 312,489 one-day memberships to compete in USAT sanctioned events were purchased in 2009, growing from just over 100,000 in 2000.



Grand Rapids Triathlon

Ada / Cascade MI
June 12, 2016

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Grand Rapids Triathlon



Cascade MI
June 12, 2016

Cascade Township Road Closures

Thornapple River Dr from Ada Township Line South to Cascade Rd

•4am to 6pm

Grachen St and Mountain Ash St

•4am to 6pm

Orange St from Cascade Rd North

• 4am to 6pm

Peace St , Hurley St, and Shagbark

•4am to 6pm

Grand Rapids Triathlon

Race Timeline

- **Notify Residents – Have race information in Township Newsletter to residents**
- **Friday June 4, 2016– Setup 3 Changeable message signed on Thornapple River Dr - 2 and Buttrick Ave – 1**
- **Transition Setup on June 11th at 6pm. Transition is on Buttrick Ave**
- **Setup Road Closures signage on Run Course. Road Closure on Thornapple River Dr, Grachen St, Mountain Ash St Orange, and Hurley at 4am on June 12th**
- **Transition Area Opens – 5:15 – 7:45 am**
Course Meeting @ 6:45
- **Race Start Times:**
 - Half Iron – 7:00 am**
 - Olympic – 7:45 am**
 - Sprint – 8:30 am**
- **Half Iron Cutoff Times:**
 - Swim – 9:15 am**
 - Bike – 12:00 pm**
 - Run – 3:15 pm**
- **Road Opens at 6:00 pm**

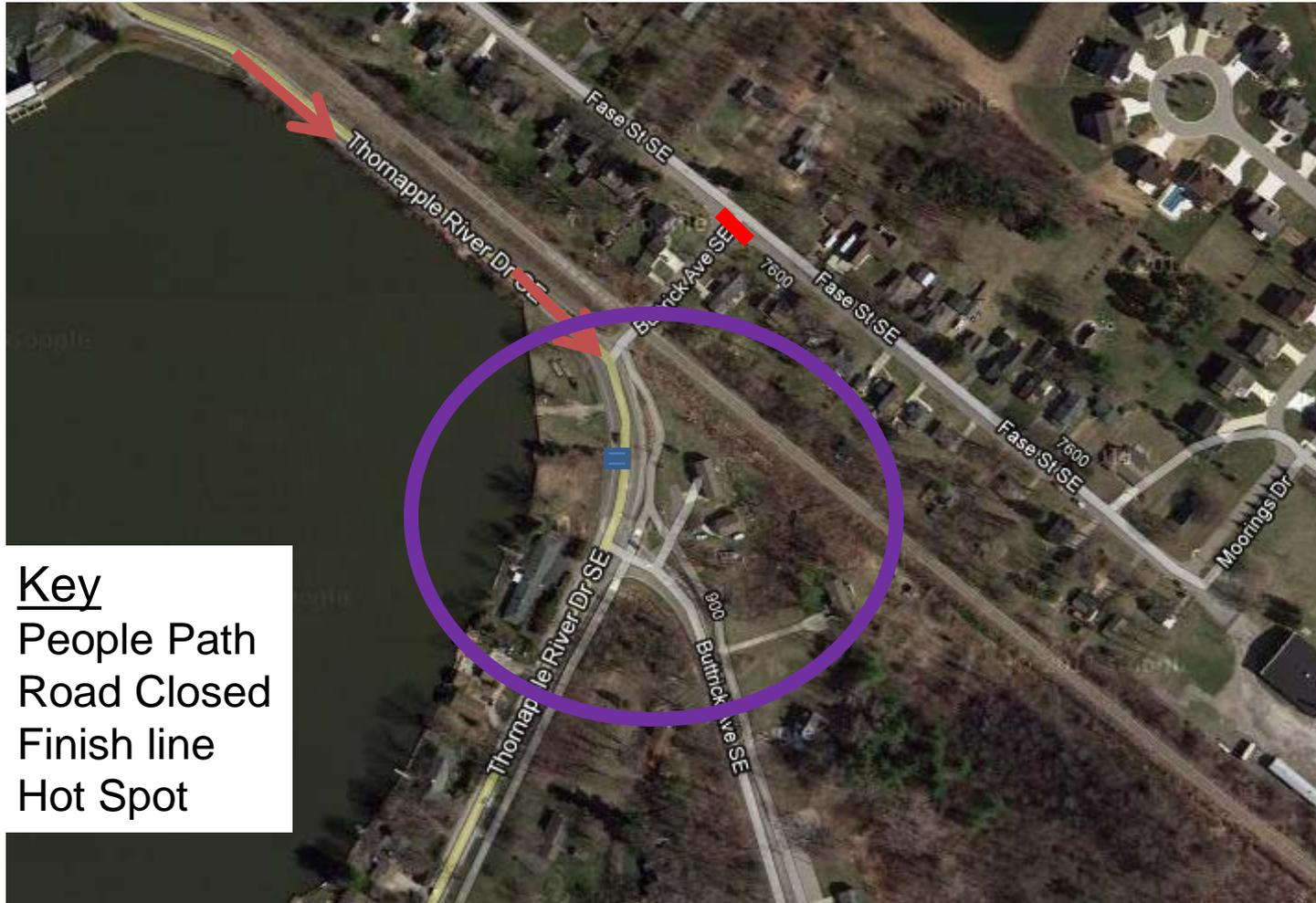
Athlete Drop Off



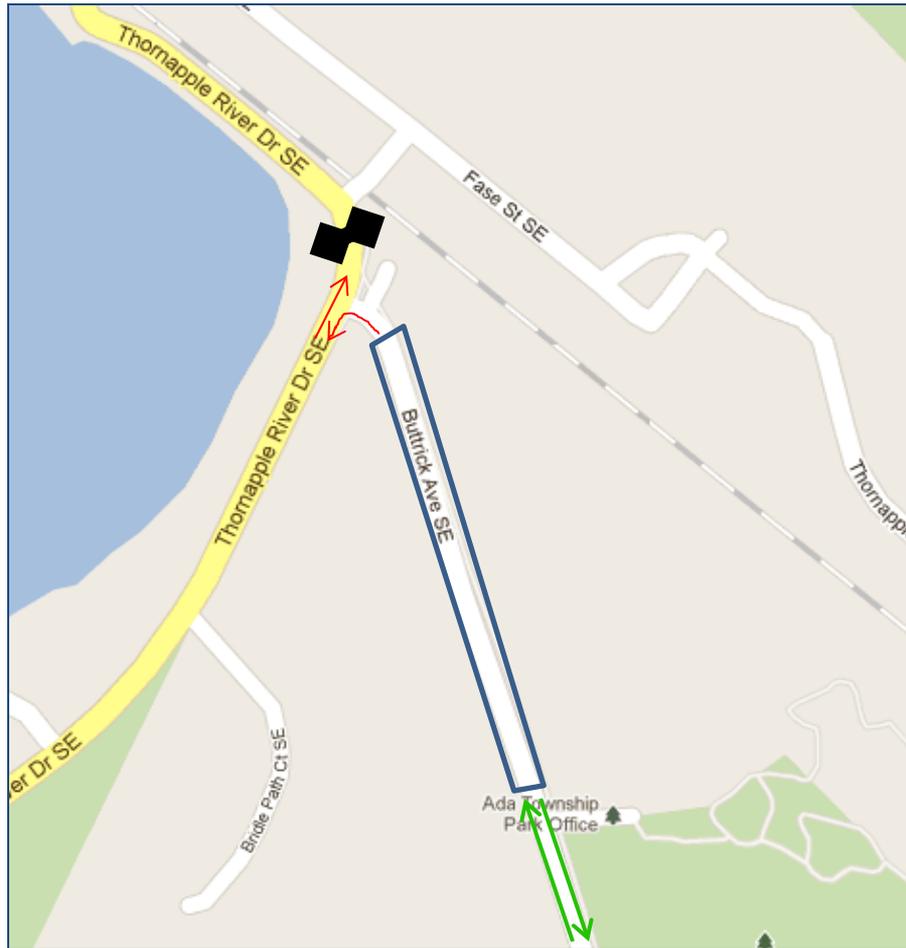
Key

- Road Closure █
- Traffic Direction →
- Drop Off ■
- People Path →

Main Location for Race



Transition Area and Finish line

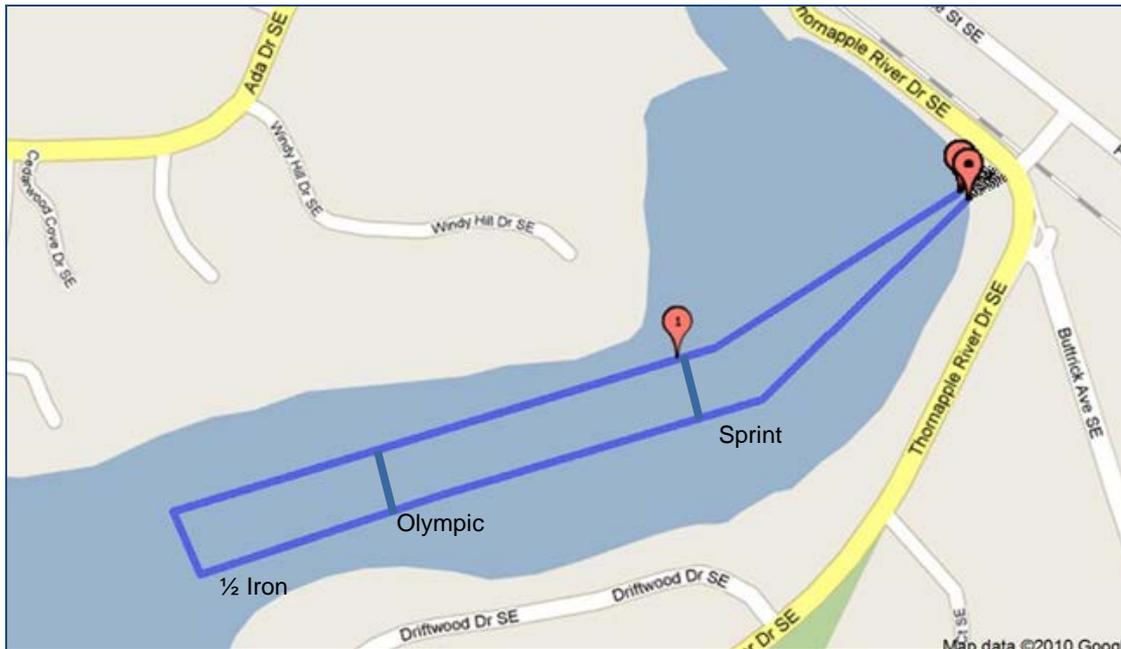


Key

- Transition Fence
- Bike In/Out
- Run In/Out
- ◆ Finish Line

Swim

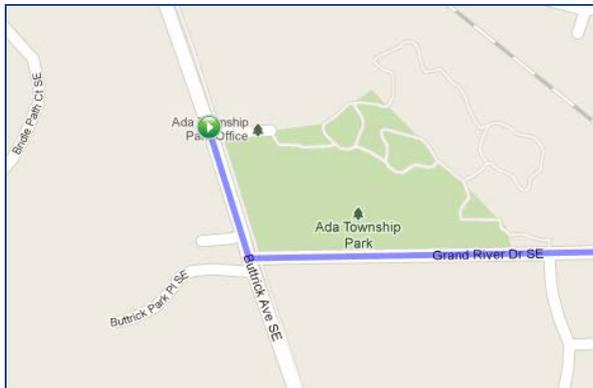
Sprint – 600 meters
Olympic – 1500 meters
½ Iron – 1.2 miles



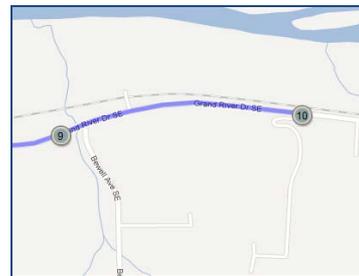
Bike – Olympic and Sprint 40K and 20K



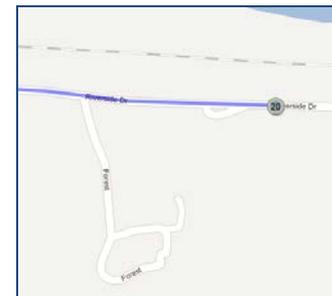
Bike Turn Around



Bike - Start and Finish

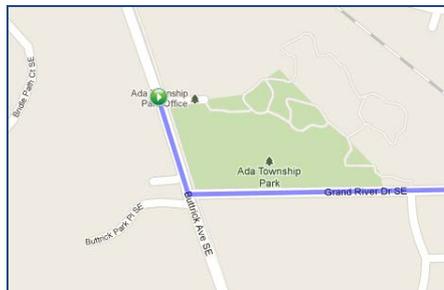
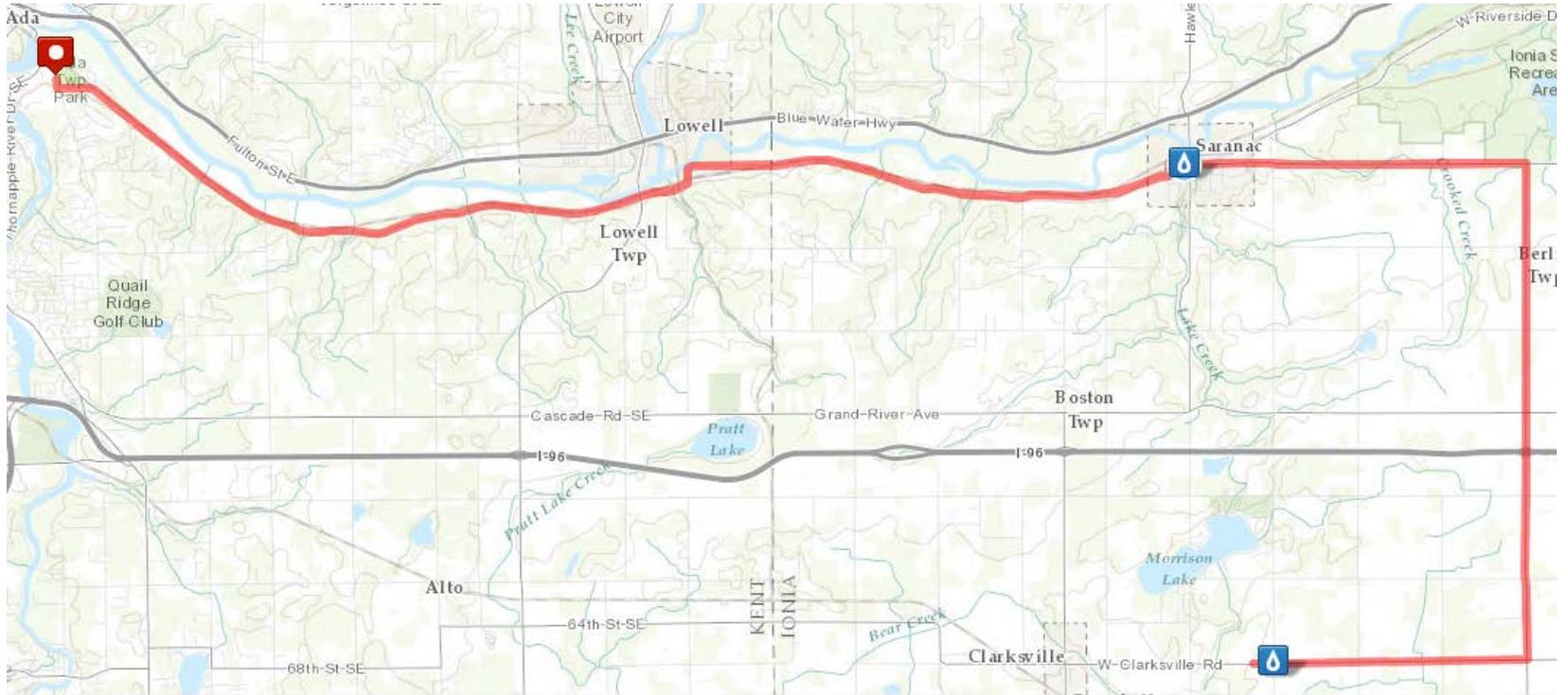


20K Bike



40K Bike

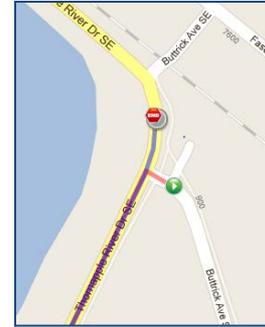
Bike – ½ Iron 56 Miles



Bike - Start and Finish

Run – Olympic and Sprint

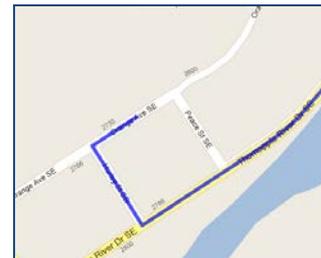
10K 5K



Run – Start and Finish



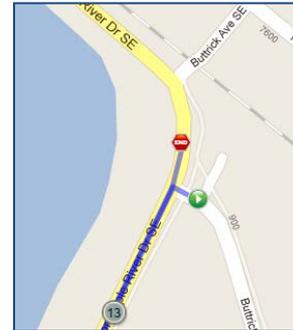
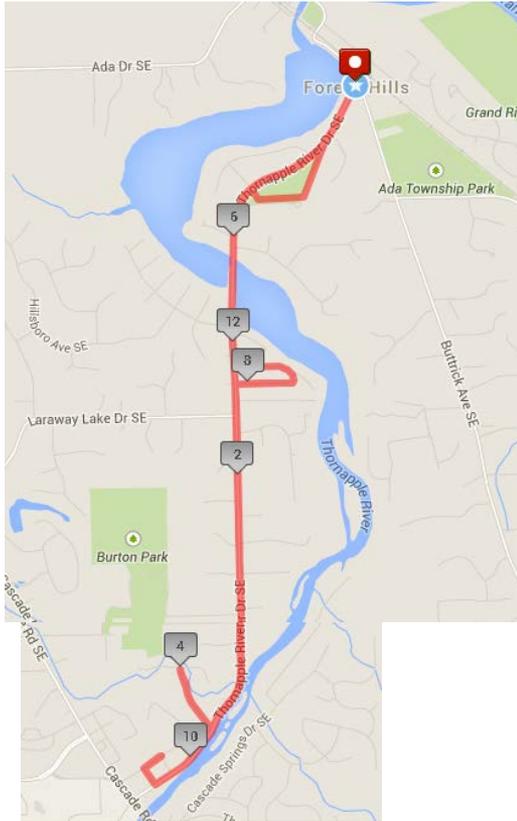
Sprint Turn Around



Olympic Turn Around

Run – ½ Iron 13.1 Miles

Double Loop



Run - Start and Finish



Run - Turn Around Points

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Grachen Street from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Grachen Street is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member , supported by Board Member . The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Ronald H. Goodyke
Township Clerk

CERTIFICATION

I hereby certify the above to a true copy of a resolution adopted by the Cascade Charter Township Board at a regular meeting held at the Wisner Center on the 18th day of November, 2015, at 7:00 p.m., pursuant to the required statutory procedures.

November 18, 2015

By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Mountain Ash Street from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Mountain Ash Street is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

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By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Hurley Street from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Hurley Street is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member, supported by Board Member. The roll call vote being as follows:

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Dated: November 18, 2015

By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Peace Street from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Peace Street is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member, supported by Board Member. The roll call vote being as follows:

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By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Orange Ave from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Orange Ave is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member, supported by Board Member. The roll call vote being as follows:

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Ronald H. Goodyke
Township Clerk

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Dated: November 18, 2015

By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Thornapple River Drive from Cascade Rd. to Storeybook Ln from approximately 4:00 a.m. – 6:00p.m.; and

Whereas, Thornapple River Drive is a primary street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member, supported by Board Member. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Ronald H. Goodyke
Township Clerk

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Dated: November 18, 2015

By _____
Ronald H. Goodyke
Township Clerk

Cascade Charter Township
Kent County, Michigan
Resolution # of 2015

The Cascade Charter Township Board Hereby Resolves:

Whereas, Tris4Health, LLC would like to hold a Triathlon on Sunday, June 12, 2016; and

Whereas, they will need to close Shagbark Ave. from approximately 4:00 a.m. – 6:00 p.m.; and

Whereas, Shagbark Ave is a local street; and

Whereas, Tris4Health is working with the Kent County Road Commission and Kent County Sheriff Department regarding this request.

Therefore Be It Resolved, the Cascade Charter Township Board hereby approves the request for the street closure on June 12, 2016 from 4:00 a.m. to 6:00 p.m.

Be It Further Resolved, that the Cascade Township Board hereby directs the Clerk to forward this request to the Kent County Road Commission for the necessary permit.

The foregoing Resolution was offered by Board Member, supported by Board Member. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

Ronald H. Goodyke
Township Clerk

CERTIFICATION

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Dated: November 18, 2015

By _____
Ronald H. Goodyke
Township Clerk



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: November 18th, 2015
To: Supervisor Beahan and Cascade Township Board
From: Ben Swayze, Township Manager
Subject: Consumers Energy Lighting Conversion

FACTS:

Cascade Charter Township and Consumers Energy have a Standard Lighting Contract, dated April 12, 2012, that governs the public streetlight network in Cascade Township owned by Consumers Energy. Per the agreement, the Township Board must approve any changes to the network outside of general maintenance.

Consumers Energy has submitted a request to convert three of the mercury vapor (MV) lights in the Township to high pressure sodium (HPS). The mercury vapor lights are being phased out due to government regulations and operating expenditures. The conversion provides for a brighter light (8500L vs. 7500L) at a lower cost (\$11.75 per light vs. \$16.27 per light). With this conversion, there will be no remaining MV lights in the Township

Attached for your review:

- Proposed resolution and agreement approving the conversion of the remaining MV lights to HP Sodium
- Schematic drawings indicating which lights are being converted

ANALYSIS AND CONCLUSION:

In 2008 the US government banned the sale ballasts for mercury vapor fixtures, effectively regulating out mercury vapor light fixtures. As the fixtures have failed, Consumers Energy has been converting them to high pressure sodium fixtures, at their cost. This will be the final conversion to have the entire Township (Consumer owned) lighting system as high pressure sodium lights.

FINANCIAL CONSIDERATIONS:

The conversion will represent a small monthly savings (\$4.52 per light) for the Township on the monthly lighting bill. Consumers Energy covers the cost of the conversion.

RECOMMENDATION:

Approve the resolution to authorize Consumers Energy to make the indicated changes to the Cascade Township lighting system



**AUTHORIZATION FOR CHANGE IN
STANDARD LIGHTING CONTRACT
(COMPANY-OWNED) FORM 547**

Contract Number: 100000373306

Consumers Energy Company is authorized as of 6/16/2015, by the Township of Cascade, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the Township of Cascade, dated 4/1/2012.

Lighting Type:

General Service Unmetered Lighting Rate GUL, Standard High Intensity Discharge

Notification Number(s):

See Corresponding Order Numbers

Construction Work Order Number(s):

24346661, 24801734, 24801736

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 4/1/2012 shall remain in full force and effect.

Township of Cascade

By:

(Signature)

(Printed)

Its

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Township of Cascade, dated 4/1/2012, in accordance with the Authorization for Change in Standard Lighting Contract dated 6/16/2015,

heretofore submitted to and considered by this commission council board ;and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Township.

STATE OF MICHIGAN
COUNTY OF Kent

I, _____, Clerk of the Township of Cascade, do hereby certify that the foregoing resolution was duly adopted by the commission council board of said municipality, at the meeting held on _____.

Dated:

Municipal Customer Type: Township

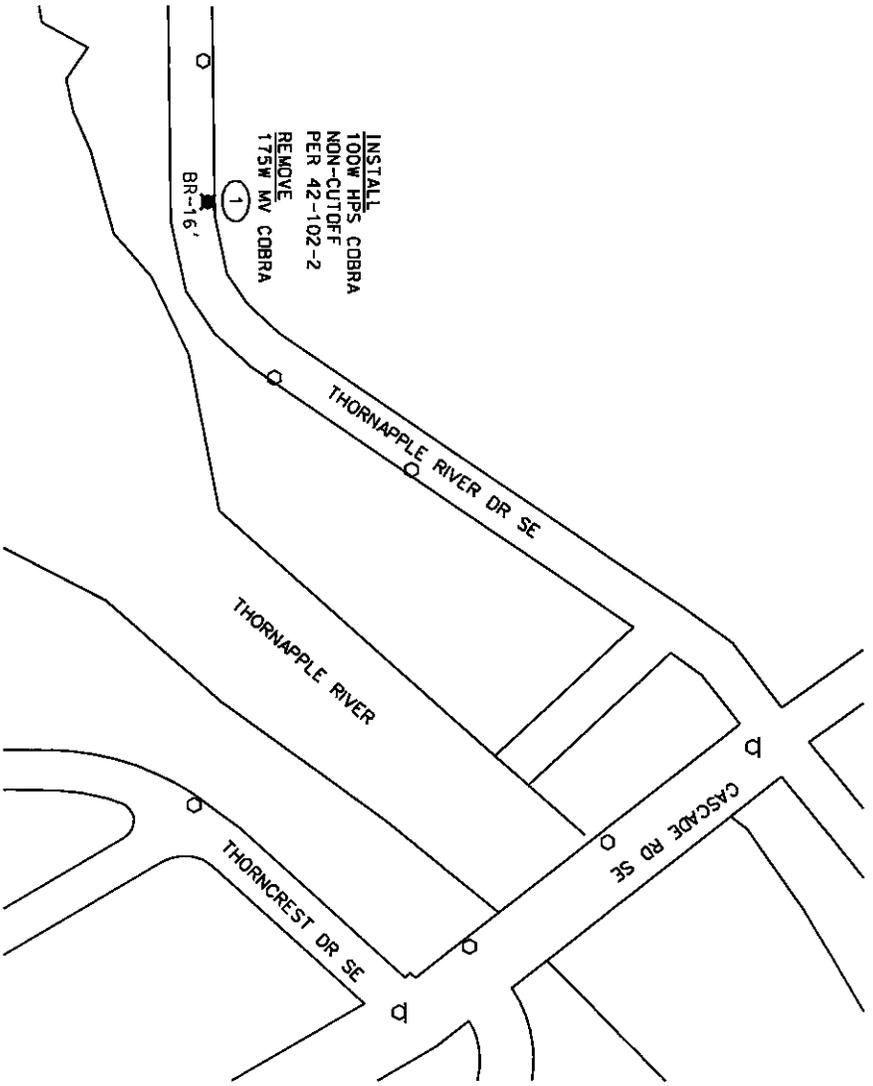
GENERAL SERVICE UNMETERED LIGHTING RATE GUL, STANDARD HIGH INTENSITY DISCHARGE

<i>Number of Luminaires</i>	<i>Nominal Watts</i>	<i>Luminaire Type</i>	<i>Fixture Type</i>	<i>Fixture Style</i>	<i>Install Remove</i>	<i>Location</i>
1	<u>100</u>	<u>HPS</u>	<u>NA</u>	<u>NA</u>	<u>Install</u>	2495 Santiago Ave SE
1	<u>175</u>	<u>MV</u>	<u>NA</u>	<u>NA</u>	<u>Remove</u>	2495 Santiago Ave SE
2	<u>100</u>	<u>HPS</u>	<u>NA</u>	<u>NA</u>	<u>Install</u>	See Enclosed Prints
1	<u>175</u>	<u>MV</u>	<u>NA</u>	<u>NA</u>	<u>Remove</u>	See Enclosed Prints
1	<u>250</u>	<u>MV</u>	<u>NA</u>	<u>NA</u>	<u>Remove</u>	See Enclosed Prints



KENT CO
 CASCADE TWP
 T06 R10 SEC.16

**DO NOT CHANGE CS
 OVER TRAFFIC SIGNALS**



LOC	INSTALL	REMOVE
1	W HPS	W MV
2	W HPS	W MV
3	W HPS	W MV
4	W HPS	W MV
5	W HPS	W MV
6	W HPS	W MV
7	W HPS	W MV
8	W HPS	W MV
9	W HPS	W MV
10	W HPS	W MV
11	W HPS	W MV
12	W HPS	W MV
13	W HPS	W MV
14	W HPS	W MV
15	W HPS	W MV

CONVERSION REPLACEMENT CHART	INSTALL	REMOVE
HPS	100W	100W
HPS	100W	175W
HPS	100W	250W
HPS	150W	250W CS
HPS	250W	250W
HPS	250W	400W
HPS	(2) 100W CS	400W CS

NOTIFICATION # 1030349383

STLT CONV-CASCADE TWP [B]

ORDER NUMBER
 24801736

-CONSTRUCTION CERTIFICATION-
 Work was constructed as Engineered or Changed as Indicated.
 All Salvageable Material Was Returned to Stores.

Signed _____ In Direct Charge of Work
 Dates: Started _____ Completed _____ DATE: _____

MISS DIG NUMBER: _____

STAKED	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
TREES	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
TLM NUMBER	06101624	# OF RODS		DIMS

Consumers Energy
 A CMS Energy Company
 ELECTRIC

DESIGNED BY: BALLEFFE
 APPROVED BY: _____
 DATE: 08/02/15
 SCALE: NTS

SHEET 1 OF 1

STLT CONV-CASCADE TWP	FOR:	STLT CONV-CASCADE TWP
CASCADE	SUBSTATION	CASCADE
THORNCREST	CIRCUIT	THORNCREST
01	MD NO.	126
	CKT NO.	LCP NO.
CM NO. 100003376009	ORDER TYPE	MAINTENANCE
ESIC	STV	DESIGN NUMBER
		10599481

ELECTRIC CAD TITLE BLOCK (11x17) 10-30-2008
 SHEET B
 6/2/2015 3:48:07 PM d:\o\backdrop\wind\van\vgp\30599481.d01

DESIGN FILE NAME: 10599481.D01
 T R S 06 10 16



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: November 18th, 2015
To: Supervisor Beahan and Cascade Township Board
From: Ben Swayze, Township Manager
Subject: 28th Street / I-96 Interchange Township Sign

FACTS:

Over the past two years the Township staff and Infrastructure Committee have been working on designing a comprehensive entryway signage program. The purpose of the signage program is to design elements that are replicable not only for Township related signage, but for other elements of the Township as well including parks, open space and buildings. After considering several different elements, the Infrastructure Committee has recommended that the Township focus on the “swoosh” as a common element. The swoosh can currently be found in Tassel Park structural elements, including the park signage (picture attached).

When Drury Hotel applied to the Planning Commission for their hotel project (which is currently under construction) they were required to apply for a height special use permit to extend the height of their building to 72 feet (from 48 feet). In order to receive the special use permit they are required to participate in one or more incentives, as outlined by the Township Zoning Ordinance. After consulting with the Township staff, DDA and Planning Commission, Drury chose the following incentive:

Streetscape Incentive: The project may incorporate entry features in the form of decorative street lighting and landscaping to match those along 28th Street within the Cascade Township Downtown Development Authority

The Township has designed an entryway sign to be placed near the right-of-way in the Consumers Energy property just east of the Drury Hotel project site. The site was selected to be visible to travelers exiting I-96 to 28th Street, as well as travelers moving east and west along 28th Street. In order to receive their height special use, Drury has agreed to provide all of the necessary site improvements including building the sign and wall footings and foundation and providing irrigation to the site. The Township would be responsible for the veneer finish on the wall, all sign elements (including electrical elements) and landscaping.

The Township has had a conceptual/schematic design and cost estimate prepared for the project, which are included for your review. The cost estimate for the Township portion of the sign is \$109,700. For FY15, the Township budgeted \$80,000 for this project.

In order to move forward with the sign project, the Township will need to apply to the Zoning Board of Appeals for a sign variance. Typically Township signage is exempt from sign ordinance regulations if it is placed within the right-of-way. Because the sign does not meet the requirements of the Kent County Road Commission, it is being placed just outside of the right-of-way. The Township will need to apply for the following variances:

- **Height** – Sign ordinance allows for a 5’ sign. The Township sign, including the “swoosh” structural element, is approximately 11’ tall.
- **Placement** – Township is requesting a 0’ setback from the right-of-way.

Attached for your review:

- Conceptual renderings of the proposed sign
- Cost estimate for proposed sign, including breakdown of electrical costs.

ANALYSIS AND CONCLUSION:

The proposed sign will be the first in a series of upgraded entryway and identification signage for the Township. In the Capital Improvement Plan, an upgraded sign is identified for each of the 6 years, including a sign at Patterson and 28th Street in 2016 and a sign at the 36th Street / I-96 interchange as part of a larger landscaping project in 2017. The goal is to have similar thematic elements (including lighting and the “swoosh”) for each sign to serve as a branding aspect for the Township.

The proposed project came in significantly higher than the \$80,000 the Township had originally budgeted for the project. There are two elements of the project that are driving the cost of the project past the original budgeted figure:

- **RGB Ambient Lighting** – Approximately \$25,000
- **Swoosh Fabrication and Installation** - \$30,000 - \$50,000

Given the estimate, Township staff met with the Infrastructure Committee on 11/9 to discuss the project and possible alternatives, including the elimination of the two aforementioned elements of the project. After discussing the possible alternatives, the Infrastructure Committee directed staff to seek the difference between the budgeted amount and the project estimate (approximately \$30,000) from the Downtown Development Authority. The DDA will be considering this request at their Tuesday, 11/17 meeting. An update on the status of this request will be made at the Board meeting. The Infrastructure Committee has recommended that the Township Board approve the proposed signage project, subject to the DDA approving the additional funding.

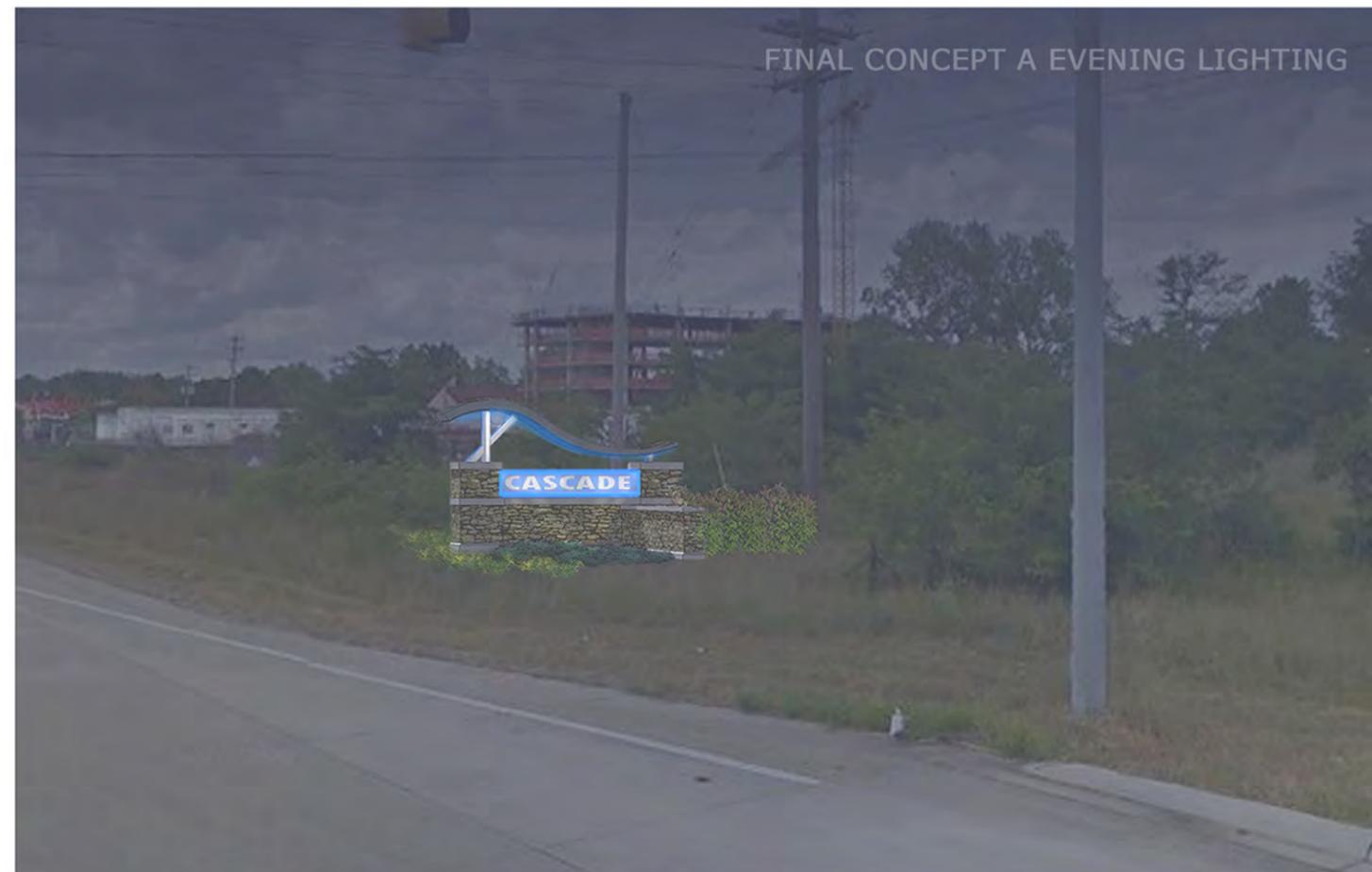
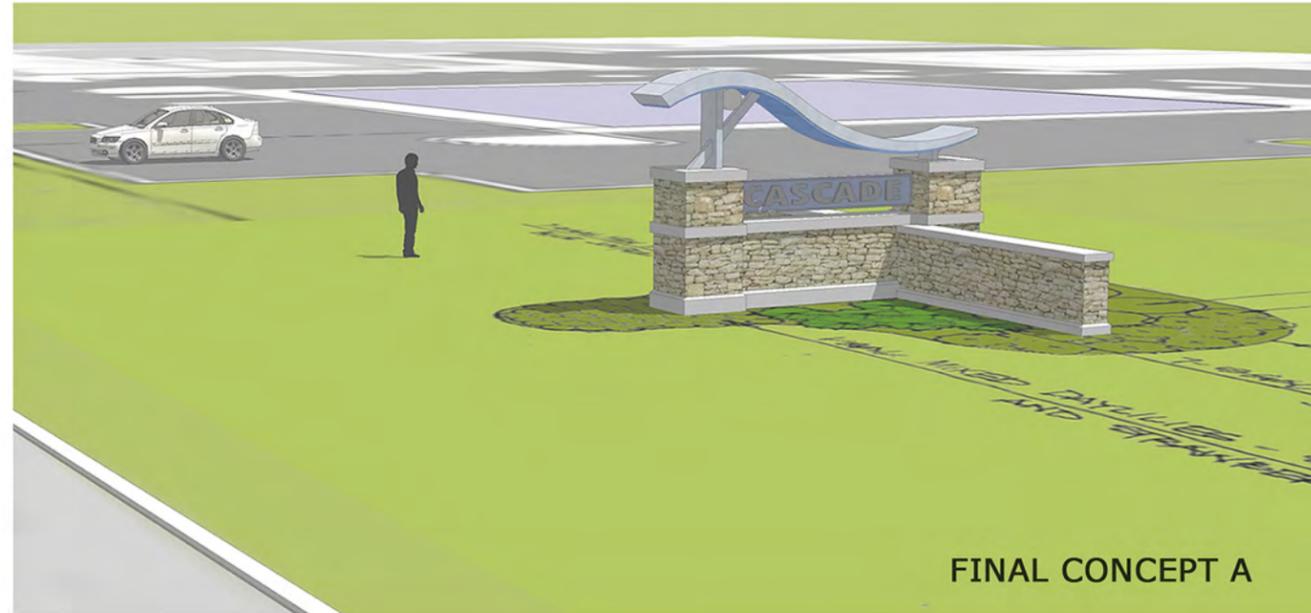
As mentioned above, the Township will need to seek a variance in order to place the sign for both the height and placement of the signage. The Township has sought (and received) a variance for signage before, including a variance for the Tassel Park entrance sign (height) and other entry signage in the Township (placement) that is not in the right-of-way.

FINANCIAL CONSIDERATIONS:

The Township budgeted \$80,000 for this project in FY2015. Due to project timing, these funds will need to be committed for the project which will be constructed in FY2016. The remaining funds for the project (approximately \$30,000) have been requested from the DDA. These funds will need to be budgeted in FY2016.

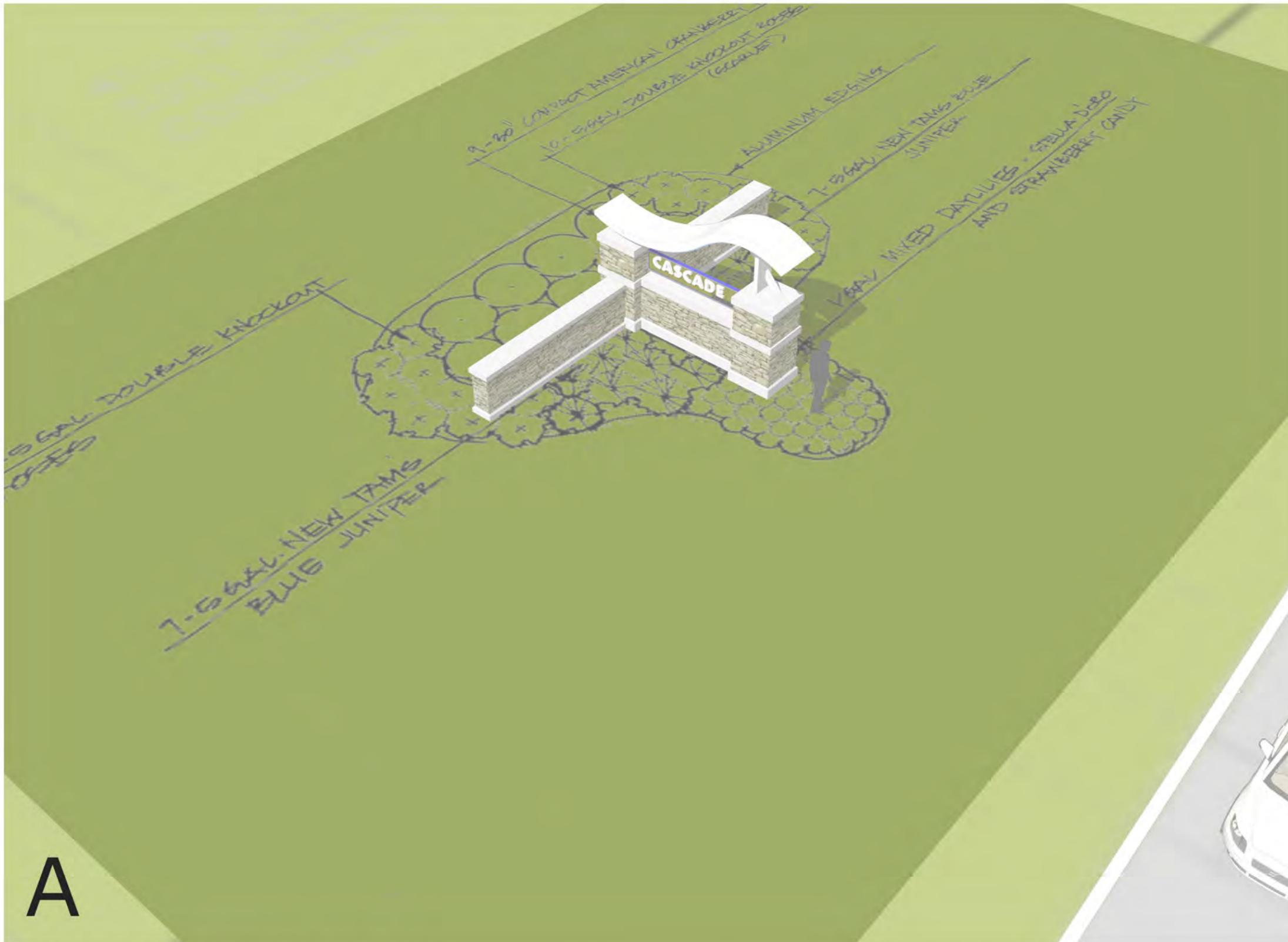
RECOMMENDATION:

Approve the I-96 / 28th Street signage project and authorize the Township Manager to seek the required variance from the Zoning Board of Appeals for the sign placement and height.



CASCADE CHARTER TOWNSHIP
SIGNAGE AT DRURY HOTEL/ 28TH ST. OFF RAMP

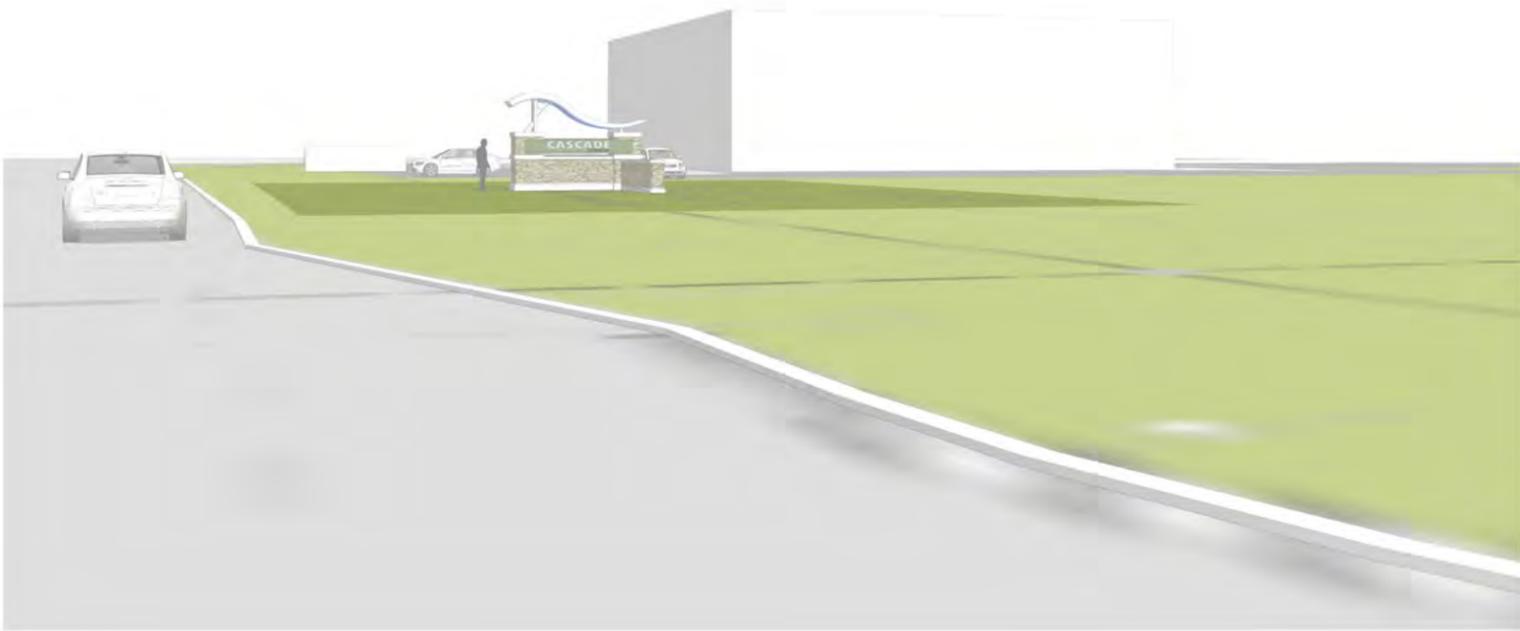
9-22-15



A

CASCADE TOWNSHIP
SIGNAGE AT DRURY HOTEL/ 28TH ST. OFF RAMP

9-15-15



CASCADE TOWNSHIP
SIGNAGE AT DRURY HOTEL/ 28TH ST. OFF RAMP

9-15-15



Cornelisse
Design Associates, Inc.
LANDSCAPE ARCHITECTURE



LESLIE E. TASSELL PARK



Cornelisse
Design Associates, Inc.
LANDSCAPE ARCHITECTURE

MEMORANDUM

DATE: November 5, 2015
TO: Steve Petersen
PROJECT: Drury Hotel -Township Sign and Screen
RE: **Cost Estimate for Construction**

The following is a cost estimate based on where we are in the project at this time. It assumes Drury will do all the site prep, excavation, and construction of footings and foundations walls.

All the disciplines have submitted pretty firm numbers, with the exception of the metal Swoosh, which has a range of \$10,000 either side of the median (which is in the estimate):

COST ESTIMATE

<u>Electrical</u>	<u>\$36,000</u>
(including, under cap lighting, RGB lighting, swoosh lighting and panel; power, controls)	
<u>Stone Veneer and Precast Caps</u>	<u>\$18,000</u>
(of which \$9000 is for the 30' long screen wall)	
<u>Swoosh metal fabrication and installation</u>	<u>\$40,000</u>
(median figure in estimate range)	
<u>Sign Box (typical metal)</u>	<u>\$ 3,000</u>
<u>Landscaping</u>	<u>\$ 8,000</u>
(this includes some minor clearing and grubbing around Sign area)	
TOTAL:	\$104,500
Contingency of 5%	<u>\$ 5,200</u>
GRAND TOTAL:	<u>\$109,700</u>

If you have other questions, please let us know.

ISSUED BY: Patricia S. Cornelisse, ASLA, LLA
Cornelisse Design Associates, Inc.

site planning
land planning
park planning & design

ELECTRICAL ESTIMATE BREAKDOWN

\$24,500	3 Form translucent panel, reflective material, and RGB lighting Materials
\$1,500	Translucent Panel and RGB lighting Installation
\$2,000	Tape Lighting to illuminate block wall of sign (materials and install)
\$3,400	Electrical Power Feed to Sign From Street Lighting Distribution Enclosure
<u>\$4,500</u>	<u>Electrical Disconnect switch/Controls at Sign</u>
\$35,900	Total

RESOLUTION NO. _____
CHARTER TOWNSHIP OF CASCADE
KENT COUNTY, MICHIGAN

WHEREAS, The Charter Township of Cascade has instituted certain light district and wishes to warrant the costs to the 2015 Tax Roll;

WHEREAS, The Charter Township of Cascade wishes to warrant to the Tax Roll certain water and sewer special assessments, and delinquent sewer and water usage for 2015;

BE IT THEREFORE RESOLVED, The streetlight roll of \$68,648.76, the sewer and water assessments of \$8,377.84, and the delinquent sewer and water usage of \$5,702.09 be warranted to the 2015 Tax Roll.

The foregoing Resolution was offered by Board Member _____ supported by Board Member _____ and the vote being as follows:

YEAS: _____

NAYS: _____

ABSENT:

Resolution declared adopted on November 18, 2015.

Ronald Goodyke, Clerk
Cascade Charter Township

CERTIFICATION

I hereby certify the foregoing to be a true copy of a Resolution adopted at a regular Board meeting of the Cascade Charter Township Board, held on Nov. 18, 2015.