



AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING

Wednesday, March 25, 2026, 7:00 P.M.
Wisner Center, 2870 Jacksmith Ave SE, Grand Rapids, MI 49546

Public may access the meeting via video conference software Zoom

<https://us02web.zoom.us/j/88137644237>

Meeting ID: 881 3764 4237

By Phone: 1 309-205-3325

Expected Meeting Procedures

- During public comments you may speak on any item not noted on the agenda for a public hearing.
- Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
- Please limit your comments to a specific issue.
- Please turn OFF cellular phones.
- In accordance with the ADA, any accommodation request should be directed to the Township at 616-949-1500.

Article 1. Call to Order (Roll Call)

Article 2. Pledge of Allegiance

Article 3. Approval of Agenda

Article 4. Approval of the Minutes

- a) Township Board-3/11/2026 Regular & Closed Session

Article 5. Presentations

Article 6. Public Comments - Anything on the Agenda not scheduled for a public hearing. (Limit comments to 3 minutes)

Article 7. Approval of Consent Agenda

- a) Department Reports
- 1) Planning Commission Draft Minutes 3/16/2026
 - 2) Financial Statements
- b) Receive and File Communication

Article 8. Financial Actions

- a) Request for Invoices to be paid on 3/26/26

Article 9. Unfinished Business

a) Resolution 015-2026 Consider approval of the Resolution adopting an Ordinance to Amend Ordinance #1 of 1980, the Sentinel Pointe PUD as presented. *(Roll Call)*

b) Resolution 016-2026 Consider approval of Reinstatement of the Private Streets Ordinance #9 of 2002. *(Roll Call)*

c) Resolution 017-2026 Consider approval of Reinstatement of the Subdivision Ordinance #5 of 2003. *(Roll Call)*

Article 10. New Business

a) Memorandum of Understanding- Thornapple River Water Trail

Consider approval to formalize a cooperative partnership supporting the development, promotion, and management of the Thornapple River Water Trail.

b) Resolution 018-2026 Introduction of amendments to the Township Zoning Ordinance that would regulate data mining facilities and data centers and that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses. *(Roll Call)*

c) Payment of Claims Until April 22 Meeting Consider authorization for Township Manager and/or his designee to review and approve claims against the Township between March 25, 2026, and April 22, 2026. Further direct that the list of claims paid in this manner be included in the next Board meeting packet for review and approval.

Article 11. Discussion

**Article 12. Public Comments – Any comments, agenda item or not.
(Limit comments to 3 minutes)**

Article 13. Manager Comments

Article 14. Board Member Comments

Article 15. Adjournment



MINUTES
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING

Wednesday, March 11, 2026, 7:00 P.M.

Wisner Center, 2870 Jacksmith Ave SE, Grand Rapids, MI 49546

Article 1. Supervisor Lesperance called the meeting to order at 7:00 pm.

Present: Supervisor Lesperance, Clerk Slater, Treasurer Korstange, Trustees Shipley, Rissi, Noordyke and Noordhoek. Absent: None.

Also Present: Township Manager Smith, Building & Operations Dir. Wilson, Park and Facilities Dir. Zwick, Finance Dir. Nenciarini, Engineer Thorne, DDA Dir. Sennett, Attorney Homier-Foster Swift, Deputy Clerk Alberts.

Article 2. Pledge of Allegiance

Article 3. Approval of Agenda

Motion by Trustee Shipley, seconded by Treasurer Korstange to approve.
Motion carried unanimously.

Article 4. Approval of the Minutes

Motion by Trustee Shipley, seconded by Clerk Slater, to approve the Regular and Closed Session minutes from February 25, 2026, as presented. Motion carried unanimously.

Article 5. Presentations

Tassell/Tuffy/Verburg presentation from the Troyer Group-Mike Reese.

Article 6. Public Comments

Kenneth Carey- 2929 Thornapple River Dr
Josh Jordan- 5479 Whispering Timbers Dr
Scot VanSolkema- 2570 Orange Ct
Jeff Dionne- 2984 Thornapple River Dr

Article 7. Approval of Consent Agenda

Motion by Trustee Shipley, seconded by Trustee Noordhoek, to approve the Consent Agenda. Motion carried unanimously.

Article 8. Financial Actions

Request for Invoices to be paid on 3/12/2026.

Motion by Treasurer Korstange, seconded by Trustee Noordhoek to approve. Motion carried unanimously.

Article 9. Unfinished Business

a) Resolution 010-2026

Motion by Trustee Rissi, seconded by Treasurer Korstange to approve Resolution 010-2026 approving an Ordinance to impose a moratorium on the issuance of permits, license or approvals for data centers. Motion carried 7-0 by roll call vote.

Article 10. New Business

a) Resolution 011-2026

Motion by Trustee Shipley, seconded by Trustee Rissi to approve Resolution 011-2026 introducing an Ordinance to Amend Ordinance #1 of 1980, the Sentinel Pointe PUD as presented. Motion carried 7-0 by roll call vote.

b) Resolution 012-2026

Motion by Trustee Shipley, seconded by Treasurer Korstange to approve Resolution 012-2026 authorizing the Kent County Sheriff's Department to enforce all general law ordinances adopted by the Township Board and direct the Clerk to provide written confirmation to the 63rd District Court. Motion carried 7-0 by roll call vote.

c) 2026 Independence Day Activities

Motion by Trustee Rissi, seconded by Trustee Shipley to approve the 2026 Independence Day celebration including the Funny Business Entertainment contract, not to exceed \$61,818.75. Motion carried unanimously.

d) 2026 Local Roads Program with Kent County Road Commission

Motion by Trustee Rissi, seconded by Trustee Shipley to approve the issuance of work orders to enter into a cost-sharing agreement with Kent County Road Commission for completing the proposed road improvement projects and approve the *budget amendment as presented in the RBA to the FY26 budget. Motion carried unanimously.

* Budget amendment as presented in RBA

| <u>Fund</u> | <u>Line Item</u> | <u>Description</u> | <u>Adopted Budget</u> | <u>Increase</u> | <u>Amended Budget</u> |
|---------------|------------------|------------------------------|-----------------------|-----------------|-----------------------|
| CARES (Grant) | 282-000-528-004 | Revenue – Kent County Grant | 0 | \$940,000 | \$940,000 |
| CARES (Grant) | 282-901-974-000 | Expenditure - Capital Outlay | 0 | \$940,000 | \$940,000 |

e) Reinstatement of the Private Streets Ordinance #9 of 2002 and Subdivision Ordinance #5 of 2023

Motion by Trustee Shipley, seconded by Trustee Rissi to approve Resolution 013-2026 introducing an Ordinance to reinstate Private Streets Ordinance #9 of 2002. Roll Call Vote: Ayes: Lesperance, Slater, Korstange, Shipley, Rissi. Nays: Noordhoek, Noordyke. Motion carried 5-2.

Motion by Trustee Shipley, seconded by Trustee Rissi to approve Resolution 014-2026 introducing an Ordinance to reinstate Subdivision Ordinance #5 of 2003. Roll Call Vote: Ayes: Lesperance, Slater, Korstange, Shipley, Rissi. Nays: Noordhoek, Noordyke. Motion carried 5-2.

Article 11. Discussion

None

Article 12. Public Comments

Kenneth Carey
Josh Jordan
Scot VanSolkema
Nick Kastarelas

Article 13. Manager Comments

Manager Smith reminded everyone of the Easter Egg Hunt at Rec Park on March 28, 2026, at 10:00 a.m. He stated that the brick, statues and artwork from Tassell Park have been retained and will be incorporated in the new park.

Article 14. Board Member Comments

Trustee Shipley thanked the public for coming.
Trustee Noordyke thanked the public for coming; the park plans look awesome. He explained why he signed the petition for the zoning referendum and the importance of the voters participating in our democracy.
Trustee Rissi thanked the public for coming; the fish ladder at Tassell needs repair. He acknowledged signing the petition for the zoning referendum and the importance of the voters participating in our democracy.
Trustee Noordhoek acknowledged that the right to vote is the highest pillar of our democracy.
Treasurer Korstange acknowledged the fish ladder and asked for clarification if the Data Center subcommittee should be subject to Open Meetings Act.
Supervisor Lesperance thanked the residents for coming and agreed on the importance of voting. She stated that density is the main issue in the Zoning Ordinance, not goats, setbacks and trees.

Article 15. Closed Session

Motion by Trustee Shipley, seconded by Trustee Rissi, to enter closed session Pursuant to MCL 15.268 Section 8(1)(e) of the Open Meetings Act to Consult with Township Attorney on Litigation, Blosser vs. Cascade, Case 25-20877-CZ at 8:50 p.m. Motion carried unanimously by roll call vote.
Motion by Clerk Slater, seconded by Trustee Noordhoek to return to open session at 9:21p.m. Motion carried unanimously.

Article 16. Adjournment

Motion by Clerk Slater, seconded by Trustee Noordhoek to adjourn at 9:23 p.m. Motion carried unanimously.

Recording Secretary
Michelle Alberts, Deputy Clerk

Approved by:

Grace Lesperance, Supervisor

Susan B. Slater, Clerk

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 16, 2026
6:00 pm
2870 JACKSMITH AVE SE

- ARTICLE 1.** Chair Rowland called the meeting to order at 6:00 pm.
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer
Members Absent: None
Others Present: Downtown Development Authority (DDA) Manager Ryan Sennett, Building Official Brian Wilson, Legal Counsel Laura Genovich, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion by Treasurer Korstange to approve the current agenda.
Supported by Commissioner Madiol.
Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 2, 2026 meeting.**
Motion by Treasurer Korstange to approve the minutes of the March 2, 2026 meeting.
Supported by Commissioner Cribbs.
Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #26-3912 – Public Hearing**
Applicant: Costco Wholesale, Josh Beach
Property Address: 5100 28th Street SE
Parcel Number: 41-19-18-100-013
Requested Action: Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004, to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.

DDA Manager Ryan Sennett presented the application for a PUD amendment for Costco Wholesale at 5100 28th Street SE. He explained that the applicant sought to expand the existing fuel facility and reconfigure the surrounding site. The fuel station is situated in the northwest portion of the Costco site, adjacent to the main warehouse building.

Sennett noted the purpose of the expansion was to improve Costco members' fuel purchasing experience by increasing processing capacity and reducing queues. The plan included adding six fueling dispensers and a 40,000-gallon premium underground storage tank to accommodate the increased demand. The new tank would be daisy-chained with the existing tanks, which would remain in use.

Regarding access reconfiguration, Sennett explained the current main exit is at the southwest corner and the applicant proposed moving it to the northwest corner of the fuel facility. The township engineer had reviewed the plans and raised no concerns over the egress point. He noted the relocation diverts fuel facility traffic away from the primary traffic lane and pedestrian crossings. Following staff feedback, the applicant had also added an additional crosswalk connecting the fuel facility area to the sidewalk to the south. One-way circulation within the fuel facility would be maintained, with a bypass lane between each dispenser and 28 feet of spacing between dispensers.

On parking compliance, Sennett stated the reconfiguration results in a net gain of one parking space, bringing the total to 745 spaces. The zoning ordinance requires a minimum of 584 and a maximum of 752, placing the site in compliance. The fire department reviewed the plans and raised no concerns regarding emergency vehicle access.

Sennett addressed the canopy materials, noting the canopy would continue to use materials similar and compatible with the primary building. Regarding the landscaping plan, he noted 16 trees would be removed for construction and the amended plan proposed replanting all 16 trees at the fuel facility portion of the site. The plans provide a 20-foot perimeter buffer with a three-foot high berm, meeting the requirements of the underlying zoning.

Sennett addressed the signage request, explaining the applicant was also requesting a text amendment to allow four signs on the fuel canopy, one on each elevation, where the current PUD text restricts signage to two. He noted the four signs had existed on site for at least 10 years, with streetscape images from 2016 confirming their presence, though no record of when the four signs were installed could be found. A building permit had been approved in 2025 to replace the existing four signs. In order to reinstall signage on all four elevations going forward, a PUD text amendment was required. Staff did not object to the proposed amendment but noted the Planning Commission should deliberate on whether the existing signage configuration was appropriate for the site.

Sennett concluded that staff had reviewed the request against the standards of Section 16.03 of the Zoning Ordinance and found it consistent. Key items for deliberation included the movement of the egress point, landscape screening and buffering, and the canopy signage. The staff recommendation was to recommend approval of the PUD amendment.

Commissioner Cribbs raised concern about vehicle queuing with the

reconfigured layout, referencing his experience at a Costco fuel facility in Louisville, Kentucky where cars would queue in long lines. He asked where cars would queue once additional pumps were added, expressing concern that vehicles could back out into the main parking lot or onto the internal waterfall shoppes roads, particularly on busy days.

Sennett responded that queueing would likely take place toward the main traffic lane in front of the Costco warehouse building. He added that the exit relocation to the northwest diverts traffic away from the primary pedestrian crossing area, which would be a disadvantage if the layout were reversed.

Commissioner Madiol noted that the additional pumps would allow more vehicles to be served simultaneously, reducing overall queue length.

Vice Chair Kraemer acknowledged Commissioner Cribbs' public safety concern as legitimate but noted the commission had limited ability to analyze it beyond anecdotal observation. He referenced the staff report's statement that no concerns over the egress were raised by the township engineer, and indicated he would not be inclined to require a full redesign without supporting data.

The applicant's representative, Josh Beach of Core States Group (1821 572nd Avenue, Kent, Washington), introduced his team, which included Julie Anderson (Senior Planner, Core States Group), Kayleen Burnett (Costco), and Barbara Mosier (Traffic Engineer, Kittleson and Associates). In response to questions about relocating the egress on the northwest instead of flipping the queuing lanes from the east side to the west side of the fueling station, Beach explained the intent was to expand existing infrastructure rather than tear it out and rebuilding it. He noted that three of the existing pump islands would also be shifted slightly to widen the spacing.

Chair Rowland asked about signage, noting that the allowed signage had one face of the canopy facing the adjacent cemetery and another faced the warehouse itself making those less effective. Beach indicated Costco preferred four signs as a Costco nationwide standard, but that it was not a firm position.

Rowland asked how long the construction project would take. Beach stated that no definitive schedule was set but noted the intent was to keep the facility operational during the day and conduct construction overnight to minimize disruption.

Barbara Mosier of Kittleson and Associates addressed the Commission. She explained that Kittleson had been gathering Costco-specific trip generation and gas queuing data for approximately 25 years, resulting in a far more robust dataset than comparable uses in standard traffic manuals. She stated the existing condition allows approximately five cars of queuing space per pump island. With the expansion from 12 to 24 fueling positions, data consistently showed that queues become shorter even though total

volumes may increase slightly, as more capacity reduces wait times. She confirmed that during the Saturday peak hour, the 24-pump configuration would provide sufficient queuing space for the maximum anticipated queue.

Treasurer Korstange asked whether the traffic data supported this layout as Costco's best solution. Beach confirmed that all options had been considered and this approach, expanding on the existing footprint, was determined to be the most practical.

Motion by Chair Rowland to open public hearing.

Supported by Treasurer Korstange.

Motion carried unanimously.

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance off 33rd St to Costco due to congestion at the 28th Street entrance and exit. Jordan did not raise substantive concerns regarding the fuel facility expansion.

Motion by Chair Rowland to close public hearing.

Supported by Commissioner Madiol.

Motion carried unanimously.

During deliberation, Commissioner Cribbs reiterated his concern that even with additional pumps, queuing on busy days could extend into the main parking lot and create conflicts with pedestrians. He noted the escape lanes were tight and that parking spaces near the fuel facility were limited. Treasurer Korstange noted the current site already functions without queuing extending onto the street, and that doubling the pump capacity should only improve conditions. Other commissioners indicated they would defer to the traffic data provided and did not find sufficient grounds to require a full redesign.

The Commission then turned to the signage question. Chair Rowland expressed a preference for returning to two signs, citing a desire not to set a broader precedent for fuel canopy signage. Sennett clarified that the underlying B-1 zoning and sign ordinance did not specifically address canopy signage for fuel facilities and that it would likely be treated as wall signage, which is typically one per building, with the PUD currently permitting two. Treasurer Korstange noted the precedent may already be established given the four signs had been in place for at least 10 years, and that reducing them would require removing what was already there. Commissioner Madiol and Vice Chair Kraemer indicated no strong objection to the four-sign configuration, noting it appeared consistent with other fuel facilities in the township. After discussion, the Commission generally concurred that the existing four-sign configuration was acceptable.

Motion by Vice Chair Kraemer to RECOMMEND APPROVAL of Case #26-3912, for a PUD amendment to the approved site plan to allow for site improvements and Waterfall Shoppes PUD, Ord. #8 of 2004, to approve a previously approved Site Plan to allow for site

improvements and existing signage of no more than four signs at the fuel facility at 5100 28th Street SE, for the following reasons:

- 1. The amendment to the PUD Ordinance satisfies the PUD standards of review and approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.**

**Supported by Treasurer Korstange.
Motion carried unanimously.**

ARTICLE 8. Case #25-3905

Applicant: Harvest Health, Mitchell Nol

Property Address: 6807 Cascade Road SE

Parcel Number: 41-19-09-451-062

Requested Action: Request for Site Plan approval for an exterior remodel of an existing building.

Sennett presented the next application for a site plan review for Harvest Health at 6807 Cascade Road SE. He explained the applicant was proposing an exterior renovation of the existing building along with some interior improvements. The property is located on the north side of Cascade Road within the Thornapple Centre PUD. The overall site plan footprint would remain largely the same, with a remodel of the vestibule included. A dumpster enclosure was proposed using wood slat fencing to maintain consistency with the main building, and existing mechanical equipment to the west of the building would be screened.

Sennett described the proposed improvements, including new flooring, fixtures, and asphalt shingles on the roof. The applicant was also adding a new parapet wall on two sides of the building to break up the long, uninterrupted building face and provide architectural variety. Proposed exterior materials included brick veneer, faux wood siding, and fiber cement lap siding. The applicant planned to add five operable windows on the front and five on the rear, allowing views into the store interior where none currently existed due to the building's existing facade construction.

Sennett noted that the proposed plans required departures from Section 8.08 of the Zoning Ordinance regarding the percentage of windows and specific material types. Six standards within Section 8.08 were not met. The Village Design Review Committee (VDRC) had reviewed the elevations and proposed materials and recommended the Planning Commission grant departures from all six standards not met, which included Sections 1, 3, 4, 7, 11, and 12. Sennett noted that the Planning Commission, per the Zoning Ordinance, has authority to grant such departures. Section 8.09 requires the Commission to consider the impact of modifications on future and existing development, the benefit to the community, and the public purpose to be served by permitting the modifications.

The staff recommendation was for approval of the site plan and requested departures as recommended by the VDRC, with two additional conditions requiring the applicant to meet all standard requirements for site lighting and future signage permits.

Chair Rowland asked about the light gray section of the building's exterior. Korstange responded that it was done to break up the visuals of the building.

Treasurer Korstange, who had participated in the VDRC review, provided additional context for the Commission. She noted the applicant had invested significant effort to bring the design closer to the village standards. The existing building was constructed almost entirely as a facade, with windows that appeared real but were not functional openings. As a result, the applicant could not achieve the full window transparency requirements of Section 8.08. The Applicant Mitchel Nol (6807 Cascade Road) mentioned they had gone through considerable expense and effort of cutting in five real operable windows on both the front and rear elevations to allow visible light and activity from Cascade Road. Korstange also noted the parapet addition would replace large unsightly louvers currently on each peak, improving the overall appearance. She described the VDRC's approach as evaluating how much improvement the applicant could reasonably achieve given the limitations of the existing structure, rather than requiring full compliance that would effectively mandate demolition and rebuilding.

Nol noted the building had been in operation since 1957, and that while the building's long, narrow configuration was not ideal for grocery retail, the planned renovation represented a meaningful investment to bring the building in line with the Township's standards. Nol referenced a comparable remodel at the company's Hudsonville store, which had resulted in approximately a 15% increase in sales sustained throughout the year. He and his wife had purchased the company with the intent of making substantial interior and exterior updates to reflect the company's updated branding. He noted the company was also reducing its total signage from 10 signs to two, which was consistent with the Township's vision, though the PUD currently permitted only one sign. Sennett confirmed that a PUD amendment would be required for two signs and that the applicant would need to return through the PUD amendment process separately.

Vice Chair Kraemer raised a broader concern about the design standards. He acknowledged the visible improvement the project represented but questioned whether granting departures from six of the Section 8.08 standards effectively rendered those standards meaningless. He noted the standards existed to guide the area's long-term design vision and expressed concern that if every redesign resulted in exceptions for cost reasons, the vision would never be realized. He highlighted walkability and visible street-facing entrances as particularly important given the building's location on Cascade Road, which is central to the village district.

Treasurer Korstange responded that the VDRC's process was not simply accommodating cost concerns but was evaluating the practical constraints of the existing building stock. She noted the applicant was moving from meeting virtually none of the standards to meeting approximately 70 to 80 percent of them. She emphasized that requiring full compliance would necessitate a complete tear-down and rebuild, which was not feasible for

the type of renovation that was being done.

Chair Rowland noted he would have liked to see a pedestrian sidewalk connection to Cascade Road. Mitchell Nol acknowledged the idea had been explored but explained the elevation change of two to three feet and the presence of utility infrastructure made a sidewalk connection between the building and the adjacent bank extremely difficult. Treasurer Korstange confirmed this had been a point of discussion during the VDRC review, and that while she had advocated for the sidewalk connection, the committee had reached a consensus that it was not feasible at this time. The applicant indicated openness to revisiting the issue in the future.

Commissioner Cribbs asked for clarification on which version of the zoning ordinance applied to this application. Sennett confirmed the review was based on the current Zoning Ordinance standards within Section 8.08, not the newly adopted Zoning Ordinance that is currently on hold due to a petition submitted for a referendum. Chair Rowland and Treasurer Korstange clarified this distinguished the Harvest Health application from others, such as the International Beverage application, which had been processed under proposed future standards and was now in a different status.

Motion by Treasurer Korstange to APPROVE case #25-3905, for Site Plan approval for an exterior remodel of the existing building at 6807 Cascade Road SE, with the following conditions:

- 1. Departure from the requirements of the following subsections of Section 8.08 is granted: Sections 1,3, 4, 7, 11, and 12.**
- 2. The applicant shall meet the sign requirements of the Thornapple Centre PUD Ordinance.**
- 3. Lighting levels shall meet the requirements of Chapter 19 of the Zoning Ordinance.**

Supported by Commissioner Madiol.

Motion carried unanimously.

ARTICLE 9. Case #26-3917 – Public Hearing

Applicant: Cascade Charter Township

Requested Action: Request to consider amendments to the Township Zoning Ordinance that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

Legal Counsel Laura Genovich of Foster Swift addressed the Commission, on amendments to the zoning ordinance related to moratoriums. She clarified that a subcommittee had been formed to study potential data center regulations but had not yet met, and that the focus of the evening's discussion was solely the proposed text amendment to establish a moratorium mechanism in the Zoning Ordinance, not the development of data center-specific regulations.

Genovich provided background on the purpose of moratoriums in zoning law. She explained that municipalities have increasingly encountered new or emerging land uses, including wind energy, solar energy, battery storage, and now data centers, that require time to study and regulate in the zoning ordinance. A moratorium

allows a temporary pause on approvals while that study and amendment process takes place. She noted that case law has evolved significantly on the procedural requirements for valid moratoriums, generally indicating that a moratorium should be implemented by ordinance rather than by resolution or motion alone. In some circumstances, however, a resolution may be used if the zoning ordinance specifically authorizes it.

Genovich explained there were two different actions related to moratoriums before or related to the Commission. First, the Township Board had already exercised its police powers to adopt an ordinance placing a moratorium on data center approvals pending regulatory development in the Zoning Ordinance. Second, the text amendment before the Planning Commission that evening proposed a structural change to the Zoning Ordinance itself, which would authorize the Township Board to impose moratoriums by resolution on a forward-going basis for any existing, new, or emerging land uses that needed to be regulated. She emphasized that this mechanism was broader than data centers and was intended to make the township more agile when new land uses arose.

Chair Rowland asked how the mechanism worked procedurally, including whether the board voted to set the duration. Genovich confirmed the board would adopt a resolution and set the time period, which could not initially exceed 12 months. She noted that an additional extension of up to six months could also be granted with public notice.

Commissioner Madiol sought clarification on whether the agenda item included both the moratorium mechanism and data center-specific regulations. Genovich confirmed only the moratorium mechanism was before the Commission that evening. Treasurer Korstange added context, noting the Township Board had already acted under its police powers with a six-month moratorium on data centers with a possible six-month extension.

Chair Rowland raised a question about whether the moratorium mechanism would apply retroactively to existing pending applications. Genovich clarified that the mechanism was intended for emerging land uses in need of zoning regulation and would not affect applications already approved. She also noted the mechanism was not a tool for excluding land uses entirely, but rather for ensuring the zoning ordinance provided adequate regulatory standards before applications were processed.

**Motion by Chair Rowland to open public hearing.
Supported by Treasurer Korstange.
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance to Costco. He commended Commissioner Cribbs on the correct pronunciation of Louisville. Jordan did not raise substantive concerns regarding the fuel facility expansion.

**Motion was made by Chair Rowland to close public hearing.
Supported by Treasurer Korstange.
Motion carried unanimously.**

Motion by Chair Rowland for Case #26-3917, to RECOMMEND APPROVAL of the ordinance to amend the Zoning Ordinance to allow for imposing a temporary moratorium for any application permits, rezoning, licensing or approval for existing, new or emerging land use in the township of Cascade, the initial moratorium shall not exceed 12 months, with one additional extension of up to six months. Supported by Treasurer Korstange. Motion carried unanimously.

ARTICLE 10. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 11. Other Business

There was no other business.

ARTICLE 12. Adjourn

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|--------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 101-000-401-401 | GENERAL PROPERTY TAXES | 1,865,745.00 | 2,071,332.00 | 1,791,327.15 | 658,546.54 | 280,004.85 | 86.48 |
| 101-000-401-405 | STREETLIGHT | 96,500.00 | 110,000.00 | 84,384.02 | 26,129.93 | 25,615.98 | 76.71 |
| 101-000-401-410 | PERSONAL PROPERTY TAX | 103,185.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-000-401-420 | DELINQUENT TAXES | 5,000.00 | 5,000.00 | 2,281.56 | 278.98 | 2,718.44 | 45.63 |
| 101-000-401-437 | ABATEMENT TAXES | 16,175.00 | 16,175.00 | 15,289.75 | 13,662.61 | 885.25 | 94.53 |
| 101-000-401-445 | INTEREST & PENALTIES ON TAXES | 3,500.00 | 3,500.00 | 19.22 | (0.41) | 3,480.78 | 0.55 |
| 101-000-401-447 | TAX ADMINISTRATION FEES | 815,998.00 | 880,570.00 | 238,053.38 | 128,366.11 | 642,516.62 | 27.03 |
| 101-000-477-460 | CABLE REVENUE | 330,800.00 | 310,000.00 | 65,273.70 | 65,273.70 | 244,726.30 | 21.06 |
| 101-000-477-465 | CABLE - PEG FEES | 66,800.00 | 66,800.00 | 13,140.69 | 13,140.69 | 53,659.31 | 19.67 |
| 101-000-478-100 | HOTEL LICENSE | 5,000.00 | 4,000.00 | 1,400.00 | 0.00 | 2,600.00 | 35.00 |
| 101-000-479-000 | OTHER PERMITS | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 101-000-493-000 | DOG LICENSES | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 101-000-495-000 | LIQUOR LICENSE | 43,000.00 | 43,000.00 | 0.00 | 0.00 | 43,000.00 | 0.00 |
| 101-000-539-576 | STATE SHARED REV.-SALES TAX | 2,152,450.00 | 2,152,450.00 | 368,605.00 | 368,605.00 | 1,783,845.00 | 17.12 |
| 101-000-539-581 | METRO ACT | 23,900.00 | 23,900.00 | 0.00 | 0.00 | 23,900.00 | 0.00 |
| 101-000-573-000 | LOCAL COMMUNITY STABILIZATION AUTHOR | 94,243.00 | 94,243.00 | 0.00 | 0.00 | 94,243.00 | 0.00 |
| 101-000-600-608 | PLANNING AND ZONING FEES | 283,000.00 | 30,000.00 | 6,510.66 | 3,877.71 | 23,489.34 | 21.70 |
| 101-000-600-610 | SUMMER TAX COLLECTION FEE | 26,500.00 | 26,500.00 | 0.00 | 0.00 | 26,500.00 | 0.00 |
| 101-000-600-611 | SEWER & WATER IMPLEMENTATION | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-000-600-614 | PA 198 TAX APPLICATION FEE | 2,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-000-600-626 | PASSPORT APPLICATION FEE | 12,500.00 | 12,500.00 | 2,380.00 | 1,820.00 | 10,120.00 | 19.04 |
| 101-000-600-634 | CEMETERY-OPENINGS AND CLOSINGS | 35,000.00 | 25,000.00 | 6,760.00 | 2,300.00 | 18,240.00 | 27.04 |
| 101-000-665-000 | INTEREST ON INVESTMENTS | 225,000.00 | 265,000.00 | 22,010.19 | 22,010.19 | 242,989.81 | 8.31 |
| 101-000-667-002 | DAM LEASE PAYMENTS | 70,000.00 | 70,000.00 | 17,500.00 | 0.00 | 52,500.00 | 25.00 |
| 101-000-667-003 | RENTAL OF FACILITIES | 800.00 | 800.00 | 0.00 | 0.00 | 800.00 | 0.00 |
| 101-000-667-004 | CELLULAR TOWERS | 115,000.00 | 130,000.00 | 39,813.82 | 18,186.59 | 90,186.18 | 30.63 |
| 101-000-667-014 | CELL TOWER - KEPS ANTENA LEASE | 0.00 | 0.00 | 225.00 | 0.00 | (225.00) | 100.00 |
| 101-000-674-000 | 4TH OF JULY SPONSORS | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-000-674-200 | PARK DONATIONS | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-000-675-675 | MISCELLANEOUS INCOME | 6,000.00 | 6,000.00 | 90.01 | 95.50 | 5,909.99 | 1.50 |
| 101-000-675-680 | MISC INCOME - TRANSIT TICKETS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-000-676-000 | REIMBURSEMENT LOCAL/STATE ELECTIONS | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-000-676-100 | REIMBURSEMENTS/REFUNDS | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 | 0.00 |
| 101-000-679-000 | INTERFUND REIMBURSE/BLDG INSPECTION | 125,000.00 | 125,000.00 | 13,331.00 | 6,565.55 | 111,669.00 | 10.66 |
| 101-000-680-000 | COST ALLOCATION PLAN | 471,430.00 | 1,102,500.00 | 0.00 | 0.00 | 1,102,500.00 | 0.00 |
| 101-000-681-000 | PARK INCOME | 6,000.00 | 20,000.00 | 11,685.00 | 9,715.00 | 8,315.00 | 58.43 |
| 101-000-699-246 | TRF FROM IRF FUND | 179,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 000 | | 7,228,926.00 | 7,643,670.00 | 2,700,080.15 | 1,338,573.69 | 4,943,589.85 | 35.32 |
| Revenues | | 7,228,926.00 | 7,643,670.00 | 2,700,080.15 | 1,338,573.69 | 4,943,589.85 | 35.32 |
| Account Category: Expenditures | | | | | | | |
| Department: 101 TOWNSHIP BOARD | | | | | | | |
| 101-101-703-000 | TRUSTEE SALARIES | 95,465.00 | 102,147.00 | 17,024.56 | 8,512.28 | 85,122.44 | 16.67 |
| 101-101-723-000 | TOWNSHIP DUES | 24,856.00 | 24,856.00 | 990.07 | 50.00 | 23,865.93 | 3.98 |
| 101-101-723-001 | ELECTED OFFICIAL MEMBERSHIPS AND DUE | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 101-101-724-000 | EDUCATION | 6,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-101-860-000 | TOWNSHIP BOARD MILEAGE | 2,500.00 | 1,000.00 | 33.79 | 33.79 | 966.21 | 3.38 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|---------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 101 TOWNSHIP BOARD | | | | | | | |
| 101-101-862-500 | TOWNSHIP BOARD EXPENSE ACCOUNT | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 0.00 |
| 101-101-924-100 | TOWNSHIP BOARD CELL PHONES/DATA | 3,300.00 | 3,300.00 | 176.19 | 176.19 | 3,123.81 | 5.34 |
| 101-101-967-000 | SPECIAL PROJECTS - STRATEGIC PLAN | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 101-101-981-000 | OFFICE EQUIPMENT | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| Total Dept 101 - TOWNSHIP BOARD | | 161,521.00 | 164,703.00 | 18,224.61 | 8,772.26 | 146,478.39 | 11.07 |
| Department: 172 TOWNSHIP MANAGER | | | | | | | |
| 101-172-702-000 | WAGES- FULL TIME | 259,890.00 | 268,960.00 | 42,703.03 | 21,442.37 | 226,256.97 | 15.88 |
| 101-172-704-000 | WAGES- PART TIME | 87,924.00 | 98,822.00 | 14,134.42 | 7,134.74 | 84,687.58 | 14.30 |
| 101-172-705-000 | WAGES - OVERTIME | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-172-723-000 | MEMBERSHIP AND DUES | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-172-726-000 | TRAINING SUPPLIES | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-172-924-100 | CELL PHONES/DATA | 1,000.00 | 1,000.00 | 58.40 | 58.40 | 941.60 | 5.84 |
| Total Dept 172 - TOWNSHIP MANAGER | | 355,814.00 | 375,782.00 | 56,895.85 | 28,635.51 | 318,886.15 | 15.14 |
| Department: 201 FINANCE | | | | | | | |
| 101-201-702-000 | WAGES- FULL TIME | 203,387.00 | 215,459.00 | 32,701.17 | 16,560.10 | 182,757.83 | 15.18 |
| 101-201-723-000 | MEMBERSHIP AND DUES | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 | 0.00 |
| 101-201-726-000 | TRAINING SUPPLIES | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-201-860-000 | MILEAGE | 0.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| 101-201-924-100 | CELL PHONES/DATA | 800.00 | 800.00 | 58.50 | 58.50 | 741.50 | 7.31 |
| 101-201-939-000 | SERVICE CONTRACTS | 0.00 | 17,600.00 | 0.00 | 0.00 | 17,600.00 | 0.00 |
| Total Dept 201 - FINANCE | | 208,787.00 | 238,659.00 | 32,759.67 | 16,618.60 | 205,899.33 | 13.73 |
| Department: 215 CLERK | | | | | | | |
| 101-215-702-000 | WAGES- FULL TIME | 63,699.00 | 57,762.00 | 1,364.26 | 0.00 | 56,397.74 | 2.36 |
| 101-215-703-000 | CLERK SALARY | 39,561.00 | 44,677.00 | 7,446.16 | 3,723.08 | 37,230.84 | 16.67 |
| 101-215-704-000 | WAGES- CLERK | 5,000.00 | 0.00 | 10,065.87 | 5,755.66 | (10,065.87) | 100.00 |
| 101-215-723-000 | CLERK MEMBERSHIPS AND DUES | 600.00 | 600.00 | 206.00 | 0.00 | 394.00 | 34.33 |
| 101-215-724-000 | EDUCATION | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-215-860-000 | CLERK MILEAGE | 300.00 | 800.00 | 22.77 | 0.00 | 777.23 | 2.85 |
| 101-215-925-000 | CELL PHONE/ DATA | 700.00 | 1,000.00 | 10.02 | 10.02 | 989.98 | 1.00 |
| 101-215-939-000 | SERVICE CONTRACTS | 3,500.00 | 3,000.00 | 18.21 | 18.21 | 2,981.79 | 0.61 |
| Total Dept 215 - CLERK | | 116,360.00 | 110,839.00 | 19,133.29 | 9,506.97 | 91,705.71 | 17.26 |
| Department: 225 ADMINISTRATIVE | | | | | | | |
| 101-225-723-000 | MEMBERSHIP AND DUES | 3,190.00 | 3,190.00 | 0.00 | 0.00 | 3,190.00 | 0.00 |
| 101-225-724-000 | EDUCATION | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-225-727-000 | OFFICE SUPPLIES | 14,000.00 | 14,000.00 | 554.27 | 459.68 | 13,445.73 | 3.96 |
| 101-225-730-000 | POSTAGE | 7,000.00 | 16,000.00 | 7,669.28 | 7,669.28 | 8,330.72 | 47.93 |
| 101-225-752-101 | KITCHEN SUPPLIES | 5,400.00 | 3,000.00 | 61.17 | 61.17 | 2,938.83 | 2.04 |
| 101-225-794-700 | PLANTS/PLANT MAINTENANCE | 1,880.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| 101-225-807-000 | AUDIT FEES & SERVICES | 30,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 101-225-810-000 | LIABILITY INSURANCE | 70,000.00 | 70,000.00 | 0.00 | 0.00 | 70,000.00 | 0.00 |
| 101-225-814-000 | TAX/ASSESSING ADMIN COSTS | 22,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-225-815-000 | COMPUTER COSTS-ISP | 5,500.00 | 0.00 | 338.99 | 338.99 | (338.99) | 100.00 |
| 101-225-815-050 | COMPUTER SOFTWARE/CAMERA MONITOR/ZOOM | 4,100.00 | 0.00 | 307.90 | 307.90 | (307.90) | 100.00 |
| 101-225-815-100 | COMPUTER COSTS-WEB SITE | 6,000.00 | 3,600.00 | 224.00 | 224.00 | 3,376.00 | 6.22 |
| 101-225-826-000 | LEGAL FEES | 142,000.00 | 180,000.00 | 0.00 | 0.00 | 180,000.00 | 0.00 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|---------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 225 ADMINISTRATIVE | | | | | | | |
| 101-225-860-000 | ADMINISTRATIVE MILEAGE | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-225-881-000 | FOURTH OF JULY | 55,000.00 | 65,000.00 | 0.00 | 0.00 | 65,000.00 | 0.00 |
| 101-225-881-200 | HALLOWEEN | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-225-881-400 | HERITAGE DAY FESTIVAL | 15,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-225-885-000 | NEWSLETTER | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 101-225-900-000 | PRINTING/PUBLISHING | 24,000.00 | 24,000.00 | 300.92 | 190.22 | 23,699.08 | 1.25 |
| 101-225-901-000 | PUBLICATIONS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-225-924-100 | CELL PHONES/DATA | 7,340.00 | 7,340.00 | 51.42 | 51.42 | 7,288.58 | 0.70 |
| 101-225-939-000 | SERVICE CONTRACTS | 45,000.00 | 60,000.00 | 876.31 | 876.31 | 59,123.69 | 1.46 |
| 101-225-941-000 | POSTAGE MACHINE LEASE | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-225-952-100 | KENT COUNTY AERIAL PHOTO | 2,600.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-225-955-000 | CABLE EQUIPMENT GRANTS | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 101-225-955-952 | REGIS | 45,000.00 | 45,000.00 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| 101-225-955-954 | NPDES PHASE II | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 |
| 101-225-955-955 | COMMUNITY MEDIA CENTER | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-225-956-000 | RIGHT PLACE PROGRAM | 9,000.00 | 9,000.00 | 0.00 | 0.00 | 9,000.00 | 0.00 |
| 101-225-964-100 | PROPERTY TAX REFUNDS | 2,500.00 | 2,500.00 | 38.89 | 38.89 | 2,461.11 | 1.56 |
| 101-225-967-000 | SPECIAL PROJECTS - COMMUNICATIONS/ IT | 50,000.00 | 50,000.00 | 159.63 | 159.63 | 49,840.37 | 0.32 |
| 101-225-967-200 | SPECIAL PROJECTS - IT SERVICES | 85,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-225-981-000 | OFFICE EQUIPMENT | 16,000.00 | 16,000.00 | 19.99 | 19.99 | 15,980.01 | 0.12 |
| Total Dept 225 - ADMINISTRATIVE | | 770,510.00 | 720,830.00 | 10,602.77 | 10,397.48 | 710,227.23 | 1.47 |
| Department: 228 INFORMATION TECHNOLOGY | | | | | | | |
| 101-228-939-000 | SERVICE CONTRACTS | 0.00 | 45,000.00 | 8,068.25 | 8,068.25 | 36,931.75 | 17.93 |
| 101-228-958-000 | SOFTWARE/SUPPORT | 0.00 | 125,000.00 | 19,885.00 | 0.00 | 105,115.00 | 15.91 |
| 101-228-967-200 | SPECIAL PROJECTS - IT SERVICES | 0.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 0.00 |
| 101-228-981-000 | OFFICE EQUIPMENT | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| Total Dept 228 - INFORMATION TECHNOLOGY | | 0.00 | 220,000.00 | 27,953.25 | 8,068.25 | 192,046.75 | 12.71 |
| Department: 250 BENEFITS/INSURANCE | | | | | | | |
| 101-250-715-000 | FICA-EMPLOYER | 171,520.00 | 167,601.00 | 22,557.96 | 11,356.68 | 145,043.04 | 13.46 |
| 101-250-716-000 | DEFINED CONTRIBUTION PLAN | 190,112.00 | 199,667.00 | 24,086.01 | 11,916.19 | 175,580.99 | 12.06 |
| 101-250-717-000 | WORKERS COMP INSURANCE | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 101-250-718-000 | VISION INSURANCE BENEFITS | 2,214.00 | 3,200.00 | 43.77 | (89.75) | 3,156.23 | 1.37 |
| 101-250-718-200 | OTHER BENEFITS | 0.00 | 38,400.00 | 38,400.00 | 0.00 | 0.00 | 100.00 |
| 101-250-719-000 | HEALTH INSURANCE BENEFITS | 416,799.00 | 433,206.00 | 70,799.18 | 25,275.10 | 362,406.82 | 16.34 |
| 101-250-720-000 | LIFE & DIS INSURANCE BENEFITS | 19,203.00 | 20,856.00 | 3,502.68 | 1,216.31 | 17,353.32 | 16.79 |
| 101-250-721-000 | DENTAL INSURANCE BENEFITS | 17,574.00 | 30,000.00 | 4,949.63 | 2,098.66 | 25,050.37 | 16.50 |
| 101-250-722-000 | PENSION PLAN BENEFITS | 165,355.00 | 195,026.00 | 32,765.08 | 16,535.03 | 162,260.92 | 16.80 |
| 101-250-723-000 | OTHER BENEFITS | 0.00 | 0.00 | 1,283.34 | 0.00 | (1,283.34) | 100.00 |
| Total Dept 250 - BENEFITS/INSURANCE | | 1,032,777.00 | 1,137,956.00 | 198,387.65 | 68,308.22 | 939,568.35 | 17.43 |
| Department: 253 TREASURER | | | | | | | |
| 101-253-702-000 | WAGES- FULL TIME | 158,949.00 | 171,791.00 | 24,722.92 | 12,401.60 | 147,068.08 | 14.39 |
| 101-253-703-000 | TREASURER SALARY | 39,561.00 | 44,677.00 | 7,446.16 | 3,723.08 | 37,230.84 | 16.67 |
| 101-253-705-000 | WAGES - OVERTIME | 2,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-253-723-000 | MEMBERSHIPS AND DUES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-253-724-000 | EDUCATION | 3,500.00 | 3,500.00 | 599.00 | 0.00 | 2,901.00 | 17.11 |
| 101-253-725-000 | EDUCATION/TUITION REIMBURSEMENT | 5,300.00 | 5,300.00 | 0.00 | 0.00 | 5,300.00 | 0.00 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|--------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 253 TREASURER | | | | | | | |
| 101-253-730-000 | POSTAGE | 9,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-253-860-000 | MILEAGE | 1,800.00 | 1,800.00 | 0.00 | 0.00 | 1,800.00 | 0.00 |
| 101-253-924-100 | CELL PHONES/DATA | 0.00 | 0.00 | 69.69 | 69.69 | (69.69) | 100.00 |
| 101-253-939-000 | SERVICE CONTRACTS | 9,000.00 | 12,500.00 | 0.00 | 0.00 | 12,500.00 | 0.00 |
| Total Dept 253 - TREASURER | | 230,110.00 | 241,568.00 | 32,837.77 | 16,194.37 | 208,730.23 | 13.59 |
| Department: 257 ASSESSING | | | | | | | |
| 101-257-702-000 | WAGES- FULL TIME | 197,128.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-704-000 | WAGES- PART TIME | 10,981.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-707-000 | WAGES - PER DIEM | 3,700.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-723-000 | ASSESSING MEMBERSHIPS AND DUES | 1,835.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-724-000 | EDUCATION | 9,285.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-727-000 | ASSESSING PUBLICATION/SUPPLIES | 1,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-801-000 | ASSESSING CONTRACTUAL SERVICES | 90,000.00 | 275,580.00 | 45,000.00 | 22,500.00 | 230,580.00 | 16.33 |
| 101-257-808-000 | BOARD OF REVIEW EXPENSES | 3,500.00 | 3,500.00 | 0.00 | 0.00 | 3,500.00 | 0.00 |
| 101-257-826-000 | LEGAL FEES | 63,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 101-257-860-000 | ASSESSING MILEAGE | 2,900.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-257-900-000 | ASSESSING PRINTING AND PUBLISHING | 1,150.00 | 1,500.00 | 887.39 | 658.66 | 612.61 | 59.16 |
| 101-257-924-100 | CELL PHONES/DATA | 2,700.00 | 0.00 | 20.04 | 20.04 | (20.04) | 100.00 |
| 101-257-939-000 | ASSESSING SERVICE CONTRACTS | 11,514.00 | 18,000.00 | 0.00 | 0.00 | 18,000.00 | 0.00 |
| 101-257-981-000 | OFFICE EQUIPMENT | 4,200.00 | 0.00 | 18.79 | 18.79 | (18.79) | 100.00 |
| Total Dept 257 - ASSESSING | | 403,393.00 | 348,580.00 | 45,926.22 | 23,197.49 | 302,653.78 | 13.18 |
| Department: 262 ELECTIONS | | | | | | | |
| 101-262-704-000 | WAGES- PART TIME | 40,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-262-707-000 | WAGES - PER DIEM | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-262-752-200 | ELECTION MAILINGS & POSTAGE | 20,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-262-756-000 | ELECTION SUPPLIES | 12,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 101-262-932-000 | MAINT/OFFICE EQUIP & COMPUTER REPAIR | 6,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-262-939-000 | SERVICE CONTRACTS | 14,250.00 | 18,000.00 | 11,125.04 | 60.04 | 6,874.96 | 61.81 |
| Total Dept 262 - ELECTIONS | | 92,250.00 | 75,000.00 | 11,125.04 | 60.04 | 63,874.96 | 14.83 |
| Department: 265 BUILDING AND GROUNDS | | | | | | | |
| 101-265-702-000 | WAGES- FULL TIME | 356,239.00 | 361,005.00 | 55,547.38 | 28,929.80 | 305,457.62 | 15.39 |
| 101-265-704-000 | WAGES- PART TIME | 32,080.00 | 114,426.00 | 6,510.45 | 2,968.88 | 107,915.55 | 5.69 |
| 101-265-705-000 | WAGES - OVERTIME | 10,000.00 | 10,000.00 | 1,231.90 | 11.86 | 8,768.10 | 12.32 |
| 101-265-724-000 | EDUCATION | 3,000.00 | 3,750.00 | 331.50 | 0.00 | 3,418.50 | 8.84 |
| 101-265-752-101 | KITCHEN SUPPLIES | 0.00 | 1,000.00 | 147.90 | 147.90 | 852.10 | 14.79 |
| 101-265-768-000 | BLDG & GROUNDS UNIFORMS | 2,500.00 | 3,500.00 | 0.00 | 0.00 | 3,500.00 | 0.00 |
| 101-265-787-101 | CLEANING & PAPER SUPPLIES | 0.00 | 0.00 | 100.00 | 100.00 | (100.00) | 100.00 |
| 101-265-802-200 | JANITORIAL & MAINTENANCE | 31,000.00 | 31,950.00 | 0.00 | 0.00 | 31,950.00 | 0.00 |
| 101-265-860-000 | MILEAGE | 100.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-265-863-000 | VEHICLE MAINT | 40,000.00 | 41,250.00 | 760.49 | 603.83 | 40,489.51 | 1.84 |
| 101-265-864-000 | FUEL | 26,000.00 | 26,800.00 | 1,733.22 | 1,733.22 | 25,066.78 | 6.47 |
| 101-265-921-000 | COMPLEX ELECTRICITY | 20,000.00 | 30,000.00 | 2,762.01 | 1,387.53 | 27,237.99 | 9.21 |
| 101-265-923-000 | COMPLEX HEATING | 9,000.00 | 9,000.00 | 1,234.72 | 1,234.72 | 7,765.28 | 13.72 |
| 101-265-924-000 | COMPLEX PHONES | 10,000.00 | 18,000.00 | 3,109.83 | 2,081.37 | 14,890.17 | 17.28 |
| 101-265-924-100 | BLDG & GROUNDS CELL PHONES/ DATA | 2,700.00 | 3,000.00 | 165.82 | 165.82 | 2,834.18 | 5.53 |
| 101-265-927-000 | COMPLEX WATER-SEWER | 6,000.00 | 6,200.00 | 856.56 | 856.56 | 5,343.44 | 13.82 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 265 BUILDING AND GROUNDS | | | | | | | |
| 101-265-931-000 | COMPLEX MAINTENANCE | 60,000.00 | 61,800.00 | 3,655.53 | 2,364.20 | 58,144.47 | 5.92 |
| 101-265-932-000 | OFFICE EQUIP/COMPUTER REPAIR | 20,000.00 | 20,600.00 | 0.00 | 0.00 | 20,600.00 | 0.00 |
| 101-265-939-000 | SERVICE CONTRACTS | 75,000.00 | 48,000.00 | 3,849.68 | 1,825.68 | 44,150.32 | 8.02 |
| 101-265-981-000 | OFFICE EQUIPMENT | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-265-981-500 | TOOLS/ SMALL EQUIPMENT MAINTENANCE | 5,000.00 | 5,150.00 | 0.00 | 0.00 | 5,150.00 | 0.00 |
| Total Dept 265 - BUILDING AND GROUNDS | | 711,619.00 | 798,931.00 | 81,996.99 | 44,411.37 | 716,934.01 | 10.26 |
| Department: 270 HUMAN RESOURCES | | | | | | | |
| 101-270-702-000 | WAGES- FULL TIME | 117,189.00 | 130,098.00 | 19,558.60 | 9,779.30 | 110,539.40 | 15.03 |
| 101-270-723-000 | MEMBERSHIP AND DUES | 2,154.00 | 3,254.00 | 0.00 | 0.00 | 3,254.00 | 0.00 |
| 101-270-724-000 | EDUCATION | 3,430.00 | 3,430.00 | 0.00 | 0.00 | 3,430.00 | 0.00 |
| 101-270-726-000 | TRAINING SUPPLIES | 10,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-270-727-000 | SUPPLIES | 1,000.00 | 1,000.00 | 24.15 | 24.15 | 975.85 | 2.42 |
| 101-270-803-000 | HIRING EXPENDITURES | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-270-860-000 | MILEAGE | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-270-924-100 | CELL PHONES/DATA | 660.00 | 850.00 | 69.69 | 69.69 | 780.31 | 8.20 |
| 101-270-939-000 | SERVICE CONTRACTS | 7,360.00 | 12,500.00 | 0.00 | 0.00 | 12,500.00 | 0.00 |
| 101-270-957-000 | PHYSICAL EXAMS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 270 - HUMAN RESOURCES | | 145,093.00 | 169,432.00 | 19,652.44 | 9,873.14 | 149,779.56 | 11.60 |
| Department: 276 CEMETERY | | | | | | | |
| 101-276-921-000 | CEMETERY ELECTRICITY | 900.00 | 900.00 | 61.03 | 33.29 | 838.97 | 6.78 |
| 101-276-932-000 | CEMETERY MAINT | 22,500.00 | 22,500.00 | 0.00 | 0.00 | 22,500.00 | 0.00 |
| Total Dept 276 - CEMETERY | | 23,400.00 | 23,400.00 | 61.03 | 33.29 | 23,338.97 | 0.26 |
| Department: 443 YARD WASTE REMOVAL | | | | | | | |
| 101-443-820-000 | SPRING/ FALL CLEANUP | 130,000.00 | 130,000.00 | 0.00 | 0.00 | 130,000.00 | 0.00 |
| 101-443-939-000 | CONTRACTED SERVICES | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| Total Dept 443 - YARD WASTE REMOVAL | | 130,000.00 | 140,000.00 | 0.00 | 0.00 | 140,000.00 | 0.00 |
| Department: 445 DRAIN | | | | | | | |
| 101-445-816-000 | DRAIN MAINTENANCE | 10,000.00 | 14,000.00 | 113,178.00 | 0.00 | (99,178.00) | 808.41 |
| 101-445-821-000 | DRAIN ENGINEERING | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-445-822-000 | ILLCIT DISCHARGE PLAN | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-445-823-000 | LGROW MEMBERSHIP DUES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 445 - DRAIN | | 15,000.00 | 19,000.00 | 113,178.00 | 0.00 | (94,178.00) | 595.67 |
| Department: 446 ROADS | | | | | | | |
| 101-446-818-000 | DUST CONTROL LAYER | 1,500.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-446-821-000 | ROAD OVERLAYS | 680,000.00 | 550,000.00 | 0.00 | 0.00 | 550,000.00 | 0.00 |
| 101-446-821-500 | ROAD ENGINEERING STUDIES | 5,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| Total Dept 446 - ROADS | | 686,500.00 | 564,000.00 | 0.00 | 0.00 | 564,000.00 | 0.00 |
| Department: 447 ENGINEERS/ ENGINEERING | | | | | | | |
| 101-447-702-000 | WAGES- FULL TIME | 128,371.00 | 133,979.00 | 20,341.08 | 10,170.54 | 113,637.92 | 15.18 |
| 101-447-723-000 | ENGINEERING MEMBERSHIP & DUES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-447-724-000 | ENGINEERING EDUCATION | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-447-752-000 | ENGINEERING SUPPLIES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-447-794-701 | TREE INSTALLATION / MAINT | 90,000.00 | 90,000.00 | 0.00 | 0.00 | 90,000.00 | 0.00 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|--------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 447 ENGINEERS/ ENGINEERING | | | | | | | |
| 101-447-801-000 | CONTRACT SERVICES | 252,608.00 | 0.00 | 3,272.03 | 3,272.03 | (3,272.03) | 100.00 |
| 101-447-818-000 | CONTRACTED SERVICES | 0.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 101-447-860-000 | ENGINEERING MILEAGE | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-447-862-500 | ENGINEERING EXPENSE ACCOUNT | 500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-447-939-000 | SERVICE CONTRACTS | 2,500.00 | 2,500.00 | 2,095.00 | 2,095.00 | 405.00 | 83.80 |
| 101-447-981-000 | OFFICE EQUIPMENT | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 447 - ENGINEERS/ ENGINEERING | | 478,479.00 | 280,979.00 | 25,708.11 | 15,537.57 | 255,270.89 | 9.15 |
| Department: 448 STREET LIGHTS | | | | | | | |
| 101-448-926-000 | STREETLIGHTING | 175,000.00 | 218,000.00 | 11,185.10 | 11,185.10 | 206,814.90 | 5.13 |
| Total Dept 448 - STREET LIGHTS | | 175,000.00 | 218,000.00 | 11,185.10 | 11,185.10 | 206,814.90 | 5.13 |
| Department: 652 TRANSPORTATION | | | | | | | |
| 101-652-861-200 | TRANSPORTATION SERVICES | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 652 - TRANSPORTATION | | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Department: 701 PLANNING | | | | | | | |
| 101-701-702-000 | WAGES- FULL TIME | 204,870.00 | 238,749.00 | 25,200.08 | 12,780.20 | 213,548.92 | 10.56 |
| 101-701-704-000 | WAGES- PART TIME | 0.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 101-701-706-000 | PLANNING/ ZONING PER DIEM | 680.00 | 11,000.00 | 0.00 | 0.00 | 11,000.00 | 0.00 |
| 101-701-723-000 | COMM DEV MEMBERSHIPS AND DUES | 1,650.00 | 1,650.00 | 0.00 | 0.00 | 1,650.00 | 0.00 |
| 101-701-724-000 | EDUCATION | 7,200.00 | 7,200.00 | 35.00 | 35.00 | 7,165.00 | 0.49 |
| 101-701-727-000 | PLANNING OFFICE SUPPLIES | 750.00 | 750.00 | 51.73 | 51.73 | 698.27 | 6.90 |
| 101-701-801-000 | CONTRACT SERVICES | 100,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-701-809-000 | PLANNING/ ZONING SUPPLIES | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-701-860-000 | COMM DEV MILEAGE | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-701-900-000 | PRINTING & PUBLISHING | 12,000.00 | 12,000.00 | 150.00 | 0.00 | 11,850.00 | 1.25 |
| 101-701-901-000 | DIGITAL IMAGING | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-701-925-000 | CELL PHONE/ DATA | 1,800.00 | 1,800.00 | 96.76 | 96.76 | 1,703.24 | 5.38 |
| 101-701-958-000 | SOFTWARE/SUPPORT | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-701-967-000 | SPECIAL PROJECTS - TACTICAL URBANISM | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| Total Dept 701 - PLANNING | | 377,250.00 | 346,449.00 | 25,533.57 | 12,963.69 | 320,915.43 | 7.37 |
| Department: 756 PARKS | | | | | | | |
| 101-756-702-000 | WAGES- FULL TIME | 205,291.00 | 178,257.00 | 17,387.60 | 8,693.80 | 160,869.40 | 9.75 |
| 101-756-704-000 | WAGES | 20,000.00 | 15,742.00 | 855.87 | 637.35 | 14,886.13 | 5.44 |
| 101-756-756-000 | PARK OPERATING SUPPLIES | 36,500.00 | 37,600.00 | 7,437.67 | 2,837.67 | 30,162.33 | 19.78 |
| 101-756-787-101 | CLEANING & PAPER SUPPLIES | 7,500.00 | 11,000.00 | 0.00 | 0.00 | 11,000.00 | 0.00 |
| 101-756-794-700 | PLANTS/PLANT MAINTENANCE | 9,500.00 | 9,500.00 | 0.00 | 0.00 | 9,500.00 | 0.00 |
| 101-756-850-000 | COMMUNICATIONS | 1,200.00 | 1,200.00 | 419.49 | 419.49 | 780.51 | 34.96 |
| 101-756-880-000 | COMMUNITY PROMOTION | 5,000.00 | 15,000.00 | 2,500.00 | 2,500.00 | 12,500.00 | 16.67 |
| 101-756-921-000 | PARK ELECTRICITY | 6,000.00 | 6,500.00 | 869.98 | 291.84 | 5,630.02 | 13.38 |
| 101-756-927-000 | PARK WATER-SEWER | 2,500.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-756-935-000 | PARK MAINTENANCE | 75,000.00 | 78,000.00 | 1,009.36 | 554.68 | 76,990.64 | 1.29 |
| 101-756-939-000 | SERVICE CONTRACTS | 83,850.00 | 20,000.00 | 4,858.68 | 2,781.34 | 15,141.32 | 24.29 |
| 101-756-967-000 | SPECIAL PROJECTS - MILLAGE PREP | 0.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-756-967-001 | SPECIAL PROJECTS - RECREATION PARK P | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 101-756-981-000 | OFFICE EQUIPMENT | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-756-981-500 | TOOLS/ SMALL EQUIPMENT MAINTENANCE | 3,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

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|---------------------------------------|--------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 756 PARKS | | | | | | | |
| | Total Dept 756 - PARKS | 481,841.00 | 432,299.00 | 35,338.65 | 18,716.17 | 396,960.35 | 8.17 |
| Department: 803 HISTORICAL | | | | | | | |
| 101-803-880-000 | COMMUNITY PROMOTION | 7,000.00 | 7,000.00 | 0.00 | 0.00 | 7,000.00 | 0.00 |
| 101-803-921-000 | MUSEUM - ELECTRICITY | 780.00 | 900.00 | 279.60 | 167.16 | 620.40 | 31.07 |
| 101-803-923-000 | MUSEUM - HEATING/UTILITY | 1,000.00 | 1,500.00 | 189.47 | 189.47 | 1,310.53 | 12.63 |
| 101-803-927-000 | MUSEUM WATER-SEWER | 800.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-803-961-000 | MUSEUM MAINTENANCE | 20,000.00 | 20,000.00 | 142.50 | 98.75 | 19,857.50 | 0.71 |
| | Total Dept 803 - HISTORICAL | 29,580.00 | 30,900.00 | 611.57 | 455.38 | 30,288.43 | 1.98 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 101-901-970-000 | CAPITAL OUTLAY - FFE | 50,000.00 | 151,000.00 | 0.00 | 0.00 | 151,000.00 | 0.00 |
| 101-901-971-400 | GREENSPACE/ FARMLAND PRESERVATION | 100,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-901-975-000 | CAPITAL OUTLAY - BLDGIMP | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| 101-901-983-000 | PARK CAPITAL OUTLAY | 179,000.00 | 0.00 | 8,250.00 | 0.00 | (8,250.00) | 100.00 |
| | Total Dept 901 - CAPITAL OUTLAY | 429,000.00 | 251,000.00 | 8,250.00 | 0.00 | 242,750.00 | 3.29 |
| Department: 965 CONTINGENCIES | | | | | | | |
| 101-965-998-000 | PERSONNEL CONTINGENCIES | 0.00 | 173,363.00 | 0.00 | 0.00 | 173,363.00 | 0.00 |
| | Total Dept 965 - CONTINGENCIES | 0.00 | 173,363.00 | 0.00 | 0.00 | 173,363.00 | 0.00 |
| Department: 966 TRANSFERS OUT | | | | | | | |
| 101-966-995-004 | TRANSFER TO CEMETERY TRUST FUN | 3,750.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-966-995-005 | TRANSFER TO DAM MAJOR REPAIR | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 0.00 |
| 101-966-995-280 | TRANS OUT TO GREENSPACE/FARMLAND PRE | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| | Total Dept 966 - TRANSFERS OUT | 43,750.00 | 145,000.00 | 0.00 | 0.00 | 145,000.00 | 0.00 |
| Department: 990 DEBT SERVICE | | | | | | | |
| 101-990-991-008 | FIRE ST. #1 BOND PRINCIPAL PAYMENT | 205,000.00 | 215,000.00 | 0.00 | 0.00 | 215,000.00 | 0.00 |
| 101-990-993-001 | BOND PAYING AGENT FEES | 500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 101-990-994-001 | BOND INTEREST & FEES (#1,2&4) | 209,100.00 | 202,000.00 | 0.00 | 0.00 | 202,000.00 | 0.00 |
| | Total Dept 990 - DEBT SERVICE | 414,600.00 | 417,000.00 | 0.00 | 0.00 | 417,000.00 | 0.00 |
| | Expenditures | 7,517,634.00 | 7,643,670.00 | 775,361.58 | 302,934.90 | 6,868,308.42 | 10.14 |
| Fund 101 - GENERAL FUND: | | | | | | | |
| | TOTAL REVENUES | 7,228,926.00 | 7,643,670.00 | 2,700,080.15 | 1,338,573.69 | 4,943,589.85 | 35.32 |
| | TOTAL EXPENDITURES | 7,517,634.00 | 7,643,670.00 | 775,361.58 | 302,934.90 | 6,868,308.42 | 10.14 |
| | NET OF REVENUES & EXPENDITURES: | (288,708.00) | 0.00 | 1,924,718.57 | 1,035,638.79 | (1,924,718.57) | |
| | BEG. FUND BALANCE | 7,250,450.85 | 7,250,450.85 | 7,250,450.85 | | | |
| | NET OF REVENUES/EXPENDITURES - 2025 | | 546,499.45 | 546,499.45 | | | |
| | END FUND BALANCE | 6,961,742.85 | 7,796,950.30 | 9,721,668.87 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

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|---------------------------------------|-----------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 151 CEMETERY TRUST FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 151-000-600-636 | CEMETERY-CARE FEE | 5,000.00 | 5,000.00 | 40.00 | 10.00 | 4,960.00 | 0.80 |
| 151-000-665-000 | INTEREST ON INVESTMENTS | 5,000.00 | 5,000.00 | 348.93 | 348.93 | 4,651.07 | 6.98 |
| 151-000-699-101 | TRANSFER FROM GENERAL FUND | 1,750.00 | 1,750.00 | 0.00 | 0.00 | 1,750.00 | 0.00 |
| Total Dept 000 | | 11,750.00 | 11,750.00 | 388.93 | 358.93 | 11,361.07 | 3.31 |
| Revenues | | 11,750.00 | 11,750.00 | 388.93 | 358.93 | 11,361.07 | 3.31 |
| Account Category: Expenditures | | | | | | | |
| Department: 276 CEMETERY | | | | | | | |
| 151-276-752-151 | SUPPLIES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 151-276-931-000 | MAINT & REPAIR/IMPROVEMENTS | 12,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| Total Dept 276 - CEMETERY | | 13,000.00 | 51,000.00 | 0.00 | 0.00 | 51,000.00 | 0.00 |
| Expenditures | | 13,000.00 | 51,000.00 | 0.00 | 0.00 | 51,000.00 | 0.00 |
| Fund 151 - CEMETERY TRUST FUND: | | | | | | | |
| TOTAL REVENUES | | 11,750.00 | 11,750.00 | 388.93 | 358.93 | 11,361.07 | 3.31 |
| TOTAL EXPENDITURES | | 13,000.00 | 51,000.00 | 0.00 | 0.00 | 51,000.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | (1,250.00) | (39,250.00) | 388.93 | 358.93 | (39,638.93) | |
| BEG. FUND BALANCE | | 155,952.57 | 155,952.57 | 155,952.57 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 11,650.01 | 11,650.01 | | | |
| END FUND BALANCE | | 154,702.57 | 128,352.58 | 167,991.51 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

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|---|--------------------------------------|---------------------|---------------------|--------------------------------------|-------------------------------------|--|-------------|
| Fund: 206 FIRE FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 206-000-401-402 | TAX LEVY | 3,651,805.00 | 4,054,057.00 | 3,505,970.78 | 1,289,046.48 | 548,086.22 | 86.48 |
| 206-000-401-410 | PERSONAL PROPERTY TAX | 201,983.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 206-000-401-412 | DELINQUENT TAXES-LEVY | 5,200.00 | 5,200.00 | 0.00 | 0.00 | 5,200.00 | 0.00 |
| 206-000-401-437 | ABATEMENT TAXES-LEVY | 21,896.00 | 32,718.00 | 29,928.17 | 26,743.19 | 2,789.83 | 91.47 |
| 206-000-401-445 | PENALTIES & INTEREST ON TAXES | 700.00 | 700.00 | 0.00 | 0.00 | 700.00 | 0.00 |
| 206-000-528-000 | OTHER FEDERAL GRANTS | 64,000.00 | 64,000.00 | 0.00 | 0.00 | 64,000.00 | 0.00 |
| 206-000-573-000 | COMMUNITY STABILIZATION SHARE TAX | 49,268.00 | 49,268.00 | 0.00 | 0.00 | 49,268.00 | 0.00 |
| 206-000-665-000 | INTEREST REVENUE | 100,000.00 | 100,000.00 | 2,653.53 | 2,653.53 | 97,346.47 | 2.65 |
| 206-000-673-000 | SALE OF ASSETS | 263,600.00 | 0.00 | 1,645.00 | 0.00 | (1,645.00) | 100.00 |
| 206-000-675-675 | MISCELLANEOUS INCOME | 0.00 | 0.00 | 5.00 | 0.00 | (5.00) | 100.00 |
| 206-000-676-100 | REIMBURSEMENTS/REFUNDS | 0.00 | 0.00 | 850.00 | 0.00 | (850.00) | 100.00 |
| 206-000-679-400 | REIMBURSEMENT FROM BUILDING DEPT. /F | 20,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 206-000-699-000 | TRANSFER IN | 41,454.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 000 | | 4,419,906.00 | 4,335,943.00 | 3,541,052.48 | 1,318,443.20 | 794,890.52 | 81.67 |
| Revenues | | 4,419,906.00 | 4,335,943.00 | 3,541,052.48 | 1,318,443.20 | 794,890.52 | 81.67 |
| Account Category: Expenditures | | | | | | | |
| Department: 250 BENEFITS/INSURANCE | | | | | | | |
| 206-250-715-000 | FICA-EMPLOYER | 158,205.00 | 161,682.00 | 25,090.99 | 12,654.56 | 136,591.01 | 15.52 |
| 206-250-716-000 | DEFINED CONTRIBUTION PLAN | 175,130.00 | 174,224.00 | 29,338.46 | 14,764.03 | 144,885.54 | 16.84 |
| 206-250-717-000 | WORKERS COMP INSURANCE | 80,000.00 | 80,000.00 | 0.00 | 0.00 | 80,000.00 | 0.00 |
| 206-250-718-000 | VISION INSURANCE BENEFITS | 2,770.00 | 3,360.00 | 1,126.71 | 350.45 | 2,233.29 | 33.53 |
| 206-250-718-200 | OTHER BENEFITS | 0.00 | 35,000.00 | 35,280.00 | 0.00 | (280.00) | 100.80 |
| 206-250-719-000 | HEALTH INSURANCE BENEFITS | 311,234.00 | 418,187.00 | 91,795.80 | 29,167.31 | 326,391.20 | 21.95 |
| 206-250-720-000 | LIFE & DISABILITY INSURANCE | 21,239.00 | 25,027.00 | 5,088.93 | 1,696.31 | 19,938.07 | 20.33 |
| 206-250-720-100 | FIRE CASUALTY INSURANCE | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 |
| 206-250-721-000 | DENTAL INSURANCE BENEFITS | 24,092.00 | 33,000.00 | 8,610.69 | 2,260.25 | 24,389.31 | 26.09 |
| 206-250-722-000 | PENSION PLAN BENEFITS | 190,992.00 | 232,948.00 | 38,318.06 | 19,185.26 | 194,629.94 | 16.45 |
| Total Dept 250 - BENEFITS/INSURANCE | | 975,662.00 | 1,175,428.00 | 234,649.64 | 80,078.17 | 940,778.36 | 19.96 |
| Department: 336 FIRE DEPARTMENT | | | | | | | |
| 206-336-702-000 | WAGES- FULL TIME | 1,948,815.00 | 2,013,485.00 | 312,509.56 | 153,346.39 | 1,700,975.44 | 15.52 |
| 206-336-702-713 | OVERTIME | 0.00 | 0.00 | 1,087.16 | 852.72 | (1,087.16) | 100.00 |
| 206-336-704-000 | WAGES- PART TIME | 0.00 | 0.00 | 1,039.70 | 864.86 | (1,039.70) | 100.00 |
| 206-336-705-000 | OVERTIME | 100,000.00 | 100,000.00 | 11,955.27 | 7,221.12 | 88,044.73 | 11.96 |
| 206-336-707-000 | WAGES - PER DIEM | 108,000.00 | 100,000.00 | 16,130.55 | 10,582.36 | 83,869.45 | 16.13 |
| 206-336-723-000 | FIRE MEMBERSHIP AND DUES | 4,000.00 | 4,000.00 | 858.18 | 260.00 | 3,141.82 | 21.45 |
| 206-336-725-000 | FIRE TUITION | 7,000.00 | 7,000.00 | 0.00 | 0.00 | 7,000.00 | 0.00 |
| 206-336-726-000 | FIRE TRAINING | 34,225.00 | 37,000.00 | 4,877.80 | 5,928.72 | 32,122.20 | 13.18 |
| 206-336-726-500 | FIRE TRAINING / FIRE INSPECTIONS | 6,940.00 | 7,000.00 | 1,033.98 | 1,033.98 | 5,966.02 | 14.77 |
| 206-336-727-000 | FIRE OFFICE SUPPLIES | 8,410.00 | 8,890.00 | 468.75 | 432.43 | 8,421.25 | 5.27 |
| 206-336-738-000 | FIRE MAINT SUPPLIES | 3,000.00 | 3,000.00 | 278.63 | 214.82 | 2,721.37 | 9.29 |
| 206-336-745-000 | FIRE FUELS | 38,000.00 | 35,000.00 | 2,165.86 | 2,131.53 | 32,834.14 | 6.19 |
| 206-336-752-000 | SUPPLIES | 2,500.00 | 2,500.00 | 212.59 | 212.59 | 2,287.41 | 8.50 |
| 206-336-752-100 | MEDICAL SUPPLIES | 8,000.00 | 8,000.00 | 358.22 | 358.22 | 7,641.78 | 4.48 |
| 206-336-752-151 | SUPPLIES | 11,000.00 | 17,250.00 | 0.00 | 0.00 | 17,250.00 | 0.00 |
| 206-336-752-206 | KITCHEN SUPPLIES | 4,000.00 | 3,000.00 | 103.89 | 103.89 | 2,896.11 | 3.46 |
| 206-336-756-000 | DEPARTMENT SUPPLIES | 1,000.00 | 1,160.00 | 14.99 | 14.99 | 1,145.01 | 1.29 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|---------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 206 FIRE FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 336 FIRE DEPARTMENT | | | | | | | |
| 206-336-768-000 | FIRE UNIFORMS | 19,170.00 | 20,260.00 | 1,755.05 | 1,338.55 | 18,504.95 | 8.66 |
| 206-336-787-959 | FIRE PROTECTIVE CLOTHING | 95,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| 206-336-790-000 | FIRE PREVENTION - INVESTIGATION | 2,725.00 | 3,050.00 | 25.00 | 25.00 | 3,025.00 | 0.82 |
| 206-336-791-000 | TECH RESCUE | 3,800.00 | 3,200.00 | 0.00 | 0.00 | 3,200.00 | 0.00 |
| 206-336-792-000 | HEALTH-WELLNESS | 3,800.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 206-336-802-000 | CONTRACTUAL SERVICES | 35,000.00 | 55,000.00 | 15,094.54 | 11,543.74 | 39,905.46 | 27.44 |
| 206-336-803-000 | HIRING EXPENDITURES | 2,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 206-336-804-000 | RESPIRATORY PROGRAM | 4,620.00 | 7,350.00 | 0.00 | 0.00 | 7,350.00 | 0.00 |
| 206-336-807-000 | FIRE AUDIT FEES & SERVICES | 3,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 206-336-810-000 | LIABILITY INSURANCE | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 206-336-850-000 | COMMUNICATIONS | 18,000.00 | 18,000.00 | 1,579.42 | 1,045.88 | 16,420.58 | 8.77 |
| 206-336-863-000 | VEHICLE MAINT | 85,000.00 | 87,550.00 | 8,123.77 | 6,932.19 | 79,426.23 | 9.28 |
| 206-336-887-000 | FIRE PUBLIC RELATIONS | 3,500.00 | 5,200.00 | 0.00 | 0.00 | 5,200.00 | 0.00 |
| 206-336-901-000 | FIRE PUBLICATIONS | 1,700.00 | 1,800.00 | 0.00 | 0.00 | 1,800.00 | 0.00 |
| 206-336-928-000 | UTILITIES | 50,000.00 | 50,000.00 | 7,602.94 | 5,660.53 | 42,397.06 | 15.21 |
| 206-336-932-000 | FIRE OFF EQUIP & COMPUTER REPA | 13,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 206-336-936-000 | FIRE STATION MAINT | 32,500.00 | 32,500.00 | 6,565.90 | 6,147.99 | 25,934.10 | 20.20 |
| 206-336-936-002 | FIRE STATION MAINT/BUTTRICK | 20,000.00 | 20,000.00 | 798.82 | 429.41 | 19,201.18 | 3.99 |
| 206-336-937-000 | FIRE RADIO MAINT | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 206-336-938-000 | FIRE EQUIPMENT MAINT | 9,000.00 | 9,500.00 | 0.00 | 0.00 | 9,500.00 | 0.00 |
| 206-336-939-000 | FIRE COPIER/LEASE/SERVICE | 1,500.00 | 1,200.00 | 198.00 | 99.00 | 1,002.00 | 16.50 |
| 206-336-941-000 | FIRE POSTAGE & MACHINE LEASE | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 206-336-957-000 | FIRE PHYSICAL EXAMS | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 206-336-958-000 | FIRE SUPPLEMENTAL EQUIPMENT | 10,800.00 | 11,120.00 | 1,755.80 | 1,755.80 | 9,364.20 | 15.79 |
| 206-336-960-960 | FIRE HAZMAT | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 206-336-964-100 | PROPERTY TAX REFUNDS | 150.00 | 150.00 | 10.74 | 10.74 | 139.26 | 7.16 |
| 206-336-981-000 | OFFICE EQUIPMENT | 7,500.00 | 9,175.00 | 182.73 | 182.73 | 8,992.27 | 1.99 |
| Total Dept 336 - FIRE DEPARTMENT | | 2,785,155.00 | 2,852,840.00 | 396,787.84 | 218,730.18 | 2,456,052.16 | 13.91 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 206-901-970-000 | FIRE CAPITAL OUTLAY | 1,030,000.00 | 172,000.00 | 0.00 | 0.00 | 172,000.00 | 0.00 |
| 206-901-975-000 | CAPITAL OUTLAY - BLDGIMP | 41,454.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 1,071,454.00 | 172,000.00 | 0.00 | 0.00 | 172,000.00 | 0.00 |
| Department: 966 TRANSFERS OUT | | | | | | | |
| 206-966-995-259 | TRANSFER TO HAZMAT | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| Total Dept 966 - TRANSFERS OUT | | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| Expenditures | | 4,834,271.00 | 4,202,268.00 | 631,437.48 | 298,808.35 | 3,570,830.52 | 15.03 |
| Fund 206 - FIRE FUND: | | | | | | | |
| TOTAL REVENUES | | 4,419,906.00 | 4,335,943.00 | 3,541,052.48 | 1,318,443.20 | 794,890.52 | 81.67 |
| TOTAL EXPENDITURES | | 4,834,271.00 | 4,202,268.00 | 631,437.48 | 298,808.35 | 3,570,830.52 | 15.03 |
| NET OF REVENUES & EXPENDITURES: | | (414,365.00) | 133,675.00 | 2,909,615.00 | 1,019,634.85 | (2,775,940.00) | |
| BEG. FUND BALANCE | | 682,396.29 | 682,396.29 | 682,396.29 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (427,241.87) | (427,241.87) | | | |
| END FUND BALANCE | | 268,031.29 | 388,829.42 | 3,164,769.42 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|-----------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 207 POLICE FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 207-000-401-402 | TAX LEVY | 881,173.00 | 977,902.00 | 845,707.82 | 310,909.02 | 132,194.18 | 86.48 |
| 207-000-401-410 | PERSONAL PROPERTY TAX | 48,733.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 207-000-401-412 | DELINQUENT TAXES-LEVY | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 0.00 |
| 207-000-401-437 | ABATEMENT TAXES-LEVY | 7,641.00 | 7,641.00 | 7,218.60 | 6,450.39 | 422.40 | 94.47 |
| 207-000-401-445 | INTEREST & PENALTIES ON TAX | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 207-000-573-000 | COMMUNITY STABILIZATION SHARE TAX | 16,533.00 | 16,533.00 | 0.00 | 0.00 | 16,533.00 | 0.00 |
| 207-000-665-000 | INTEREST REVENUE | 54,500.00 | 54,500.00 | 1,701.75 | 1,701.75 | 52,798.25 | 3.12 |
| 207-000-675-675 | MISCELLANEOUS INCOME | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| Total Dept 000 | | 1,016,480.00 | 1,064,476.00 | 854,628.17 | 319,061.16 | 209,847.83 | 80.29 |
| Revenues | | 1,016,480.00 | 1,064,476.00 | 854,628.17 | 319,061.16 | 209,847.83 | 80.29 |
| Account Category: Expenditures | | | | | | | |
| Department: 301 POLICE DEPARTMENT | | | | | | | |
| 207-301-752-207 | SUPPLIES | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 207-301-801-000 | SHERIFF PROTECTION | 880,000.00 | 880,000.00 | 0.00 | 0.00 | 880,000.00 | 0.00 |
| 207-301-960-000 | COST ALLOCATION PLAN | 31,000.00 | 46,000.00 | 0.00 | 0.00 | 46,000.00 | 0.00 |
| 207-301-964-100 | PROPERTY TAX REFUNDS | 100.00 | 100.00 | 58.10 | 58.10 | 41.90 | 58.10 |
| 207-301-970-000 | CAPITAL OUTLAY | 0.00 | 340,000.00 | 0.00 | 0.00 | 340,000.00 | 0.00 |
| Total Dept 301 - POLICE DEPARTMENT | | 916,100.00 | 1,271,100.00 | 58.10 | 58.10 | 1,271,041.90 | 0.00 |
| Expenditures | | 916,100.00 | 1,271,100.00 | 58.10 | 58.10 | 1,271,041.90 | 0.00 |
| Fund 207 - POLICE FUND: | | | | | | | |
| TOTAL REVENUES | | 1,016,480.00 | 1,064,476.00 | 854,628.17 | 319,061.16 | 209,847.83 | 80.29 |
| TOTAL EXPENDITURES | | 916,100.00 | 1,271,100.00 | 58.10 | 58.10 | 1,271,041.90 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 100,380.00 | (206,624.00) | 854,570.07 | 319,003.06 | (1,061,194.07) | |
| BEG. FUND BALANCE | | 2,137,704.25 | 2,137,704.25 | 2,137,704.25 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 168,984.76 | 168,984.76 | | | |
| END FUND BALANCE | | 2,238,084.25 | 2,100,065.01 | 3,161,259.08 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|-------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 208 OPEN SPACE FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 208-000-401-402 | TAX LEVY | 441,348.00 | 489,802.00 | 423,589.89 | 155,725.99 | 66,212.11 | 86.48 |
| 208-000-401-410 | PERSONAL PROPERTY TAX | 24,409.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 208-000-401-412 | DELINQUENT TAXES-LEVY | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| 208-000-401-437 | ABATEMENT TAXES-LEVY | 3,828.00 | 3,828.00 | 3,615.70 | 3,230.92 | 212.30 | 94.45 |
| 208-000-401-445 | INTEREST & PENALTIES ON TAXES | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| 208-000-573-000 | LOCAL COMMUNITY STABILIZATION SHARE | 24,528.00 | 23,000.00 | 0.00 | 0.00 | 23,000.00 | 0.00 |
| 208-000-665-000 | INTEREST ON INVESTMENTS | 34,000.00 | 28,000.00 | 2,015.22 | 2,015.22 | 25,984.78 | 7.20 |
| 208-000-665-408 | INTEREST ON HOMEYER FUND | 0.00 | 0.00 | 1,465.44 | 1,465.44 | (1,465.44) | 100.00 |
| Total Dept 000 | | 529,513.00 | 546,030.00 | 430,686.25 | 162,437.57 | 115,343.75 | 78.88 |
| Revenues | | 529,513.00 | 546,030.00 | 430,686.25 | 162,437.57 | 115,343.75 | 78.88 |
| Account Category: Expenditures | | | | | | | |
| Department: 751 OPEN SPACE PRESERVATION | | | | | | | |
| 208-751-921-000 | ELECTRICITY | 4,000.00 | 4,000.00 | 275.54 | 275.54 | 3,724.46 | 6.89 |
| 208-751-923-000 | HEATING/UTILITY | 3,600.00 | 3,600.00 | 1,453.14 | 1,453.14 | 2,146.86 | 40.37 |
| 208-751-927-000 | WATER-SEWER | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 208-751-935-000 | PARK MAINTENANCE | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 208-751-960-000 | COST ALLOCATION PLAN | 65,000.00 | 45,000.00 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| 208-751-964-100 | TAX REFUNDS | 50.00 | 50.00 | 7.02 | 7.02 | 42.98 | 14.04 |
| Total Dept 751 - OPEN SPACE PRESERVATION | | 99,150.00 | 79,150.00 | 1,735.70 | 1,735.70 | 77,414.30 | 2.19 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 208-901-970-000 | CAPITAL OUTLAY - FFE | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 150,000.00 | 150,000.00 | 0.00 | 0.00 | 150,000.00 | 0.00 |
| Department: 990 DEBT SERVICE | | | | | | | |
| 208-990-991-201 | BOND PRINCIPAL REFINANCE | 305,000.00 | 307,000.00 | 0.00 | 0.00 | 307,000.00 | 0.00 |
| 208-990-993-201 | BOND INTEREST REFINANCE | 21,253.00 | 16,000.00 | 0.00 | 0.00 | 16,000.00 | 0.00 |
| Total Dept 990 - DEBT SERVICE | | 326,253.00 | 323,000.00 | 0.00 | 0.00 | 323,000.00 | 0.00 |
| Expenditures | | 575,403.00 | 552,150.00 | 1,735.70 | 1,735.70 | 550,414.30 | 0.31 |
| Fund 208 - OPEN SPACE FUND: | | | | | | | |
| TOTAL REVENUES | | 529,513.00 | 546,030.00 | 430,686.25 | 162,437.57 | 115,343.75 | 78.88 |
| TOTAL EXPENDITURES | | 575,403.00 | 552,150.00 | 1,735.70 | 1,735.70 | 550,414.30 | 0.31 |
| NET OF REVENUES & EXPENDITURES: | | (45,890.00) | (6,120.00) | 428,950.55 | 160,701.87 | (435,070.55) | |
| BEG. FUND BALANCE | | 1,029,212.54 | 1,029,212.54 | 1,029,212.54 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 208,961.86 | 208,961.86 | | | |
| END FUND BALANCE | | 983,322.54 | 1,232,054.40 | 1,667,124.95 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|----------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 211 DAM MAJOR REPAIR FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 211-000-665-000 | INTEREST REVENUE | 16,000.00 | 30,000.00 | 1,401.13 | 1,401.13 | 28,598.87 | 4.67 |
| 211-000-677-000 | CONTRIBUTIONS | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 211-000-699-101 | TRANSFER FROM GENERAL FUND | 40,000.00 | 40,000.00 | 0.00 | 0.00 | 40,000.00 | 0.00 |
| Total Dept 000 | | 61,000.00 | 75,000.00 | 1,401.13 | 1,401.13 | 73,598.87 | 1.87 |
| Revenues | | 61,000.00 | 75,000.00 | 1,401.13 | 1,401.13 | 73,598.87 | 1.87 |
| Account Category: Expenditures | | | | | | | |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 211-901-980-000 | EXPENSES/DAM MAJOR REPAIR | 85,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 85,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| Expenditures | | 85,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| Fund 211 - DAM MAJOR REPAIR FUND: | | | | | | | |
| TOTAL REVENUES | | 61,000.00 | 75,000.00 | 1,401.13 | 1,401.13 | 73,598.87 | 1.87 |
| TOTAL EXPENDITURES | | 85,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | (24,000.00) | (10,000.00) | 1,401.13 | 1,401.13 | (11,401.13) | |
| BEG. FUND BALANCE | | 754,871.51 | 754,871.51 | 754,871.51 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 67,031.05 | 67,031.05 | | | |
| END FUND BALANCE | | 730,871.51 | 811,902.56 | 823,303.69 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|-----------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 216 PATHWAYS FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 216-000-401-402 | TAX LEVY | 674,872.00 | 749,136.00 | 647,871.82 | 238,167.02 | 101,264.18 | 86.48 |
| 216-000-401-410 | PERSONAL PROPERTY TAX | 37,322.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 216-000-401-412 | DELINQUENT TAX LEVY | 1,800.00 | 1,800.00 | 0.00 | 0.00 | 1,800.00 | 0.00 |
| 216-000-401-437 | ABATEMENT TAXES-LEVY | 5,851.00 | 5,851.00 | 5,529.73 | 4,941.27 | 321.27 | 94.51 |
| 216-000-401-445 | PENALTIES & INTEREST ON TAX | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 216-000-569-000 | STATE GRANT- OTHERS | 36,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 216-000-573-000 | COMMUNITY STABILIZATION SHARE TAX | 37,477.00 | 37,477.00 | 0.00 | 0.00 | 37,477.00 | 0.00 |
| 216-000-665-000 | INTEREST REVENUE | 30,000.00 | 50,000.00 | 7,723.70 | 7,723.70 | 42,276.30 | 15.45 |
| Total Dept 000 | | 823,622.00 | 844,564.00 | 661,125.25 | 250,831.99 | 183,438.75 | 78.28 |
| Revenues | | 823,622.00 | 844,564.00 | 661,125.25 | 250,831.99 | 183,438.75 | 78.28 |
| Account Category: Expenditures | | | | | | | |
| Department: 758 PATHWAYS | | | | | | | |
| 216-758-728-000 | OPERATING SUPPLIES | 13,000.00 | 13,000.00 | 0.00 | 0.00 | 13,000.00 | 0.00 |
| 216-758-821-100 | ENGINEERING | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 216-758-931-000 | MAINT & REPAIR | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 216-758-931-200 | PATHWAY MAINTENANCE | 3,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 216-758-960-000 | COST ALLOCATION PLAN | 0.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 216-758-964-100 | PROPERTY TAX REFUNDS | 50.00 | 50.00 | 4.66 | 4.66 | 45.34 | 9.32 |
| Total Dept 758 - PATHWAYS | | 96,050.00 | 143,050.00 | 4.66 | 4.66 | 143,045.34 | 0.00 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 216-901-974-000 | CAPITAL OUTLAY - LANDIMP | 36,000.00 | 950,000.00 | 0.00 | 0.00 | 950,000.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 36,000.00 | 950,000.00 | 0.00 | 0.00 | 950,000.00 | 0.00 |
| Expenditures | | 132,050.00 | 1,093,050.00 | 4.66 | 4.66 | 1,093,045.34 | 0.00 |
| Fund 216 - PATHWAYS FUND: | | | | | | | |
| TOTAL REVENUES | | 823,622.00 | 844,564.00 | 661,125.25 | 250,831.99 | 183,438.75 | 78.28 |
| TOTAL EXPENDITURES | | 132,050.00 | 1,093,050.00 | 4.66 | 4.66 | 1,093,045.34 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 691,572.00 | (248,486.00) | 661,120.59 | 250,827.33 | (909,606.59) | |
| BEG. FUND BALANCE | | 386,275.17 | 386,275.17 | 386,275.17 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 850,287.98 | 850,287.98 | | | |
| END FUND BALANCE | | 1,077,847.17 | 988,077.15 | 1,897,683.74 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|----------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 218 HAZMAT FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 218-000-581-000 | LOCAL CONTRIBUTIONS | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 218-000-665-000 | HAZMAT INTEREST | 350.00 | 350.00 | 104.31 | 104.31 | 245.69 | 29.80 |
| 218-000-699-000 | TRANSFER IN | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| Total Dept 000 | | 6,350.00 | 6,350.00 | 104.31 | 104.31 | 6,245.69 | 1.64 |
| Revenues | | 6,350.00 | 6,350.00 | 104.31 | 104.31 | 6,245.69 | 1.64 |
| Account Category: Expenditures | | | | | | | |
| Department: 344 HAZMAT | | | | | | | |
| 218-344-726-000 | HAZMAT SUPPLIES | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 218-344-752-000 | SUPPLIES | 750.00 | 750.00 | 0.00 | 0.00 | 750.00 | 0.00 |
| 218-344-789-000 | HAZMAT TRAINING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 218-344-958-000 | HAZMAT EQUIPMENT | 6,000.00 | 6,000.00 | 172.01 | 172.01 | 5,827.99 | 2.87 |
| 218-344-960-000 | COST ALLOCATION PLAN | 3,000.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 344 - HAZMAT | | 13,750.00 | 11,250.00 | 172.01 | 172.01 | 11,077.99 | 1.53 |
| Expenditures | | 13,750.00 | 11,250.00 | 172.01 | 172.01 | 11,077.99 | 1.53 |
| Fund 218 - HAZMAT FUND: | | | | | | | |
| TOTAL REVENUES | | 6,350.00 | 6,350.00 | 104.31 | 104.31 | 6,245.69 | 1.64 |
| TOTAL EXPENDITURES | | 13,750.00 | 11,250.00 | 172.01 | 172.01 | 11,077.99 | 1.53 |
| NET OF REVENUES & EXPENDITURES: | | (7,400.00) | (4,900.00) | (67.70) | (67.70) | (4,832.30) | |
| BEG. FUND BALANCE | | 42,938.45 | 42,938.45 | 42,938.45 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 6,411.17 | 6,411.17 | | | |
| END FUND BALANCE | | 35,538.45 | 44,449.62 | 49,281.92 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|---------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 220 LARAWAY LAKE IMPROVEMENT FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 220-000-452-013 | S/A REVENUE - LARAWAY LAKE | 11,575.00 | 11,575.00 | 0.00 | 0.00 | 11,575.00 | 0.00 |
| 220-000-665-000 | INTEREST ON INVESTMENTS | 750.00 | 750.00 | 49.12 | 49.12 | 700.88 | 6.55 |
| Total Dept 000 | | 12,325.00 | 12,325.00 | 49.12 | 49.12 | 12,275.88 | 0.40 |
| Revenues | | 12,325.00 | 12,325.00 | 49.12 | 49.12 | 12,275.88 | 0.40 |
| Account Category: Expenditures | | | | | | | |
| Department: 444 S/A IMPROVEMENT FUNDS | | | | | | | |
| 220-444-816-000 | INSECT&WEED CONTROL/DRAIN MAINT | 11,825.00 | 14,000.00 | 0.00 | 0.00 | 14,000.00 | 0.00 |
| 220-444-960-000 | COST ALLOCATION PLAN | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 444 - S/A IMPROVEMENT FUNDS | | 12,325.00 | 14,500.00 | 0.00 | 0.00 | 14,500.00 | 0.00 |
| Expenditures | | 12,325.00 | 14,500.00 | 0.00 | 0.00 | 14,500.00 | 0.00 |
| Fund 220 - LARAWAY LAKE IMPROVEMENT FUND: | | | | | | | |
| TOTAL REVENUES | | 12,325.00 | 12,325.00 | 49.12 | 49.12 | 12,275.88 | 0.40 |
| TOTAL EXPENDITURES | | 12,325.00 | 14,500.00 | 0.00 | 0.00 | 14,500.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 0.00 | (2,175.00) | 49.12 | 49.12 | (2,224.12) | |
| BEG. FUND BALANCE | | 13,811.36 | 13,811.36 | 13,811.36 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (6,833.31) | (6,833.31) | | | |
| END FUND BALANCE | | 13,811.36 | 4,803.05 | 7,027.17 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|---------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 230 THORNAPPLE RIVER IMPROVEMENT FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 230-000-452-014 | S/A REVENUE- TRD - RIVER | 90,900.00 | 90,900.00 | 0.00 | 0.00 | 90,900.00 | 0.00 |
| 230-000-665-000 | INTEREST ON INVESTMENTS | 7,000.00 | 12,000.00 | 781.09 | 781.09 | 11,218.91 | 6.51 |
| Total Dept 000 | | 97,900.00 | 102,900.00 | 781.09 | 781.09 | 102,118.91 | 0.76 |
| Revenues | | 97,900.00 | 102,900.00 | 781.09 | 781.09 | 102,118.91 | 0.76 |
| Account Category: Expenditures | | | | | | | |
| Department: 444 S/A IMPROVEMENT FUNDS | | | | | | | |
| 230-444-802-000 | CONTRACTUAL SERVICES | 47,000.00 | 80,000.00 | 0.00 | 0.00 | 80,000.00 | 0.00 |
| 230-444-816-000 | INSECT&WEED CONTROL/DRAIN MAINT | 40,900.00 | 40,900.00 | 0.00 | 0.00 | 40,900.00 | 0.00 |
| 230-444-960-000 | COST ALLOCATION PLAN | 10,000.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 444 - S/A IMPROVEMENT FUNDS | | 97,900.00 | 121,400.00 | 0.00 | 0.00 | 121,400.00 | 0.00 |
| Expenditures | | 97,900.00 | 121,400.00 | 0.00 | 0.00 | 121,400.00 | 0.00 |
| Fund 230 - THORNAPPLE RIVER IMPROVEMENT FUND: | | | | | | | |
| TOTAL REVENUES | | 97,900.00 | 102,900.00 | 781.09 | 781.09 | 102,118.91 | 0.76 |
| TOTAL EXPENDITURES | | 97,900.00 | 121,400.00 | 0.00 | 0.00 | 121,400.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 0.00 | (18,500.00) | 781.09 | 781.09 | (19,281.09) | |
| BEG. FUND BALANCE | | 278,550.44 | 278,550.44 | 278,550.44 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (45,054.36) | (45,054.36) | | | |
| END FUND BALANCE | | 278,550.44 | 214,996.08 | 234,277.17 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|--------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 243-000-401-401 | TAXES - CASCADE TOWNSHIP | 86,883.00 | 82,032.00 | 0.00 | 0.00 | 82,032.00 | 0.00 |
| 243-000-665-000 | INTEREST REVENUE | 1,500.00 | 3,500.00 | 499.59 | 499.59 | 3,000.41 | 14.27 |
| Total Dept 000 | | 88,383.00 | 85,532.00 | 499.59 | 499.59 | 85,032.41 | 0.58 |
| Revenues | | 88,383.00 | 85,532.00 | 499.59 | 499.59 | 85,032.41 | 0.58 |
| Account Category: Expenditures | | | | | | | |
| Department: 571 BDR- REMEDIATION | | | | | | | |
| 243-571-832-000 | STATE EDUCATION TAX | 15.00 | 7,000.00 | 0.00 | 0.00 | 7,000.00 | 0.00 |
| Total Dept 571 - BDR- REMEDIATION | | 15.00 | 7,000.00 | 0.00 | 0.00 | 7,000.00 | 0.00 |
| Department: 966 TRANSFERS OUT | | | | | | | |
| 243-966-955-243 | TRANSFER TO GF | 3,117.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 966 - TRANSFERS OUT | | 3,117.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Department: 990 DEBT SERVICE | | | | | | | |
| 243-990-992-007 | LOAN PRINCIPAL | 0.00 | 30,620.00 | 0.00 | 0.00 | 30,620.00 | 0.00 |
| Total Dept 990 - DEBT SERVICE | | 0.00 | 30,620.00 | 0.00 | 0.00 | 30,620.00 | 0.00 |
| Expenditures | | 3,132.00 | 37,620.00 | 0.00 | 0.00 | 37,620.00 | 0.00 |
| Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND: | | | | | | | |
| TOTAL REVENUES | | 88,383.00 | 85,532.00 | 499.59 | 499.59 | 85,032.41 | 0.58 |
| TOTAL EXPENDITURES | | 3,132.00 | 37,620.00 | 0.00 | 0.00 | 37,620.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 85,251.00 | 47,912.00 | 499.59 | 499.59 | 47,412.41 | |
| BEG. FUND BALANCE | | 146,061.87 | 146,061.87 | 146,061.87 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 71,280.65 | 71,280.65 | | | |
| END FUND BALANCE | | 231,312.87 | 265,254.52 | 217,842.11 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|----------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 246 IRF | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 246-000-452-010 | S/A REVENUE - KRAFT WATER & 60TH | 19,104.00 | 19,104.00 | 0.00 | 0.00 | 19,104.00 | 0.00 |
| 246-000-452-012 | S/A REVENUE - TRD | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 |
| 246-000-630-000 | HOOKUP FEES | 200,000.00 | 200,000.00 | 0.00 | 0.00 | 200,000.00 | 0.00 |
| 246-000-665-000 | INTEREST ON INVESTMENTS | 120,000.00 | 120,000.00 | 4,229.05 | 4,229.05 | 115,770.95 | 3.52 |
| 246-000-669-000 | INT & P S/A-ORDINANCE | 6,300.00 | 6,300.00 | 0.00 | 0.00 | 6,300.00 | 0.00 |
| Total Dept 000 | | 357,404.00 | 357,404.00 | 4,229.05 | 4,229.05 | 353,174.95 | 1.18 |
| Revenues | | 357,404.00 | 357,404.00 | 4,229.05 | 4,229.05 | 353,174.95 | 1.18 |
| Account Category: Expenditures | | | | | | | |
| Department: 225 ADMINISTRATIVE | | | | | | | |
| 246-225-821-000 | ADMIN ENGINEERING COSTS | 15,000.00 | 15,000.00 | 165.00 | 165.00 | 14,835.00 | 1.10 |
| 246-225-826-000 | ADMIN LEGAL FEES | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 246-225-960-000 | COST ALLOCATION PLAN | 0.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 246-225-964-000 | ADMIN 10%/HOOKUP TO GENERAL | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 246-225-967-100 | WHOLE HOUSE FILTER PROJECT | 80,000.00 | 60,000.00 | 0.00 | 0.00 | 60,000.00 | 0.00 |
| 246-225-970-000 | CAPITAL OUTLAY | 0.00 | 1,650,000.00 | 0.00 | 0.00 | 1,650,000.00 | 0.00 |
| 246-225-980-000 | ADMIN MISCELLANEOUS EXPENSE | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| Total Dept 225 - ADMINISTRATIVE | | 150,000.00 | 1,830,000.00 | 165.00 | 165.00 | 1,829,835.00 | 0.01 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 246-901-974-000 | CAPITAL OUTLAY - LANDIMP | 1,500,000.00 | 0.00 | 37.50 | 37.50 | (37.50) | 100.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 1,500,000.00 | 0.00 | 37.50 | 37.50 | (37.50) | 100.00 |
| Department: 966 TRANSFERS OUT | | | | | | | |
| 246-966-995-101 | TRANSFER TO GENERAL FUND | 179,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 246-966-995-206 | TRANSFER OUT TO FIRE | 41,454.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 966 - TRANSFERS OUT | | 220,454.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenditures | | 1,870,454.00 | 1,830,000.00 | 202.50 | 202.50 | 1,829,797.50 | 0.01 |
| Fund 246 - IRF: | | | | | | | |
| TOTAL REVENUES | | 357,404.00 | 357,404.00 | 4,229.05 | 4,229.05 | 353,174.95 | 1.18 |
| TOTAL EXPENDITURES | | 1,870,454.00 | 1,830,000.00 | 202.50 | 202.50 | 1,829,797.50 | 0.01 |
| NET OF REVENUES & EXPENDITURES: | | (1,513,050.00) | (1,472,596.00) | 4,026.55 | 4,026.55 | (1,476,622.55) | |
| BEG. FUND BALANCE | | 3,612,227.46 | 3,612,227.46 | 3,612,227.46 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (1,096,855.96) | (1,096,855.96) | | | |
| END FUND BALANCE | | 2,099,177.46 | 1,042,775.50 | 2,519,398.05 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|--------------------------------------|---------------------|---------------------|--------------------------------------|-------------------------------------|--|-------------|
| Fund: 248 DDA | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 248-000-401-401 | TAXES - CASCADE TOWNSHIP | 500,696.00 | 523,112.00 | 523,077.27 | 523,077.27 | 34.73 | 99.99 |
| 248-000-401-402 | TAXES - G.R.C.C. | 199,563.00 | 220,831.00 | (15.57) | (15.57) | 220,846.57 | (0.01) |
| 248-000-401-403 | TAXES-KENT COUNTY | 680,949.00 | 774,471.00 | 243,345.77 | 243,345.77 | 531,125.23 | 31.42 |
| 248-000-401-406 | KDL TAXES-DDA | 140,115.00 | 144,652.00 | 142,432.71 | 142,432.71 | 2,219.29 | 98.47 |
| 248-000-665-000 | INTEREST REVENUE | 132,441.00 | 132,441.00 | 2,501.05 | 2,501.05 | 129,939.95 | 1.89 |
| 248-000-675-675 | MISCELLANEOUS INCOME | 7,000.00 | 7,000.00 | 0.00 | 0.00 | 7,000.00 | 0.00 |
| 248-000-677-300 | DDACONTRIB & DONATION- METRO CRUISE | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 248-000-696-000 | BOND/LOAN PROCEEDS | 0.00 | 15,000,000.00 | 0.00 | 0.00 | 15,000,000.00 | 0.00 |
| Total Dept 000 | | 1,664,764.00 | 16,806,507.00 | 911,341.23 | 911,341.23 | 15,895,165.77 | 5.42 |
| Revenues | | 1,664,764.00 | 16,806,507.00 | 911,341.23 | 911,341.23 | 15,895,165.77 | 5.42 |
| Account Category: Expenditures | | | | | | | |
| Department: 190 DDA OPERATIONS/CONSTRUCTION | | | | | | | |
| 248-190-702-000 | WAGES- FULL TIME | 0.00 | 78,078.00 | 0.00 | 0.00 | 78,078.00 | 0.00 |
| 248-190-703-000 | WAGES | 88,000.00 | 0.00 | 11,815.04 | 5,907.52 | (11,815.04) | 100.00 |
| 248-190-723-000 | DDA - MEMBERSHIP AND DUES | 2,000.00 | 2,000.00 | 650.00 | 650.00 | 1,350.00 | 32.50 |
| 248-190-724-000 | DDA - EDUCATION | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 248-190-801-000 | CONTRACT SERVICES | 175,000.00 | 175,000.00 | 0.00 | 0.00 | 175,000.00 | 0.00 |
| 248-190-821-000 | ENGINEERING | 75,000.00 | 75,000.00 | 0.00 | 0.00 | 75,000.00 | 0.00 |
| 248-190-826-265 | LEGAL | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 0.00 |
| 248-190-861-100 | TRANSPORTATION SERVICES | 60,000.00 | 60,000.00 | 2,365.50 | 2,365.50 | 57,634.50 | 3.94 |
| 248-190-921-000 | ELECTRICITY | 26,000.00 | 26,000.00 | 2,574.45 | 1,287.68 | 23,425.55 | 9.90 |
| 248-190-922-000 | STREETLIGHTS | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 248-190-924-100 | CELL PHONES/DATA | 900.00 | 900.00 | 49.65 | 49.65 | 850.35 | 5.52 |
| 248-190-927-000 | WATER-SEWER | 8,500.00 | 8,500.00 | 18.97 | 18.97 | 8,481.03 | 0.22 |
| 248-190-931-000 | MAINT & REPAIR/IMPROVEMENTS | 68,000.00 | 68,000.00 | 4,725.00 | 0.00 | 63,275.00 | 6.95 |
| 248-190-960-000 | COST ALLOCATION PLAN | 434,564.00 | 475,000.00 | 0.00 | 0.00 | 475,000.00 | 0.00 |
| 248-190-964-100 | DDA PROPERTY TAX REFUNDS | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 248-190-967-000 | SPECIAL PROJECTS-DDA LIGHTING/DECOR | 15,000.00 | 15,000.00 | 797.43 | 797.43 | 14,202.57 | 5.32 |
| 248-190-967-001 | SPECIAL PROJECTS-TACTICAL URBANISM | 20,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 248-190-967-002 | SPECIAL PROJECTS-FLOWERS/PLANTINGS | 110,000.00 | 110,000.00 | 0.00 | 0.00 | 110,000.00 | 0.00 |
| 248-190-967-003 | SPECIAL PROJECTS-PR/MARKETING/PROMOT | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| 248-190-967-004 | SPECIAL PROJECTS-SPECIAL EVENTS | 15,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 248-190-967-006 | SPECIAL PROJECTS - DEVELOPMENT GRANT | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| 248-190-981-000 | OFFICE EQUIPMENT | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 190 - DDA OPERATIONS/CONSTRUCTION | | 1,278,464.00 | 1,307,978.00 | 22,996.04 | 11,076.75 | 1,284,981.96 | 1.76 |
| Department: 250 BENEFITS/INSURANCE | | | | | | | |
| 248-250-715-000 | FICA-EMPLOYER | 12,000.00 | 5,973.00 | 902.62 | 451.31 | 5,070.38 | 15.11 |
| 248-250-716-000 | DEFINED CONTRIBUTION PLAN | 0.00 | 7,808.00 | 1,181.52 | 590.76 | 6,626.48 | 15.13 |
| 248-250-718-000 | VISION INSURANCE BENEFITS | 0.00 | 160.00 | 0.00 | 0.00 | 160.00 | 0.00 |
| 248-250-718-200 | OTHER BENEFITS | 0.00 | 0.00 | 1,600.00 | 0.00 | (1,600.00) | 100.00 |
| 248-250-719-000 | HEALTH INSURANCE BENEFITS | 0.00 | 21,660.00 | 0.00 | 0.00 | 21,660.00 | 0.00 |
| 248-250-720-000 | LIFE & DISABILITY INSURANCE | 0.00 | 1,043.00 | 0.00 | 0.00 | 1,043.00 | 0.00 |
| 248-250-721-000 | DENTAL INSURANCE BENEFITS | 0.00 | 1,500.00 | (7.56) | (5.67) | 1,507.56 | (0.50) |
| Total Dept 250 - BENEFITS/INSURANCE | | 12,000.00 | 38,144.00 | 3,676.58 | 1,036.40 | 34,467.42 | 9.64 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|--------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 248 DDA | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 248-901-970-000 | CAPITAL OUTLAY - FFE | 230,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 248-901-971-000 | LAND ACQUISITION | 2,010,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 248-901-974-000 | CAPITAL OUTLAY - LANDIMP | 50,000.00 | 15,050,000.00 | 0.00 | 0.00 | 15,050,000.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 2,290,000.00 | 15,050,000.00 | 0.00 | 0.00 | 15,050,000.00 | 0.00 |
| Department: 990 DEBT SERVICE | | | | | | | |
| 248-990-992-007 | LOAN PRINCIPAL | 80,000.00 | 85,000.00 | 0.00 | 0.00 | 85,000.00 | 0.00 |
| 248-990-994-001 | INTEREST AND FEES | 14,300.00 | 11,700.00 | 0.00 | 0.00 | 11,700.00 | 0.00 |
| Total Dept 990 - DEBT SERVICE | | 94,300.00 | 96,700.00 | 0.00 | 0.00 | 96,700.00 | 0.00 |
| Expenditures | | 3,674,764.00 | 16,492,822.00 | 26,672.62 | 12,113.15 | 16,466,149.38 | 0.16 |
| Fund 248 - DDA: | | | | | | | |
| TOTAL REVENUES | | 1,664,764.00 | 16,806,507.00 | 911,341.23 | 911,341.23 | 15,895,165.77 | 5.42 |
| TOTAL EXPENDITURES | | 3,674,764.00 | 16,492,822.00 | 26,672.62 | 12,113.15 | 16,466,149.38 | 0.16 |
| NET OF REVENUES & EXPENDITURES: | | (2,010,000.00) | 313,685.00 | 884,668.61 | 899,228.08 | (570,983.61) | |
| BEG. FUND BALANCE | | 2,391,560.45 | 2,391,560.45 | 2,391,560.45 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (987,895.48) | (987,895.48) | | | |
| END FUND BALANCE | | 381,560.45 | 1,717,349.97 | 2,288,333.58 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|----------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 249 BUILDING FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 249-000-607-100 | BUILDING PERMITS | 0.00 | 0.00 | 80,042.00 | 80,042.00 | (80,042.00) | 100.00 |
| 249-000-607-200 | ELECTRICAL PERMITS | 0.00 | 0.00 | 26,671.00 | 26,671.00 | (26,671.00) | 100.00 |
| 249-000-607-300 | PLUMBING PERMITS | 0.00 | 0.00 | 15,463.00 | 15,463.00 | (15,463.00) | 100.00 |
| 249-000-607-400 | MECHANICAL PERMITS | 0.00 | 0.00 | 31,636.25 | 31,636.25 | (31,636.25) | 100.00 |
| 249-000-607-484 | CASCADE TWP BLDG RES PERMITS | 320,000.00 | 320,000.00 | 18,048.00 | 0.00 | 301,952.00 | 5.64 |
| 249-000-607-485 | CASCADE TWP ELECTRICAL PERMITS | 90,000.00 | 90,000.00 | 4,576.00 | 0.00 | 85,424.00 | 5.08 |
| 249-000-607-486 | CASCADE TWP MECHANICAL PERMITS | 110,000.00 | 110,000.00 | 7,555.75 | 0.00 | 102,444.25 | 6.87 |
| 249-000-607-487 | CASCADE TWP PLUMBING PERMITS | 50,000.00 | 50,000.00 | 2,648.00 | 0.00 | 47,352.00 | 5.30 |
| 249-000-607-490 | CASCADE TWP CONTRACTOR REG | 9,000.00 | 9,000.00 | 1,395.00 | 465.00 | 7,605.00 | 15.50 |
| 249-000-607-500 | LOWELL TWP BUILDING PERMITS | 80,000.00 | 80,000.00 | 1,789.00 | 0.00 | 78,211.00 | 2.24 |
| 249-000-607-501 | LOWELL TWP ELECTRICAL PERMITS | 28,000.00 | 28,000.00 | 846.00 | 0.00 | 27,154.00 | 3.02 |
| 249-000-607-502 | LOWELL TWP MECHANICAL PERMITS | 23,000.00 | 23,000.00 | 2,095.00 | 0.00 | 20,905.00 | 9.11 |
| 249-000-607-503 | LOWELL TWP PLUMBING PERMITS | 20,000.00 | 20,000.00 | 150.00 | 0.00 | 19,850.00 | 0.75 |
| 249-000-607-510 | VERGENNES TWP BUILDING PERMITS | 70,000.00 | 80,000.00 | 4,807.00 | 0.00 | 75,193.00 | 6.01 |
| 249-000-607-511 | VERGENNES TWP ELECTRICAL PERMITS | 20,000.00 | 20,000.00 | 1,070.00 | 0.00 | 18,930.00 | 5.35 |
| 249-000-607-512 | VERGENNES TWP MECHANICAL PERMITS | 24,000.00 | 24,000.00 | 2,030.00 | 0.00 | 21,970.00 | 8.46 |
| 249-000-607-516 | VERGENNES TWP PLUMBING PERMITS | 16,000.00 | 16,000.00 | 802.00 | 0.00 | 15,198.00 | 5.01 |
| 249-000-607-520 | ADA TWP BUILDING PERMITS | 280,000.00 | 320,000.00 | 13,246.00 | 0.00 | 306,754.00 | 4.14 |
| 249-000-607-521 | ADA TWP PLUMBING PERMITS | 50,000.00 | 50,000.00 | 2,857.00 | 0.00 | 47,143.00 | 5.71 |
| 249-000-607-523 | ADA TWP ELECTRICAL PERMITS | 65,000.00 | 75,000.00 | 7,031.00 | 0.00 | 67,969.00 | 9.37 |
| 249-000-607-524 | ADA TWP MECHANICAL PERMITS | 65,000.00 | 75,000.00 | 8,810.00 | 0.00 | 66,190.00 | 11.75 |
| 249-000-607-531 | GR TWP BUILDING PERMITS | 200,000.00 | 200,000.00 | 14,639.00 | 0.00 | 185,361.00 | 7.32 |
| 249-000-607-532 | GR TWP ELECTRICAL PERMITS | 65,000.00 | 65,000.00 | 17,357.00 | 0.00 | 47,643.00 | 26.70 |
| 249-000-607-533 | GR TWP MECHANICAL PERMITS | 85,000.00 | 85,000.00 | 6,185.00 | 0.00 | 78,815.00 | 7.28 |
| 249-000-607-534 | GR TWP PLUMBING PERMITS | 50,000.00 | 50,000.00 | 3,465.00 | 0.00 | 46,535.00 | 6.93 |
| 249-000-607-536 | EAST GR BUILDING PERMITS | 150,000.00 | 250,000.00 | 8,136.00 | 0.00 | 241,864.00 | 3.25 |
| 249-000-607-537 | EAST GR ELECTRICAL PERMITS | 60,000.00 | 80,000.00 | 4,327.00 | 0.00 | 75,673.00 | 5.41 |
| 249-000-607-538 | EAST GR MECHANICAL PERMITS | 60,000.00 | 80,000.00 | 5,910.00 | 0.00 | 74,090.00 | 7.39 |
| 249-000-607-539 | EAST GR PLUMBING PERMITS | 35,000.00 | 55,000.00 | 4,285.00 | 0.00 | 50,715.00 | 7.79 |
| 249-000-607-541 | EAST GR-RENTAL INSP | 4,500.00 | 4,500.00 | 3,780.00 | 3,780.00 | 720.00 | 84.00 |
| 249-000-607-550 | PLAINFIELD BUILDING PERMITS | 310,000.00 | 310,000.00 | 24,155.00 | 0.00 | 285,845.00 | 7.79 |
| 249-000-607-551 | PLAINFIELD - ELECTRICAL PERMITS | 100,000.00 | 100,000.00 | 5,569.00 | 0.00 | 94,431.00 | 5.57 |
| 249-000-607-552 | PLAINFIELD MECHANICAL PERMITS | 130,000.00 | 130,000.00 | 8,270.00 | 0.00 | 121,730.00 | 6.36 |
| 249-000-607-553 | PLAINFIELD - PLUMBING PERMITS | 80,000.00 | 80,000.00 | 4,545.00 | 0.00 | 75,455.00 | 5.68 |
| 249-000-665-000 | INTEREST REVENUE | 150,000.00 | 150,000.00 | 20,222.46 | 19,320.06 | 129,777.54 | 13.48 |
| 249-000-675-675 | MISCELLANEOUS INCOME | 1,500.00 | 1,500.00 | 350.00 | 100.00 | 1,150.00 | 23.33 |
| Total Dept 000 | | 2,801,000.00 | 3,031,000.00 | 364,763.46 | 177,477.31 | 2,666,236.54 | 12.03 |
| Revenues | | 2,801,000.00 | 3,031,000.00 | 364,763.46 | 177,477.31 | 2,666,236.54 | 12.03 |
| Account Category: Expenditures | | | | | | | |
| Department: 250 BENEFITS/INSURANCE | | | | | | | |
| 249-250-715-000 | FICA-EMPLOYER | 98,636.00 | 103,657.00 | 14,773.00 | 7,460.76 | 88,884.00 | 14.25 |
| 249-250-716-000 | DEFINED CONTRIBUTION PLAN | 121,282.00 | 132,720.00 | 19,238.51 | 9,665.46 | 113,481.49 | 14.50 |
| 249-250-717-000 | WORKERS COMP INSURANCE | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 249-250-718-000 | VISION INSURANCE BENEFITS | 1,915.00 | 2,080.00 | 521.38 | 163.75 | 1,558.62 | 25.07 |
| 249-250-718-200 | OTHER BENEFITS | 0.00 | 25,000.00 | 23,600.00 | 0.00 | 1,400.00 | 94.40 |
| 249-250-719-000 | HEALTH INSURANCE BENEFITS | 302,065.00 | 281,584.00 | 57,034.81 | 15,439.56 | 224,549.19 | 20.25 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|--|--------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 249 BUILDING FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| Department: 250 BENEFITS/INSURANCE | | | | | | | |
| 249-250-720-000 | LIFE & DISABILITY INSURANCE | 15,484.00 | 13,556.00 | 2,424.70 | 859.42 | 11,131.30 | 17.89 |
| 249-250-721-000 | DENTAL INSURANCE BENEFITS | 33,740.00 | 19,500.00 | 4,939.50 | 1,164.48 | 14,560.50 | 25.33 |
| 249-250-722-000 | PENSION PLAN BENEFITS | 95,117.00 | 113,765.00 | 19,022.72 | 9,511.36 | 94,742.28 | 16.72 |
| Total Dept 250 - BENEFITS/INSURANCE | | 693,239.00 | 716,862.00 | 141,554.62 | 44,264.79 | 575,307.38 | 19.75 |
| Department: 371 BUILDING DEPARTMENT | | | | | | | |
| 249-371-702-000 | WAGES- FULL TIME | 1,226,412.00 | 1,301,238.00 | 192,048.36 | 97,162.27 | 1,109,189.64 | 14.76 |
| 249-371-704-000 | WAGES- PART TIME | 62,954.00 | 53,761.00 | 9,411.88 | 4,378.00 | 44,349.12 | 17.51 |
| 249-371-723-000 | MEMBERSHIPS AND DUES | 6,000.00 | 6,000.00 | 990.00 | 990.00 | 5,010.00 | 16.50 |
| 249-371-724-000 | EDUCATION | 10,000.00 | 10,000.00 | 150.00 | 150.00 | 9,850.00 | 1.50 |
| 249-371-727-000 | OFFICE SUPPLIES | 10,000.00 | 10,000.00 | 406.98 | 96.77 | 9,593.02 | 4.07 |
| 249-371-752-101 | KITCHEN SUPPLIES | 700.00 | 700.00 | 262.40 | 262.40 | 437.60 | 37.49 |
| 249-371-757-000 | BOOKS | 7,500.00 | 7,500.00 | 0.00 | 0.00 | 7,500.00 | 0.00 |
| 249-371-787-101 | CLEANING & PAPER SUPPLIES | 800.00 | 800.00 | 0.00 | 0.00 | 800.00 | 0.00 |
| 249-371-787-200 | CREDIT CARD FEES | 42,000.00 | 42,000.00 | 0.00 | 0.00 | 42,000.00 | 0.00 |
| 249-371-807-000 | AUDIT FEES & SERVICES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 249-371-810-000 | LIABILITY INSURANCE | 45,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 249-371-860-000 | MILEAGE | 80,000.00 | 80,000.00 | 8,152.28 | 5,144.95 | 71,847.72 | 10.19 |
| 249-371-862-500 | DEPT HEAD, SUPV EXPENSES | 750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 249-371-923-000 | HEATING/UTILITY | 9,000.00 | 11,000.00 | 1,939.98 | 1,277.73 | 9,060.02 | 17.64 |
| 249-371-924-000 | PHONES | 6,000.00 | 8,000.00 | 414.23 | (100.00) | 7,585.77 | 5.18 |
| 249-371-924-100 | CELL PHONES/DATA | 10,000.00 | 10,000.00 | 785.68 | 785.68 | 9,214.32 | 7.86 |
| 249-371-932-000 | OFFICE EQUIP & COMPUTER REPAIR | 12,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 249-371-939-000 | SERVICE CONTRACTS | 98,398.00 | 64,000.00 | 4,236.77 | 3,866.02 | 59,763.23 | 6.62 |
| 249-371-941-000 | POSTAGE & MACHINE LEASE | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 249-371-957-000 | BLDG PHYSICAL EXAMS | 750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 249-371-960-000 | COST ALLOCATION PLAN | 311,338.00 | 370,000.00 | 0.00 | 0.00 | 370,000.00 | 0.00 |
| 249-371-967-000 | BLDG - SPECIAL PROJECTS-FURNITURE UP | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 249-371-967-200 | SPECIAL PROJECTS - IT SERVICES | 33,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 249-371-981-000 | OFFICE EQUIPMENT | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 |
| Total Dept 371 - BUILDING DEPARTMENT | | 2,001,602.00 | 2,038,999.00 | 218,798.56 | 114,013.82 | 1,820,200.44 | 10.73 |
| Department: 964 PAYMENTS TO OTHER TOWNSHIPS | | | | | | | |
| 249-964-964-100 | PERMITS DUE TO LOWELL TWP | 30,200.00 | 30,200.00 | 976.00 | 976.00 | 29,224.00 | 3.23 |
| 249-964-964-200 | PERMITS DUE TO VERGENNES TWP | 26,000.00 | 28,000.00 | 1,741.80 | 1,741.80 | 26,258.20 | 6.22 |
| 249-964-964-300 | PERMITS DUE TO GR TWP | 80,000.00 | 80,000.00 | 8,329.20 | 8,329.20 | 71,670.80 | 10.41 |
| 249-964-964-400 | PERMITS DUE TO ADA TWP | 92,000.00 | 104,000.00 | 6,388.80 | 6,388.80 | 97,611.20 | 6.14 |
| 249-964-964-500 | PERMITS DUE TO EAST GR | 61,000.00 | 93,000.00 | 4,531.60 | 4,531.60 | 88,468.40 | 4.87 |
| 249-964-964-600 | PERMITS DUE PLAINFIELD | 124,000.00 | 124,000.00 | 8,507.80 | 8,507.80 | 115,492.20 | 6.86 |
| 249-964-964-800 | PERMITS DUE CASCADE TWP | 125,000.00 | 125,000.00 | 6,565.55 | 6,565.55 | 118,434.45 | 5.25 |
| Total Dept 964 - PAYMENTS TO OTHER TOWNSHIPS | | 538,200.00 | 584,200.00 | 37,040.75 | 37,040.75 | 547,159.25 | 6.34 |
| Department: 965 CONTINGENCIES | | | | | | | |
| 249-965-998-000 | PERSONNEL CONTINGENCIES | 100,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 965 - CONTINGENCIES | | 100,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Department: 966 TRANSFERS OUT | | | | | | | |
| 249-966-955-206 | TRANSFER TO FIRE FUND FROM BLDG | 20,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| Total Dept 966 - TRANSFERS OUT | | 20,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|-------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 249 BUILDING FUND | | | | | | | |
| Account Category: Expenditures | | | | | | | |
| | Expenditures | 3,353,041.00 | 3,370,061.00 | 397,393.93 | 195,319.36 | 2,972,667.07 | 11.79 |
| Fund 249 - BUILDING FUND: | | | | | | | |
| | TOTAL REVENUES | 2,801,000.00 | 3,031,000.00 | 364,763.46 | 177,477.31 | 2,666,236.54 | 12.03 |
| | TOTAL EXPENDITURES | 3,353,041.00 | 3,370,061.00 | 397,393.93 | 195,319.36 | 2,972,667.07 | 11.79 |
| | NET OF REVENUES & EXPENDITURES: | (552,041.00) | (339,061.00) | (32,630.47) | (17,842.05) | (306,430.53) | |
| | BEG. FUND BALANCE | 4,845,987.79 | 4,845,987.79 | 4,845,987.79 | | | |
| | NET OF REVENUES/EXPENDITURES - 2025 | | (71,419.31) | (71,419.31) | | | |
| | END FUND BALANCE | 4,293,946.79 | 4,435,507.48 | 4,741,938.01 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|-------------------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 271 LIBRARY FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 271-000-401-402 | TAX LEVY | 293,207.00 | 325,445.00 | 281,472.72 | 103,420.81 | 43,972.28 | 86.49 |
| 271-000-401-410 | PERSONAL PROPERTY TAX | 16,209.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 271-000-401-412 | DELINQUENT TAX LEVY | 700.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 271-000-401-437 | ABATEMENT TAXES-LEVY | 2,626.00 | 2,626.00 | 2,401.31 | 2,145.77 | 224.69 | 91.44 |
| 271-000-573-000 | LOCAL COMMUNITY STABILIZATION SHARE | 17,405.00 | 17,405.00 | 0.00 | 0.00 | 17,405.00 | 0.00 |
| 271-000-587-587 | KENT DISTRICT LIBRARY PAYMENT | 43,826.00 | 43,826.00 | 10,956.50 | 0.00 | 32,869.50 | 25.00 |
| 271-000-665-000 | INTEREST REVENUE | 53,000.00 | 53,000.00 | 1,193.08 | 1,193.08 | 51,806.92 | 2.25 |
| 271-000-674-100 | FRIENDS OF THE LIBRARY DONATIONS | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 20,000.00 | 0.00 |
| Total Dept 000 | | 446,973.00 | 462,302.00 | 296,023.61 | 106,759.66 | 166,278.39 | 64.03 |
| Revenues | | 446,973.00 | 462,302.00 | 296,023.61 | 106,759.66 | 166,278.39 | 64.03 |
| Account Category: Expenditures | | | | | | | |
| Department: 790 LIBRARY | | | | | | | |
| 271-790-802-200 | JANITORIAL & MAINTENANCE | 65,000.00 | 65,000.00 | 11,073.72 | 5,477.02 | 53,926.28 | 17.04 |
| 271-790-810-000 | LIABILITY INSURANCE | 45,000.00 | 45,000.00 | 0.00 | 0.00 | 45,000.00 | 0.00 |
| 271-790-921-000 | LIBRARY ELECTRICITY | 60,000.00 | 60,000.00 | 4,515.29 | 0.00 | 55,484.71 | 7.53 |
| 271-790-923-000 | LIBRARY HEATING | 12,000.00 | 12,000.00 | 2,936.26 | 2,936.26 | 9,063.74 | 24.47 |
| 271-790-924-000 | LIBRARY PHONES | 2,000.00 | 2,000.00 | 538.96 | 538.96 | 1,461.04 | 26.95 |
| 271-790-927-000 | LIBRARY WATER-SEWER | 8,000.00 | 8,000.00 | 1,199.28 | 1,199.28 | 6,800.72 | 14.99 |
| 271-790-931-000 | LIBRARY MAINTENANCE | 110,000.00 | 65,000.00 | 4,796.39 | 3,950.68 | 60,203.61 | 7.38 |
| 271-790-960-000 | COST ALLOCATION PLAN | 56,245.00 | 65,000.00 | 0.00 | 0.00 | 65,000.00 | 0.00 |
| 271-790-964-100 | PROPERTY TAX REFUNDS | 0.00 | 0.00 | 14.02 | 14.02 | (14.02) | 100.00 |
| Total Dept 790 - LIBRARY | | 358,245.00 | 322,000.00 | 25,073.92 | 14,116.22 | 296,926.08 | 7.79 |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 271-901-970-000 | CAPITAL OUTLAY - FFE | 2,412,000.00 | 0.00 | 80,036.00 | 80,036.00 | (80,036.00) | 100.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 2,412,000.00 | 0.00 | 80,036.00 | 80,036.00 | (80,036.00) | 100.00 |
| Expenditures | | 2,770,245.00 | 322,000.00 | 105,109.92 | 94,152.22 | 216,890.08 | 32.64 |
| Fund 271 - LIBRARY FUND: | | | | | | | |
| TOTAL REVENUES | | 446,973.00 | 462,302.00 | 296,023.61 | 106,759.66 | 166,278.39 | 64.03 |
| TOTAL EXPENDITURES | | 2,770,245.00 | 322,000.00 | 105,109.92 | 94,152.22 | 216,890.08 | 32.64 |
| NET OF REVENUES & EXPENDITURES: | | (2,323,272.00) | 140,302.00 | 190,913.69 | 12,607.44 | (50,611.69) | |
| BEG. FUND BALANCE | | 2,431,867.92 | 2,431,867.92 | 2,431,867.92 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (2,156,004.74) | (2,156,004.74) | | | |
| END FUND BALANCE | | 108,595.92 | 416,165.18 | 466,776.87 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|----------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 280 GREENSPACE/FARMLAND PRESERVATION | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 280-000-699-101 | TRANSFER FROM GENERAL FUND | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| Total Dept 000 | | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| Revenues | | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| Fund 280 - GREENSPACE/FARMLAND PRESERVATION: | | | | | | | |
| TOTAL REVENUES | | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| TOTAL EXPENDITURES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 0.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | |
| BEG. FUND BALANCE | | 0.00 | 0.00 | 0.00 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 0.00 | 0.00 | | | |
| END FUND BALANCE | | 0.00 | 100,000.00 | 0.00 | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---------------------------------------|-------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 282 CARES ACT | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 282-000-528-007 | ARPA | 2,039,351.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 282-000-665-000 | INTEREST ON INVESTMENTS | 5,000.00 | 0.00 | 4,784.30 | 4,784.30 | (4,784.30) | 100.00 |
| Total Dept 000 | | 2,044,351.00 | 0.00 | 4,784.30 | 4,784.30 | (4,784.30) | 100.00 |
| Revenues | | 2,044,351.00 | 0.00 | 4,784.30 | 4,784.30 | (4,784.30) | 100.00 |
| Account Category: Expenditures | | | | | | | |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 282-901-974-000 | CAPITAL OUTLAY | 2,044,351.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 901 - CAPITAL OUTLAY | | 2,044,351.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Expenditures | | 2,044,351.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fund 282 - CARES ACT: | | | | | | | |
| TOTAL REVENUES | | 2,044,351.00 | 0.00 | 4,784.30 | 4,784.30 | (4,784.30) | 100.00 |
| TOTAL EXPENDITURES | | 2,044,351.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 0.00 | 0.00 | 4,784.30 | 4,784.30 | (4,784.30) | |
| BEG. FUND BALANCE | | 215,566.84 | 215,566.84 | 215,566.84 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | (438,356.75) | (438,356.75) | | | |
| END FUND BALANCE | | 215,566.84 | (222,789.91) | (218,005.61) | | | |

MONTHLY FINANCIAL STATEMENT FOR CASCADE CHARTER TOWNSHIP

Balance As of 02/28/2026

*NOTE: Available Balance / Pct Budget does not reflect amounts encumbered.

| GL Number | Description | 2025 Amended Budget | 2026 Amended Budget | YTD Balance 02/28/2026 Norm (Abnorm) | Activity For 02/28/2026 Incr (Decr) | Available Balance 02/28/2026 Norm (Abnorm) | % Bdgt Used |
|---|---------------------------|---------------------------|---------------------------|--|---|---|----------------|
| Fund: 284 OPIOID SETTLEMENT FUND | | | | | | | |
| Account Category: Revenues | | | | | | | |
| Department: 000 | | | | | | | |
| 284-000-685-000 | OPIOID SETTLEMENT REVENUE | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Total Dept 000 | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Revenues | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Account Category: Expenditures | | | | | | | |
| Department: 631 SUBSTANCE ABUSE | | | | | | | |
| 284-631-801-000 | CONTRACT SERVICES | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Total Dept 631 - SUBSTANCE ABUSE | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Expenditures | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Fund 284 - OPIOID SETTLEMENT FUND: | | | | | | | |
| TOTAL REVENUES | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| TOTAL EXPENDITURES | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| NET OF REVENUES & EXPENDITURES: | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| BEG. FUND BALANCE | | 20,591.15 | 20,591.15 | 20,591.15 | | | |
| NET OF REVENUES/EXPENDITURES - 2025 | | | 4,464.57 | 4,464.57 | | | |
| END FUND BALANCE | | 20,591.15 | 25,055.72 | 25,055.72 | | | |
| Report Totals: | | | | | | | |
| TOTAL REVENUES - ALL FUNDS | | 21,614,647.00 | 35,489,753.00 | 9,771,938.12 | 4,597,133.33 | 25,717,814.88 | 27.53 |
| TOTAL EXPENDITURES - ALL FUNDS | | 27,917,420.00 | 37,101,891.00 | 1,938,148.50 | 905,500.95 | 35,163,742.50 | 5.22 |
| NET OF REVENUES & EXPENDITURES: | | (6,302,773.00) | (1,612,138.00) | 7,833,789.62 | 3,691,632.38 | (9,445,927.62) | |

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN

| GL Number | GL # Line Desc | Vendor Name | Invoice Description | Invoice Number | Due Date | Amount | Check Number |
|---|--------------------------------|---|------------------------------|-------------------|-------------|-----------|-----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Department: 000 | | | | | | | |
| 101-000-123-000 | PREPAID EXPENSE | MICHIGAN MUNICIPAL LEAG MML FULL ASSOCIATE TOWNSHIP | | 0011588 | 03/26/2026 | 999.60 | None |
| Total Department 000 | | | | | | 999.60 | |
| Department: 101 TOWNSHIP BOARD | | | | | | | |
| 101-101-723-000 | TOWNSHIP DUES | MICHIGAN MUNICIPAL LEAG MML FULL ASSOCIATE TOWNSHIP | | 0011588 | 03/26/2026 | 4,998.40 | None |
| Total Department 101 TOWNSHIP BOARD | | | | | | 4,998.40 | |
| Department: 225 ADMINISTRATIVE | | | | | | | |
| 101-225-727-000 | OFFICE SUPPLIES | CASCADE PRINTING & GRAP | BUSINESS CARDS - PAULA JAST | 68950 | 03/26/2026 | 70.56 | None |
| 101-225-727-000 | OFFICE SUPPLIES | STAPLES | OFFICE & KITCHEN SUPPLIES | 6058262955 | 03/26/2026 | 75.98 | None |
| 101-225-752-101 | KITCHEN SUPPLIES | STAPLES | OFFICE & KITCHEN SUPPLIES | 6058262955 | 03/26/2026 | 92.26 | None |
| 101-225-794-700 | PLANTS/PLANT MAINTENANCE | EASTERN FLORAL & GIFTS | CREDIT MEMO - PARTIAL CREDI | 7491 | 08/14/2025 | (55.00) | None |
| 101-225-810-000 | LIABILITY INSURANCE | DECKER AGENCY | ADD 6915 CASCADE ROAD TO 20 | 6168 | 03/26/2026 | 1,998.00 | None |
| 101-225-815-100 | COMPUTER COSTS-WEB SITE | MUNIWEB -INGSTRON | WEBSITE HOSTING/ PROGRAMMIN | 1390 | 03/26/2026 | 248.00 | None |
| 101-225-815-100 | COMPUTER COSTS-WEB SITE | MUNIWEB -INGSTRON | WEBSITE MIGRATION PHASE-1 / | 1306 | 03/26/2026 | 5,050.00 | None |
| 101-225-900-000 | PRINTING/PUBLISHING | MICHIGAN ASSOCIATION OF | EMPLOYMENT ADVERTISEMENTS: | 45698 | 03/26/2026 | 150.00 | None |
| 101-225-900-000 | PRINTING/PUBLISHING | MLIVE MEDIA GROUP | TEARSHEET/AFFIDAVITS - FEBR | 3853183 | 03/26/2026 | 312.00 | None |
| 101-225-939-000 | SERVICE CONTRACTS | KONICA MINOLTA BUSINESS | C308 COPIER/ PRINTER | 506954588 | 03/26/2026 | 79.44 | None |
| 101-225-939-000 | SERVICE CONTRACTS | KONICA MINOLTA BUSINESS | C308 COPIER /PRINTER | 506954937 | 03/26/2026 | 63.77 | None |
| 101-225-939-000 | SERVICE CONTRACTS | KONICA MINOLTA BUSINESS | C558 COPIER / PRINTER COPY | 506954936 | 03/26/2026 | 233.82 | None |
| Total Department 225 ADMINISTRATIVE | | | | | | 8,318.83 | |
| Department: 228 INFORMATION TECHNOLOGY | | | | | | | |
| 101-228-939-000 | SERVICE CONTRACTS | BUSINESS SOLUTIONS, LLC | IT SERVICES ANNUAL CONTRACT | 67773 | 03/26/2026 | 787.50 | None |
| 101-228-967-200 | SPECIAL PROJECTS - IT SERVICES | BUSINESS SOLUTIONS, LLC | IT MODERNIZATION PROJECT | 67779 | 03/26/2026 | 1,202.50 | None |
| 101-228-967-200 | SPECIAL PROJECTS - IT SERVICES | BUSINESS SOLUTIONS, LLC | IT MODERNIZATION PROJECT | 67782 | 03/26/2026 | 19,332.50 | None |
| Total Department 228 INFORMATION TECHNOLOGY | | | | | | 21,322.50 | |
| Department: 253 TREASURER | | | | | | | |
| 101-253-724-000 | EDUCATION | BRUNO IVOS | REIMBURSE TUITION: MBA 705 | REIMBURSEMENT | 03/26/2026 | 1,452.00 | None |
| Total Department 253 TREASURER | | | | | | 1,452.00 | |
| Department: 265 BUILDING AND GROUNDS | | | | | | | |
| 101-265-768-000 | BLDG & GROUNDS UNIFORMS | FULLY PROMOTED GRAND RA | UNIFORMS | 260172 | 03/26/2026 | 867.33 | None |
| 101-265-768-000 | BLDG & GROUNDS UNIFORMS | KINGSLAND'S ACE | HARDWA WORKS PANTS | 224992 | 03/26/2026 | 719.86 | None |
| 101-265-768-000 | BLDG & GROUNDS UNIFORMS | KINGSLAND'S ACE | HARDWA GLASSES & GLOVES | 224986 | 03/26/2026 | 49.48 | None |
| 101-265-802-200 | JANITORIAL & MAINTENANCE | STAPLES | CLEANING SUPPLIES | 6058340573 | 03/26/2026 | 2,475.89 | None |
| 101-265-863-000 | VEHICLE MAINT | KINGSLAND'S ACE | HARDWA EQUIPMENT MAINTENANCE | 224844 | 03/26/2026 | 178.49 | None |
| 101-265-863-000 | VEHICLE MAINT | KINGSLAND'S ACE | HARDWA EQUIPMENT MAINTENANCE | 224909 | 03/26/2026 | 113.32 | None |
| 101-265-863-000 | VEHICLE MAINT | KINGSLAND'S ACE | HARDWA SUPPLIES FOR CHAINSAW | 224973 | 03/26/2026 | 63.37 | None |
| 101-265-863-000 | VEHICLE MAINT | KINGSLAND'S ACE | HARDWA SMALL ENGINE PARTS | 224956 | 03/26/2026 | 313.15 | None |
| 101-265-924-000 | COMPLEX PHONES | COMCAST | ACCT # 932769807 / COMCAST | 265466506 | 03/26/2026 | 1,040.68 | None |
| 101-265-927-000 | COMPLEX WATER-SEWER | GRAND RAPIDS CITY TREAS | WATER/ IRRIGATION/ USAGE PE | MULTIPLE | 03/26/2026 | 130.58 | None |
| 101-265-939-000 | SERVICE CONTRACTS | STATE OF MICHIGAN | BOILER CERTIFICATE | BLR514593 | 03/26/2026 | 300.00 | None |
| Total Department 265 BUILDING AND GROUNDS | | | | | | 6,252.15 | |
| Department: 447 ENGINEERS/ ENGINEERING | | | | | | | |
| 101-447-801-000 | CONTRACT SERVICES | CITY OF GRAND RAPIDS | GARDEN APT. / EDWARD ROSE/ | 56068 | 03/26/2026 | 245.00 | None |
| 101-447-801-000 | CONTRACT SERVICES | CITY OF GRAND RAPIDS | GARDEN APT. /EDWARD ROSE/ W | 59096 | 03/26/2026 | 3,652.50 | None |
| 101-447-801-000 | CONTRACT SERVICES | CITY OF GRAND RAPIDS | #5725 52ND ST. WATER MAIN | 56097 | 03/26/2026 | 2,030.00 | None |
| 101-447-801-000 | CONTRACT SERVICES | KENT COUNTY ROAD COMMIS | PAYABLES | 416062 | 03/26/2026 | 9.46 | None |
| 101-447-801-000 | CONTRACT SERVICES | SPALDING DEDECKER | PROJ: CC23006.1T / GARDEN A | 00107133 | 03/26/2026 | 5,052.50 | None |

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN

| GL Number | GL # Line Desc | Vendor Name | Invoice Description | Invoice Number | Due Date | Amount | Check Number |
|---|-----------------------------------|-------------------------|--------------------------------|---------------------|-------------|-----------|-----------------|
| Fund: 101 GENERAL FUND | | | | | | | |
| Department: 447 ENGINEERS/ ENGINEERING | | | | | | | |
| Total Department 447 ENGINEERS/ ENGINEERING | | | | | | 10,989.46 | |
| Department: 701 PLANNING | | | | | | | |
| 101-701-900-000 | PRINTING & PUBLISHING | MLIVE MEDIA GROUP | TEARSHEET/AFFIDAVITS - FEBR | 3853183 | 03/26/2026 | 636.00 | None |
| Total Department 701 PLANNING | | | | | | 636.00 | |
| Department: 756 PARKS | | | | | | | |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA PARK SUPPLIES | 224816 | 03/26/2026 | 133.80 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA NYLON | 224823 | 03/26/2026 | 6.83 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA PARK SUPPLIES | 224842 | 03/26/2026 | 4.13 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA LIGHT MOUNT | 224845 | 03/26/2026 | 14.39 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA BATTERY | 224872 | 03/26/2026 | 269.10 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA CLEANING SUPPLIES | 224878 | 03/26/2026 | 12.21 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA SCREWS | 224906 | 03/26/2026 | 1.15 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA STORAGE BOX | 224911 | 03/26/2026 | 15.29 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA TAPE | 224917 | 03/26/2026 | 13.66 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA TREE EQUIPMENT | 224939 | 03/26/2026 | 29.68 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA FLAGS & SPRAY | 224972 | 03/26/2026 | 53.05 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | KINGSLAND'S ACE | HARDWA PARK SUPPLIES | 224915 | 03/26/2026 | 327.02 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | SITEONE LANDSCAPE SUPPL | RETURNED RAKE | 163082795-001 | 03/26/2026 | (54.99) | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | SITEONE LANDSCAPE SUPPL | RAKES | 163054120-001 | 03/26/2026 | 219.96 | None |
| 101-756-756-000 | PARK OPERATING SUPPLIES | SUPERIOR SPORT STORE | 7 PICKLEBALL NETS | 009942 | 03/26/2026 | 1,309.65 | None |
| 101-756-850-000 | COMMUNICATIONS | AT&T | 4G LTE LAPTOPS | 287303607022X014202 | 03/26/2026 | 184.92 | None |
| 101-756-880-000 | COMMUNITY PROMOTION | CE FAST, LLC DBA FASTSI | YARD SIGNS - EGG HUNT | 467-156101 | 03/26/2026 | 301.51 | None |
| 101-756-927-000 | PARK WATER-SEWER | GRAND RAPIDS CITY TREAS | WATER/ IRRIGATION/ USAGE PE | MULTIPLE | 03/26/2026 | 363.56 | None |
| 101-756-939-000 | SERVICE CONTRACTS | KERKSTRA PORTABLE RESTR | PORTABLE RESTROOM RENTAL | 292758 | 03/26/2026 | 225.00 | None |
| 101-756-981-500 | TOOLS/ SMALL EQUIPMENT MAINTENANC | KINGSLAND'S ACE | HARDWA CHAINSAW CHAIN | 224879 | 03/26/2026 | 502.19 | None |
| Total Department 756 PARKS | | | | | | 3,932.11 | |
| Department: 803 HISTORICAL | | | | | | | |
| 101-803-927-000 | MUSEUM WATER-SEWER | GRAND RAPIDS CITY TREAS | WATER/ IRRIGATION/ USAGE PE | MULTIPLE | 03/26/2026 | 78.21 | None |
| Total Department 803 HISTORICAL | | | | | | 78.21 | |
| Department: 901 CAPITAL OUTLAY | | | | | | | |
| 101-901-975-000 | CAPITAL OUTLAY - BLDGIMP | MOTOROLA SOLUTIONS | CUST# 1036841030 / PREMIER | 1187164030 | 03/26/2026 | 31,137.00 | None |
| Total Department 901 CAPITAL OUTLAY | | | | | | 31,137.00 | |
| Total Fund 101 GENERAL FUND | | | | | | 90,116.26 | |
| Fund: 206 FIRE FUND | | | | | | | |
| Department: 336 FIRE DEPARTMENT | | | | | | | |
| 206-336-723-000 | FIRE MEMBERSHIP AND DUES | LEMKULL, MICHAEL | REIMBURSE EMS LICENSE RENEW | REIMBURSEMENT | 03/26/2026 | 25.00 | None |
| 206-336-726-000 | FIRE TRAINING | LANSING COMMUNITY COLLE | EMTA 224 CLASS/ EMS IC PROG | X00709257 | 03/26/2026 | 780.00 | None |
| 206-336-726-500 | FIRE TRAINING / FIRE INSPECTIONS | PELL, TODD | REIMBURSE MEALS NOT PROVIDE | REIMBURSEMENT | 03/26/2026 | 129.21 | None |
| 206-336-727-000 | FIRE OFFICE SUPPLIES | KINGSLAND'S ACE | HARDWA RULER & CLEANING SUPPLY | 224863 | 03/26/2026 | 20.48 | None |
| 206-336-727-000 | FIRE OFFICE SUPPLIES | KINGSLAND'S ACE | HARDWA TAPE | 224867 | 03/26/2026 | 12.39 | None |
| 206-336-738-000 | FIRE MAINT SUPPLIES | STAPLES | DSNFCT WIPES FRESH | 6057969789 | 03/26/2026 | 43.46 | None |
| 206-336-738-000 | FIRE MAINT SUPPLIES | STAPLES | FIRE STATION MAINTENANCE SU | 6057775161 | 03/26/2026 | 24.56 | None |
| 206-336-738-000 | FIRE MAINT SUPPLIES | STAPLES | FIRE STATION MAINTENANCE SU | 6057775160 | 03/26/2026 | 307.37 | None |
| 206-336-745-000 | FIRE FUELS | AUTOZONE | CUST # 506134/ (2) DIESEL E | 05023315867 | 03/26/2026 | 36.84 | None |
| 206-336-768-000 | FIRE UNIFORMS | FORZLEY, COLIN | REIMBURSE TACTICAL RESPONSE | REIMBURSEMENT | 03/26/2026 | 150.00 | None |
| 206-336-768-000 | FIRE UNIFORMS | GRX GROUP, LLC | DEEP NAVY PERFORMANCE STRET | 37761 | 03/26/2026 | 19.85 | None |

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP

ALL DATES, POSTED AND UNPOSTED
OPEN

| GL Number | GL # Line Desc | Vendor Name | Invoice Description | Invoice Number | Due Date | Amount | Check Number |
|--|-----------------------------|-------------------------|-----------------------------|-------------------|-------------|-----------|-----------------|
| Fund: 206 FIRE FUND | | | | | | | |
| Department: 336 FIRE DEPARTMENT | | | | | | | |
| 206-336-850-000 | COMMUNICATIONS | COMCAST | ACCT # 932769807 / COMCAST | 265466506 | 03/26/2026 | 520.35 | None |
| 206-336-863-000 | VEHICLE MAINT | AUTOZONE | CUST # 506134 / DIESEL EXHA | 05023313547 | 03/26/2026 | 39.88 | None |
| 206-336-863-000 | VEHICLE MAINT | KINGSLAND'S ACE HARDWA | VEHICLE MAINTENANCE | 224967 | 03/26/2026 | 63.50 | None |
| 206-336-863-000 | VEHICLE MAINT | KINGSLAND'S ACE HARDWA | VEHICLE MAINTENANCE | 224968 | 03/26/2026 | 31.11 | None |
| 206-336-928-000 | UTILITIES | GRAND RAPIDS CITY TREAS | WATER/ IRRIGATION/ USAGE PE | MULTIPLE | 03/26/2026 | 165.86 | None |
| 206-336-936-000 | FIRE STATION MAINT | ADVOWASTE MEDICAL SERVI | MEDICAL WASTE | 282546 | 03/26/2026 | 220.00 | None |
| 206-336-936-000 | FIRE STATION MAINT | B&V MECHANICAL INC. | FIRE STATION #1 - MONTHLY M | 110956 | 03/26/2026 | 525.00 | None |
| 206-336-936-000 | FIRE STATION MAINT | KINGSLAND'S ACE HARDWA | COMMAND STRIPS, HOOKS | 224897 | 03/26/2026 | 47.66 | None |
| 206-336-936-002 | FIRE STATION MAINT/BUTTRICK | B&V MECHANICAL INC. | FIRE STATION #2 - MONTHLY M | 110955 | 03/26/2026 | 235.41 | None |
| 206-336-936-002 | FIRE STATION MAINT/BUTTRICK | RIVERSIDE FIRE & SECURI | ANNUAL MONITORING FEE- FIRE | 185739 | 03/26/2026 | 540.00 | None |
| 206-336-939-000 | FIRE COPIER/LEASE/SERVICE | KONICA MINOLTA BUSINESS | C4501 45 PPM COLOR COPIER/P | 506825596 | 03/26/2026 | 99.00 | None |
| 206-336-958-000 | FIRE SUPPLEMENTAL EQUIPMENT | KINGSLAND'S ACE HARDWA | EMS SUPPLIES | 224818 | 03/26/2026 | 4.11 | None |
| 206-336-958-000 | FIRE SUPPLEMENTAL EQUIPMENT | KINGSLAND'S ACE HARDWA | ROTARY TOOL | 224959 | 03/26/2026 | 214.20 | None |
| Total Department 336 FIRE DEPARTMENT | | | | | | 4,255.24 | |
| Total Fund 206 FIRE FUND | | | | | | 4,255.24 | |
| Fund: 207 POLICE FUND | | | | | | | |
| Department: 301 POLICE DEPARTMENT | | | | | | | |
| 207-301-801-000 | SHERIFF PROTECTION | COUNTY OF KENT | TOWNSHIP LAW - EAST PRECINC | 26031100934 | 03/26/2026 | 66,263.63 | None |
| Total Department 301 POLICE DEPARTMENT | | | | | | 66,263.63 | |
| Total Fund 207 POLICE FUND | | | | | | 66,263.63 | |
| Fund: 208 OPEN SPACE FUND | | | | | | | |
| Department: 751 OPEN SPACE PRESERVATION | | | | | | | |
| 208-751-927-000 | WATER-SEWER | GRAND RAPIDS CITY TREAS | WATER/ IRRIGATION/ USAGE PE | MULTIPLE | 03/26/2026 | 242.28 | None |
| Total Department 751 OPEN SPACE PRESERVATION | | | | | | 242.28 | |
| Total Fund 208 OPEN SPACE FUND | | | | | | 242.28 | |
| Fund: 218 HAZMAT FUND | | | | | | | |
| Department: 344 HAZMAT | | | | | | | |
| 218-344-958-000 | HAZMAT EQUIPMENT | SAFETY SERVICES INC | PREVENTATIVE MAINTENANCE & | 153513 | 03/26/2026 | 230.00 | None |
| 218-344-958-000 | HAZMAT EQUIPMENT | SAFEWARE INC | HAZMAT SUPPLIES/ EQUIP | 30335933 | 03/26/2026 | 788.61 | None |
| Total Department 344 HAZMAT | | | | | | 1,018.61 | |
| Total Fund 218 HAZMAT FUND | | | | | | 1,018.61 | |
| Fund: 248 DDA | | | | | | | |
| Department: 990 DEBT SERVICE | | | | | | | |
| 248-990-994-001 | INTEREST AND FEES | UNITED BANK | UNITED BANK- COMMERCIAL LOA | LOAN 986526 | 03/26/2026 | 5,850.00 | None |
| Total Department 990 DEBT SERVICE | | | | | | 5,850.00 | |
| Total Fund 248 DDA | | | | | | 5,850.00 | |
| Fund: 249 BUILDING FUND | | | | | | | |
| Department: 000 | | | | | | | |
| 249-000-607-400 | MECHANICAL PERMITS | HANCOCK CHIMNEY SERVICE | REFUND PER#26000548 | REFUND | 03/26/2026 | 45.00 | None |
| Total Department 000 | | | | | | 45.00 | |
| Department: 371 BUILDING DEPARTMENT | | | | | | | |
| 249-371-724-000 | EDUCATION | HUYSER, DANIEL A. | REIMBURSE 598 MILES, HOTEL | REIMBURSEMENT | 03/26/2026 | 268.46 | None |
| 249-371-787-200 | CREDIT CARD FEES | BS&A SOFTWARE | INTEGRATED PAYMENTS FOR BUI | 166493 | 03/26/2026 | 3,056.01 | None |

INVOICE DISTRIBUTION REPORT FOR CASCADE CHARTER TOWNSHIP
 ALL DATES, POSTED AND UNPOSTED
 OPEN

| GL Number | GL # Line Desc | Vendor Name | Invoice Description | Invoice Number | Due Date | Amount | Check Number |
|--|---------------------|-------------------------|-----------------------------|-------------------|-------------|-----------|-----------------|
| Fund: 249 BUILDING FUND | | | | | | | |
| Department: 371 BUILDING DEPARTMENT | | | | | | | |
| 249-371-860-000 | MILEAGE | BOONENBERG, BRETT | REIMBURSE MEALS NOT PROVID | REIMBURSEMENT | 03/26/2026 | 59.73 | None |
| 249-371-860-000 | MILEAGE | BRIAN WILSON | REIMBURSE 64 MILES - BRIAN | MILEAGE | 03/26/2026 | 46.40 | None |
| 249-371-860-000 | MILEAGE | CRAIG SMITH | REIMBURSE 665 MILES - CRAIG | MILEAGE | 03/26/2026 | 482.13 | None |
| 249-371-860-000 | MILEAGE | DEMAAGD, TOM | REIMBURSE 481 MILES - TOM D | MILEAGE | 03/26/2026 | 348.73 | None |
| 249-371-860-000 | MILEAGE | DOUGLAS WEEKS | REIMBURSE 178 MILES - DOUGL | MILEAGE | 03/26/2026 | 129.05 | None |
| 249-371-860-000 | MILEAGE | HUYSER, DANIEL A. | REIMBURSE 598 MILES, HOTEL | REIMBURSEMENT | 03/26/2026 | 433.55 | None |
| 249-371-860-000 | MILEAGE | JEFFREY C. VANTIL | REIMBURSE 438 MILES - JEFF | MILEAGE | 03/26/2026 | 317.55 | None |
| 249-371-860-000 | MILEAGE | MICHAEL BONNEY | REIMBURSE 447 MILES - MIKE | MILEAGE | 03/26/2026 | 324.08 | None |
| 249-371-860-000 | MILEAGE | PAUL WESTHOUSE | REIMBURSE 452 MILES - PAUL | MILEAGE | 03/26/2026 | 327.70 | None |
| 249-371-860-000 | MILEAGE | ROWLADER, DENNIS | REIMBURSE 264 MILES - DENNI | MILEAGE | 03/26/2026 | 191.40 | None |
| 249-371-860-000 | MILEAGE | VINCENT MILITO | REIMBURSE 452 MILES - VINCE | MILEAGE | 03/26/2026 | 327.70 | None |
| 249-371-860-000 | MILEAGE | ZENOBIA, BLAKE | REIMBURSE 461 MILES - BLAKE | MILEAGE | 03/26/2026 | 334.23 | None |
| 249-371-924-000 | PHONES | COMCAST | ACCT # 932769807 / COMCAST | 265466506 | 03/26/2026 | 520.34 | None |
| 249-371-939-000 | SERVICE CONTRACTS | RICOH USA INC | PRINTER IMAGES - BLACK&WHIT | 5072841610 | 03/26/2026 | 48.02 | None |
| 249-371-939-000 | SERVICE CONTRACTS | RICOH USA INC | COPIER/ PRINTER SERVICE AGR | 5072916446 | 03/26/2026 | 112.95 | None |
| Total Department 371 BUILDING DEPARTMENT | | | | | | 7,328.03 | |
| Total Fund 249 BUILDING FUND | | | | | | 7,373.03 | |
| Fund: 271 LIBRARY FUND | | | | | | | |
| Department: 790 LIBRARY | | | | | | | |
| 271-790-924-000 | LIBRARY PHONES | COMCAST | ACCT # 932769807 / COMCAST | 265466506 | 03/26/2026 | 0.00 | None |
| 271-790-931-000 | LIBRARY MAINTENANCE | ELEVATOR SERVICE INC | MAINTENANCE CONTRACT MARCH- | INV-53908-M5D7 | 03/26/2026 | 160.97 | None |
| 271-790-931-000 | LIBRARY MAINTENANCE | STAPLES | CLEANING SUPPLIES | 6058340573 | 03/26/2026 | 825.30 | None |
| Total Department 790 LIBRARY | | | | | | 986.27 | |
| Total Fund 271 LIBRARY FUND | | | | | | 986.27 | |
| Fund: 703 CURRENT TAX COLLECTION FUND | | | | | | | |
| Department: 000 | | | | | | | |
| 703-000-275-000 | DUE TO TAXPAYERS | AVFLIGHT GRAND RAPIDS C | 2024 Win Tax Refund 41-50-1 | 03/11/2026 | 03/26/2026 | 4,509.91 | None |
| 703-000-275-000 | DUE TO TAXPAYERS | AVFLIGHT GRAND RAPIDS C | 2024 Sum Tax Refund 41-50-1 | 03/11/2026 | 03/26/2026 | 8,174.77 | None |
| 703-000-275-000 | DUE TO TAXPAYERS | FOWLING WAREHOUSE | DPP TAX REFUND | 03/11/2026 | 03/26/2026 | 116.75 | None |
| Total Department 000 | | | | | | 12,801.43 | |
| Total Fund 703 CURRENT TAX COLLECTION FUND | | | | | | 12,801.43 | |

INVOICE D R TION REPORT FOR CASCADE CHARTER TOWNSHIP
 ALL DATES, POSTED AND UNPOSTED
 OPEN

| GL Number | GL # Line Desc | Vendor Name | Invoice Description | Invoice Number | Due Date | Amount | Check Number | |
|------------------------|-------------------|----------------------|-----------------------------|-------------------|-------------|-----------|-----------------|--|
| --- TOTALS BY FUND --- | | | | | | | | |
| | | 101 | GENERAL FUND | | | 90,116.26 | | |
| | | 206 | FIRE FUND | | | 4,255.24 | | |
| | | 207 | POLICE FUND | | | 66,263.63 | | |
| | | 208 | OPEN SPACE FUND | | | 242.28 | | |
| | | 218 | HAZMAT FUND | | | 1,018.61 | | |
| | | 248 | DDA | | | 5,850.00 | | |
| | | 249 | BUILDING FUND | | | 7,373.03 | | |
| | | 271 | LIBRARY FUND | | | 986.27 | | |
| | | 703 | CURRENT TAX COLLECTION FUND | | | 12,801.43 | | |
| | | Total For All Funds: | | | | | 188,906.75 | |

I certify that the items listed are valid claims against the resources of Cascade Charter Township, and that said items are in compliance with statutory, budgetary, and accounting requirements.

Lorna Nenciarini

Lorna Nenciarini
 Finance & Budget Director



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

REQUEST FOR BOARD ACTION
MEETING DATE: March 25, 2026

ITEM: Adopt an Ordinance to amend Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached “Ordinance to Amend the Sentinel Pointe Planned Unit Development AKA “PUD-55”.

PRESENTER: Jade Smith, Township Manager

INDIVIDUAL PRESENT: FINKO, LLC

EXECUTIVE SUMMARY:

The Round Hill development is an existing ten-unit single-family condominium development located within the Sentinel Pointe PUD-55, situated on the east side of Thornhills Avenue between Tahoe Drive and Thornbrook Drive. The development was approved as part of a PUD amendment in 2015 and further amended in 2020 following ordinance violations by the original builder, which resulted in a formal Ordinance Violation Agreement requiring strict adherence to the Approved Revised Site Plan going forward. In early 2025, a homeowner identified site issues that prompted Township staff from the Planning, Building, and Engineering Departments to conduct site visits with the Round Hill Condominium Association and Finko LLC, the owner of the three remaining unbuilt lots. Several minor deviations from the approved site plan were identified, requiring a formal PUD amendment.

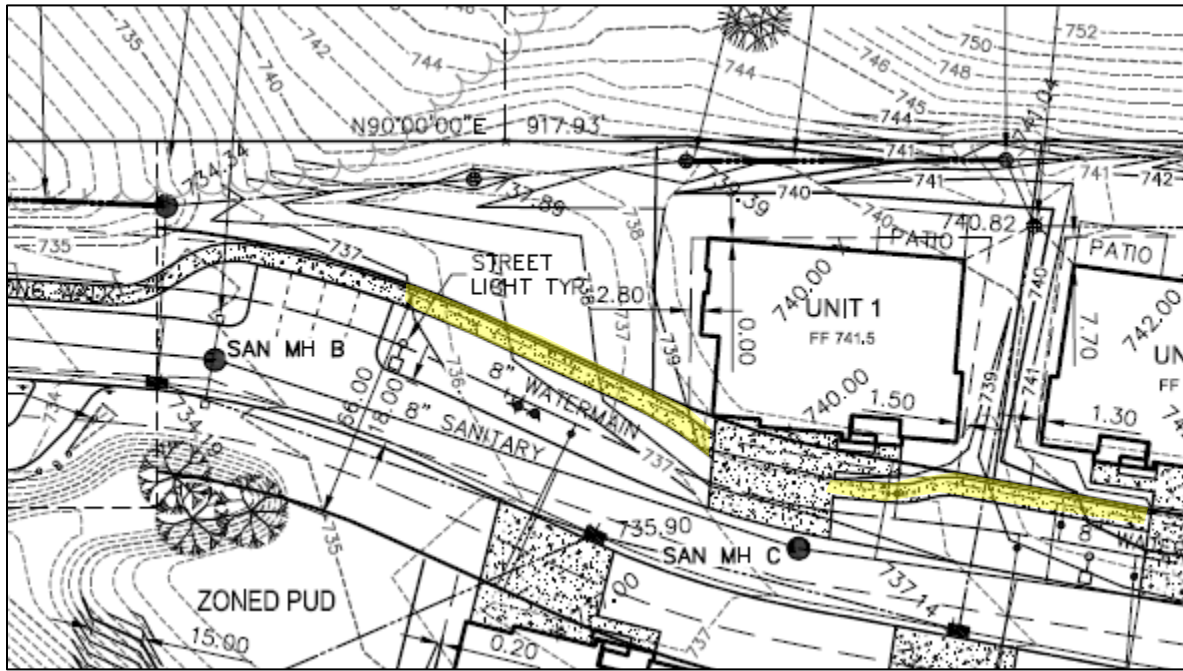
The proposed changes include:

- Reconfiguring the sidewalk and the shared parking on the north side of Round Hill Ct. (See Below)
- Providing an accurate depiction of the built location of units 1-4 and 8-10
- Adding a fence on top of the retaining wall located south of units 7&8
- Removing the required building footprints from the unbuilt lots 5-7 and replace with building envelope (See below).

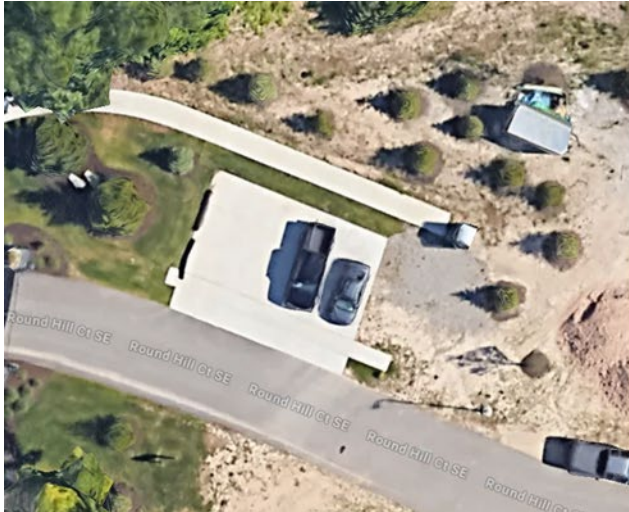
Sidewalk Reconfiguration

On the approved plans, the parking area on the plan has four (4) spaces, with a sidewalk north of the spaces. The sidewalk runs parallel to the road, curves north of the parking lot and then meanders back south towards the front yard of the houses on the north side of Round Hill Ct.

2020-04-10 Sidewalk plans

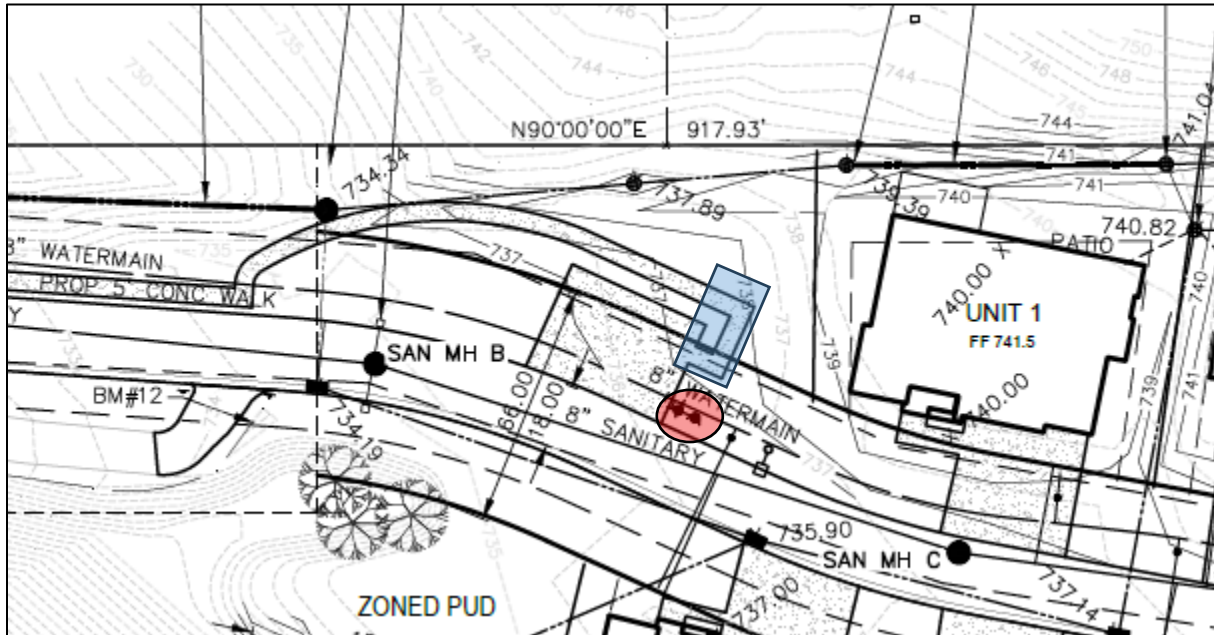


2025-04-15 Sidewalk and Parking Area as Constructed



2026-02-25 Sidewalk and Parking Area as Constructed

The updated plans include the removal of the sidewalk to nowhere (indicated on the plans below in a red circle), connection of the existing sidewalk to the parking area (blue square), and removal of the proposed sidewalk extension indicated in yellow on the 2020-04-10 plans above.



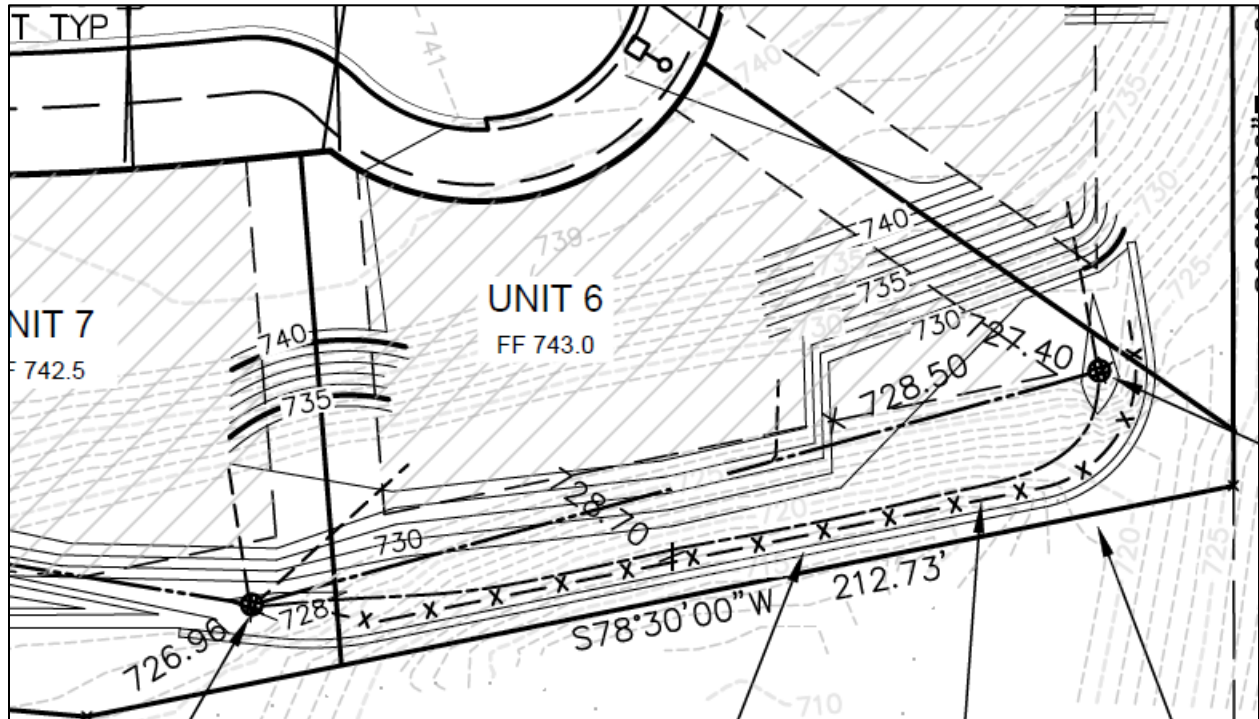
Building Footprint vs. Building Envelope

Three of the lots within the Roundhill PUD do not yet have a structure. It is the desire of all parties involved that the sites be developed and the project is completed. The current approved site plans limit the buildings on each site to the approved building footprint. The applicant is requesting that the amended plans expand the area where a structure can be built to the building envelope to provide flexibility for the future homeowners in the design of their home and prevent onerous approval processes. Please view the explanation below.

| Current Plans | Amended Plans |
|---|--|
| <p>Building Footprint: The building footprint is the shape and size of the building as it sits on the lot.</p> | <p>Building Envelope: The invisible box the building must fit inside.</p> |
| | |

Fence location

There is a large retaining wall located on the southeast side of the site. The applicant, in response to staff and neighbor concerns, has constructed a fence to obstruct access to the top of the retaining wall. The fence has been added to the amended plan. See the Planning Commission staff report for recent images of the retaining wall and fence.



The Round Hill Condominium Association submitted a letter of support, the Township Engineer raised no engineering concerns, and the Township Fire Department confirmed no issues with the amended plans.

Case #25-3909 Planning Commission Motion - March 2nd, 2026

Motion was made by Commissioner Madiol to RECOMMEND APPROVAL of proposed amendments to Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached "Ordinance to Amend the Sentinel Pointe PUD".

Supported by Vice Chair Kraemer.

Motion carried unanimously.

STRATEGIC PLANS/GOALS:

Land Use and Economic Development: Priority 2

Ensure that zoning processes are clear, efficient, and promote both economic development and Township planning goals.

BUDGET IMPLICATIONS: No budget implications.

IMPLEMENTATION PLAN:

- March 2, 2026: Planning Commission Public Hearing
- March 11, 2026: Introduce Ordinance to Amend the approved amended site plan.

- **March 25, 2026: Adopt the Ordinance to Amend the approved amended site plan.**
- Amendment is effective seven (7) days after the Ordinance is published.

DIRECTOR'S RECOMMENDATION: Yes

MANAGER'S RECOMMENDATION: Yes

ACTION REQUESTED: Adopt an Ordinance to Amend Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached "Ordinance to Amend the Sentinel Pointe PUD"

ATTACHMENTS:

1. Resolution 015-2026 A Resolution to Adopt Ordinance 003-2026 to Amend the Township Zoning Ordinance No. 001 Of 1980 The Sentinel Pointe Planned Unit Development Project
2. March 2nd, 2026, Planning Commission Packet
3. DRAFT March 2nd, 2026 Planning Commission Meeting Minutes

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

**RESOLUTION NO. 015-2026
A RESOLUTION TO ADOPT AN ORDINANCE TO AMEND THE TOWNSHIP
ZONING ORDINANCE NO. 001 OF 1980 THE SENTINEL POINTE PLANNED UNIT
DEVELOPMENT PROJECT**

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held in the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546 on the 25th day of March 2026, at 7:00 p.m.

PRESENT:

ABSENT:

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, authorizes Cascade Charter Township (“Township”) to adopt reasonable regulations to control the establishment and use of Planned Unit Developments in the Township; and

WHEREAS, the Township wishes to consider amendments to its Zoning Ordinance to, among other things, amend the Sentinel Pointe Planned Unit Development Project; and

WHEREAS, the Township finds that adopting such amendments are in the best interest of the public health, safety, and welfare.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

1. The Township hereby adopts Ordinance No. 003 of 2026, An Ordinance to Amend the Township Zoning Ordinance No. 001 Of 1980 the Sentinel Pointe Planned Unit Development Project (the "Ordinance"), attached as **Exhibit A**.

2. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site. The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after the posting. The notice, which shall be substantially in the form attached as **Exhibit B**, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

3. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

Upon a roll call vote, the following voted:

YEAS:

NAYS:

The Supervisor declared the resolution adopted.

Susan B. Slater, Clerk
Cascade Charter Township

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on March 25, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Susan B. Slater, Clerk
Cascade Charter Township

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
ORDINANCE NO. 003-2026**

**AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 001 OF
1980 THE SENTINEL POINTE PLANNED UNIT DEVELOPMENT PROJECT**

THE CHARTER TOWNSHIP OF CASCADE ORDAINS:

Section 1. Amendment to Section I

Section I is hereby amended to add the following language:

The Revised Project was further amended on March 25, 2026 pursuant to a revised site plan dated February 24, 2026.

Section 2. Amendment to Section III

Section III is hereby amended to read as follows:

The conditions, requirements, and regulations contained in this document shall apply to the Revised Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). Except as expressly modified by this Ordinance, Ordinance No. 1 of 2016, **and Ordinance No. 2 of 2020**, as recorded with the Kent County Register of Deeds records on January 22, 2020 at Document 202001220006534 **and on June 30, 2020, Document 202006300056406** (as well as any and all requirements and conditions contained therein), remains unchanged and in full force and effect.

Section 3. Amendment to Section V.K

Section V.K is hereby amended to remove the following:

~~K. Except as expressly amended by this Ordinance/ordinance amendment, Ordinance No. 1 of 2016 remains in effect and shall be fully complied with.~~

Section 4. Amendment to Section VII

Section VII is hereby amended to revise the first paragraph as follows:

The Revised Project shall be developed in exact accordance with the Approved Revised Site Plan ~~(dated 4/10, 2020)~~ **(dated February 24, 2026)** as approved by the Township. No alterations, expansions or additions may occur as to the Revised Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

Section VII is also amended to remove subsection (G) as follows:

~~G. A sidewalk shall be built on the lots shown on the Approved Revised Site Plan dated 4/10/20 and completed no later than the certificate of occupancy for the house on the unit involved.~~

All other provisions of Section VII not amended herein shall remain in full force and effect.

Section 5. Amendment of Section VIII(A)

Section VII(A) is hereby amended to read as follows:

- A. The private street within the Revised Project shall be designed, built and maintained pursuant to requirements of Ordinance No. 1 of 2016 and in full compliance with the Approved Revised Site Plan dated 4/10, 2020 **February 24, 2026.**

Section 6. Validity and Severability.

Should any portion of this Ordinance be found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 7. Repealer.

Any ordinances in conflict with the Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Effective Date.

This Ordinance is effective seven (7) days after publication.

RBA Intro: March 11, 2026
DRAFT Final: March 25, 2026
Approved:
Published Date:

EXHIBIT B

PLEASE TAKE NOTICE that at its meeting on March 25th, 2026, the Cascade Charter Township Board received a proposed ordinance entitled “An Ordinance to Amend the Township Zoning Ordinance No. 001 Of 1980 the Sentinel Pointe Planned Unit Development Project,” which was adopted at 7:00 p.m. at Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance amends the Sentinel Pointe PUD including incorporating a new updated site plan.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 2, 2026
6:00 PM**

ARTICLE 7.

Case #25-3909 – Public Hearing

Applicant: Finko LLC

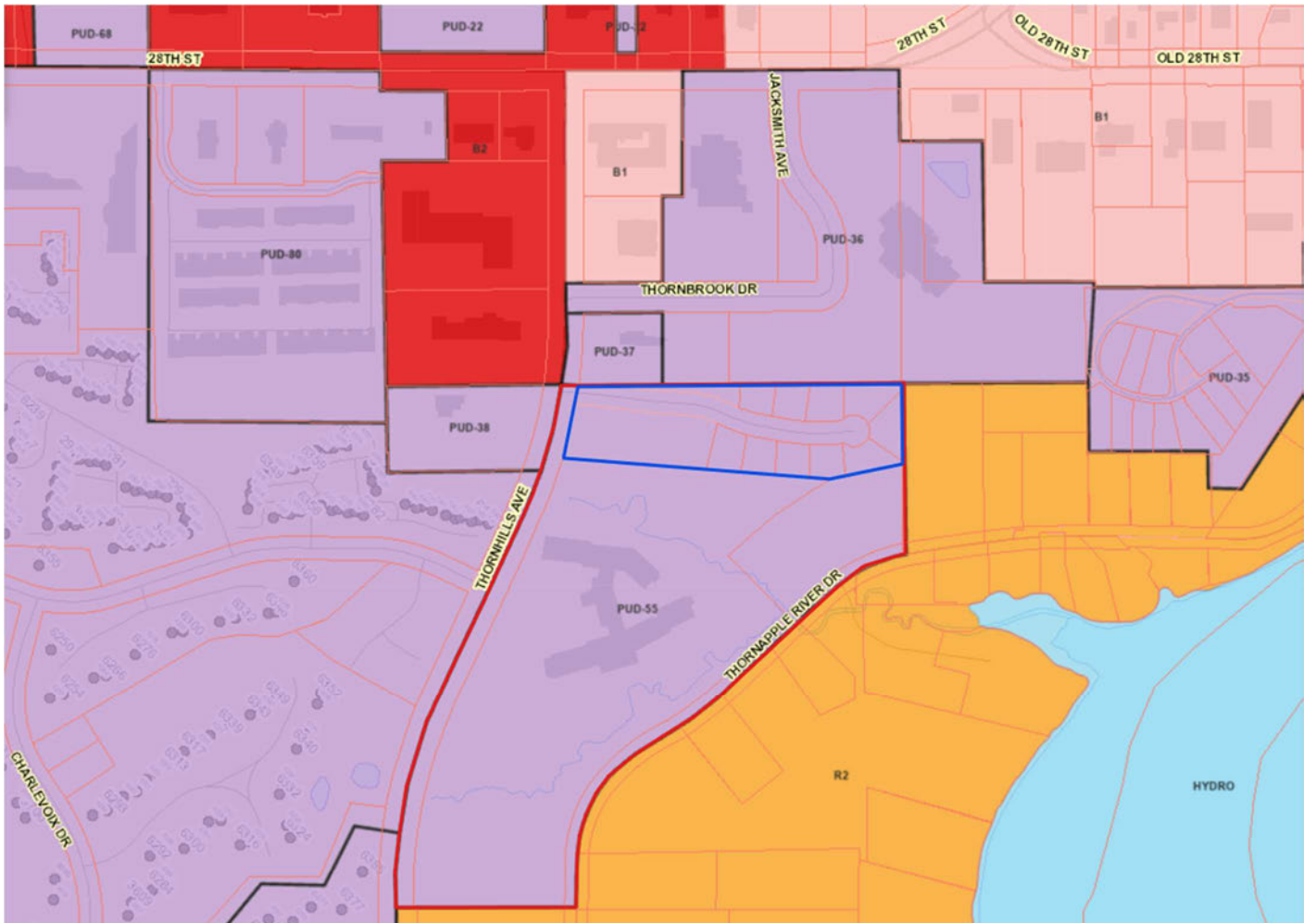
Property Address: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.

Parcel Number: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011.

Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.

Requested Action: The applicant is requesting an amendment to a PUD amendment to Ordinance #1 of 1980 Sentinel Pointe PUD to make minor amendments to the previously approved Site Plan for the Round Hill development.

Parcel & Zoning Map





CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

PLANNING DEPARTMENT STAFF REPORT

STAFF REPORT: Case # 25-3909
 REPORT DATE: February 24, 2026
 PREPARED FOR: Cascade Charter Township Planning Commission
 MEETING DATE: March 2, 2026
 PREPARED BY: Andrea Hendrick, Community Planning & Development Director

APPLICATION SUMMARY:

APPLICANT: Finko LLC

ADDRESS: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.
Grand Rapids, MI 49546

PARCEL NUMBER: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011. Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.

Common Elements Legal Description:
 PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M 00S
 E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF
 ARDEN HILLS PLAT EXT N TH S 0D 08M 00S E ALONG SD
 EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S
 0D 08M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 78D
 30M 00S W 212.73 FT TH N 85D 00M 00S W 759.30 FT TO
 ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH NLY
 ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N
 SEC LINE TH E PAR WITH N SEC LINE

REQUESTED ACTION: Public Hearing - PUD amendment to Ordinance #1 of 1980
Sentinel Pointe PUD 55 to make minor amendments to the
previously approved Site Plan for the Round Hill development.

REQUIREMENTS: Cascade Charter Township Zoning Ordinance
Section 16.05 Procedures for Review and Approval
PUD-55 Section V.D Formal PUD Amendment Requirements

EXISTING ZONING OF SUBJECT PARCEL(S): Sentinel Pointe PUD-55

GENERAL LOCATION: The subject property is located on the east side of Thornhills Avenue between Tahoe Drive and Thornbrook Drive.

PARCEL SIZE: Approximately 5.4 acres

EXISTING LAND USE: Single Family Residential

ADJACENT PROPERTIES: N: PUD 37 – Office Space, PUD 36 – Restaurant, and Library
W: B-2 – Fire Station, PUD 38 & 39 – Office, Multi Family Residential
S: PUD 55 – Retirement Facility
E: R-2 – Single Family Residential

PROPERTY HISTORY

Case #15-3229 Round Hill Development – PUD Amendment

- [2015-03-02 PC](#) – Basic Plan Review to Amend PUD for number and type of home
- [2015-08-17 PC](#) – Public Hearing & Preliminary Plan
- [2015-12-07 PC](#) – Recommended for approval
- [2016-01-13 Board Meeting](#) – Remanded back to Planning Commission for Amendments
- [2016-02-01 PC](#) – Recommended for approval
- [2016-02-24 Board Meeting](#) – Introduction of PUD Amendments
- [2016-03-09 Board Meeting](#) – Adoption of PUD Amendments

Case #19-3527 Round Hill Development – PUD Amendment

- [2019-5-20 PC](#) – An Amendment to the existing PUD to allow for decks for the single-family portion of the project to extend beyond the approved building envelope, but no closer than 25 feet from the rear property line.
- [2019-08-19 PC](#) – Postponed
- [2019-12-16 PC](#) – Public Hearing & Postponed
- [2020-05-18 PC](#) – Recommended for approval
- [2020-06-10 Board Meeting](#) – Adoption of PUD Amendment

Case #21-3636 Round Hill Development – PUD Amendment

- [2021-06-07 PC](#) – Basic Plan Review to Amend PUD to allow for a retaining wall and pool within the 25-foot setback for unit 4 (6569 Roundhill Ct.) This request was eventually withdrawn.

During the development process of the ten single-family homes, multiple modifications to the approved plans occurred without formal approval from the Township. This eventually resulted in a 2020 Ordinance Violation Agreement between the Township and the builder and strict processes that must be followed for any future changes to the “Approved Revised Site Plans.” In early 2025, one of the new homeowners identified issues with his building that prompted Township review of site conditions. Current staff including the Planning, Engineering, and Building Departments, have conducted site visits with the Round Hill Condominium Association, and the “Developer,” Finko LLC, to ensure full site compliance. Several minor deviations from the approved site plan were identified on the site. Therefore, the Planned Unit

Development agreement requires that the changes receive a formal amendment to the PUD agreement and approved site plan.

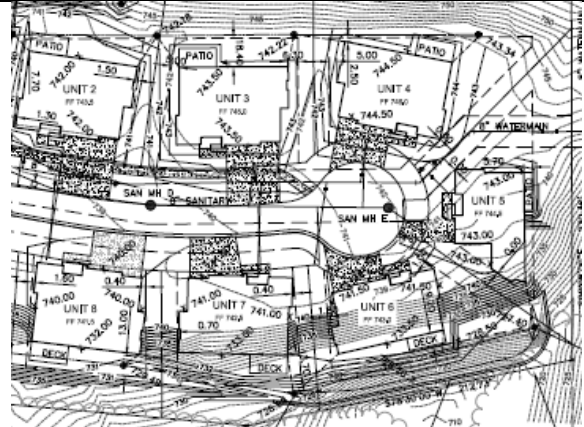
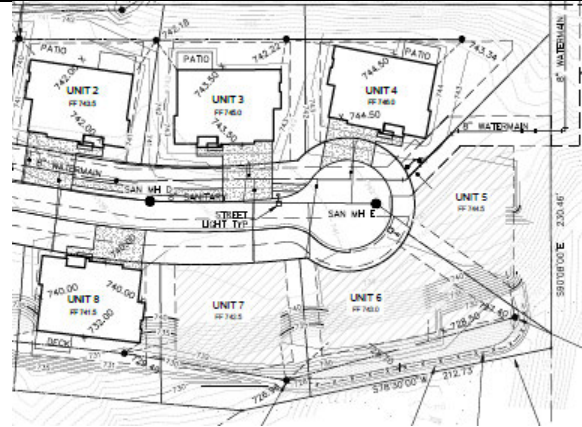
PROPOSED USE

The following changes to the “Approved Revised Site Plan” are listed below:

- Reconfiguring the sidewalk and the shared parking on the north side of Round Hill Ct.
- Providing an accurate depiction of the built location of units 1-4 and 8-10
- Adding a fence on top of the retaining wall located south of units 7&8
- Removing the required building footprints from the unbuilt lots 5-7

Building Footprint vs. Building Envelope

Three of the lots within the Roundhill PUD do not yet have a structure. It is the desire of all parties involved that the sites be developed and the project is completed. The current approved site plans limit the buildings on each site to the approved building footprint. The applicant is requesting that the amended plans expand the area where a structure can be built to the building envelope to provide flexibility for the future homeowners in the design of their home and prevent onerous approval processes. Please view the explanation below.

| Current Plans | Amended Plans |
|---|--|
| <p>Building Footprint: The building footprint is the shape and size of the building as it sits on the lot.</p> | <p>Building Envelope: The invisible box the building must fit inside.</p> |
|  |  |

Retaining Wall

There is a large retaining wall located on the southeast side of the site. The applicant, in response to staff and neighbor concerns, has constructed a fence to obstruct access to the top of the retaining wall. The fence has been added to the amended plan that the Planning Commission is considering today. See below for recent images of the retaining wall and fence.

2026 Aerial of Existing Retaining Wall



2026 Retaining Wall view from Thornapple River Drive



PUD-55 Sentinel Pointe

The Sentinel Pointe PUD was created in 1980 to allow for the construction of a retirement facility by Ordinance #1 of 1980. In 2016, the PUD was amended to include the construction of 10 single family homes by Ordinance #1 of 2016 and later Ordinance #2 of 2020. The Township Planning Department is working with the Township Attorney, Foster Swift, to modify the language in the PUD Document to provide consistency between the text and the approved site plan.

The proposed changes in the PUD Document will be approved by Ordinance by the Township Board. See the attached Ordinance to Amend the Sentinel Pointe PUD.

SECTION 16.03

Chapter 16 speaks in detail about the process for creating a Planning Unit Development, however, it does not address the process for PUD amendments. Considering the proposal is similar to the previously approved plan, Staff recommend that the Planning Commission review the site amendments to determine if the proposed amendments demonstrate compliance with the statements found in Section 16.03. The Planning Commission would then direct Staff to work with Foster Swift to amend the current PUD language to meet the Planning Commission's recommendations and conditions. The amended ordinance would seek final approval before the Board at a future meeting.

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

| Standard | Findings |
|---|--|
| Granting of the Planned Unit Development rezoning will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved. | The site has already been approved as a Planned Unit Development. The proposed changes to the site plan were initiated by request of the owners, who are the end users. Staff find that this standard is met. |
| In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment. | Public services are adequately available. The addition of the fence will decrease burden on public services and surrounding land and property owners. Staff find that this standard is met. |
| The proposed development shall be compatible with the General Development Plan of the Township, and shall be consistent with the intent and spirit of this Chapter. | The current residential use is compatible with Community Residential Future Land Use and the underlying R-2 Residential Zone District. No changes to the use are proposed. Staff find that this standard is met. |
| In relation to underlying zoning, the proposed development shall not result in an | The proposed amendments will increase the likelihood of development and increase |

| | |
|--|---|
| unreasonable negative economic impact upon surrounding properties. | the Township’s tax base. Staff find that this standard is met. |
| The proposed development shall contain at least as much green area and usable open space as would otherwise be required by this Ordinance with respect to the most dominant use in the development. | The proposed use will utilize existing green space, paths and common areas. Staff find that this standard is met. |
| The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control, upon due notice to the Planning Director of the Township. | This is an amendment, and not the creation of a new PUD. All owners of impacted properties agree. Staff find that this standard is met. |

MASTER PLAN CONSIDERATIONS

The 2024 Future Land Use Map designates this area as **Community Residential**.

“The Community Residential Future Land Use category is intended to encompass both attached and detached residential housing in Cascade Township. Community Residential areas are more appropriate adjacent to commercial amenities and public facilities, such as parks and schools. The Community Residential designation is also intended to serve as a residential transition between the higher intensity commercial land uses along the 28th Street Corridor and the Suburban Residential (single-family detached) land uses.”

The previous development was approved with moderately dense single-family residential lots in accordance with the goals of the Master Plan. The proposed changes do not change the current character of the neighborhood. Recommendation of approval will be consistent with the Cascade Charter Township Master Plan.

ENGINEERING COMMENTS

Please see the attached letter from the Township Engineer.

FIRE DEPARTMENT

Please see the attached letter from the Township Fire Department.

NEIGHBOR COMMENTS

The Round Hill Condominium Association received the proposed plans on January 28th, 2026. Planning Staff had multiple conversations with members of the Association and had a meeting with the Association President on February 13th, 2026. Please see the attached letter of support.

After the public notice was mailed, one resident reached out to confirm that the request was not for a commercial business located in a residential area. After staff clarification, the neighbor had no concern. No formal comment was submitted.

CONSIDERATIONS

The Planning Commission should determine the following:

- Does the amended Site Plan demonstrate that it meets the requirements of Section 16.03?

Process

The following is the most likely timeline for a final decision on this request.

March 2, 2026, Planning Commission Public Hearing & Recommendation

March 11, 2026 – Board of Trustees - Earliest date for Ordinance Amendment Introduction*

March 25, 2026 – Board of Trustees - Earliest date for Adoption of Ordinance Amendments*

**Dates are tentative*

RECOMMENDATION

Staff recommends that the Planning Commission RECOMMEND APPROVAL of proposed amendments to Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached “Ordinance to Amend the Sentinel Pointe PUD”.

ATTACHMENTS

1. Application
2. 2026-02-24 Proposed Site Plan
3. 2020-04-10 Currently Approved Site Plan
4. Township Engineer Letter
5. Fire Department Letter
6. Public Comment – Round Hill Condominium Association Letter of Support
7. PUD 55 Sentinel Pointe - Ordinance #1 of 1980 as Amended
8. Ordinance to Amend the Sentinel Pointe PUD



CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids,
Michigan 49546-7140

PLANNING & ZONING APPLICATION

APPLICANT: Name: Finko, LLC
 Address: [REDACTED]
 City & Zip Code: [REDACTED]
 Telephone: [REDACTED]
 Email Address: [REDACTED]

OWNER: * (if different from Applicant)
 Name: Same
 Address: _____
 City & Zip Code: _____
 Telephone: _____
 Email Address: _____

| | |
|--|---|
| NATURE OF THE REQUEST: (Please check the appropriate box or boxes) | |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Administrative Site Plan Review |
| <input type="checkbox"/> Deferred Parking | <input type="checkbox"/> P.U.D. – Rezoning * |
| <input type="checkbox"/> P.U.D. – Site Condominium * | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review * | <input type="checkbox"/> Sign Variance Subdivision |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Plat Review * |
| <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Other: <u>Site Plan - _____</u> * |
| | Minor amendment |

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

BRIEFLY DESCRIBE YOUR REQUEST:**

Updating the site plan based on the following: added fencing on top of the existing retaining wall reduced common parking area space, eliminated sidewalks in front of residence, remove future building footprint from site plan

(**Use Attachments if Necessary)

-SEE OTHER SIDE-

LEGAL DESCRIPTION OF PROPERTY:**

see attached

(**Use Attachments if Necessary)

PERMANENT PARCEL (TAX) NUMBER: 41-19 see attached

ADDRESS OF PROPERTY: see attached

PRESENT USE OF THE PROPERTY: Existing condo development

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

Name(s)

Address(es)

see attached

SIGNATURES

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

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

Aaron E. Koehn

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

*  11/17/25
Owner's Signature & Date
(*If different from Applicant)

Applicant – Print or Type Name

Applicant's Signature & Date

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

Rev. 7/27/21

**Round Hill Condominium Association
Parcel List**

| Lot / Unit# | House Number | Owner Last Name | Owner First Name | Legal Description of Lot | Parcel Number |
|-------------|--------------|--------------------------|-----------------------|---|------------------|
| 1 | 6535 | Pennington | Jack and Julia | 411916120001 UNIT 1 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; | 41-19-16-120-001 |
| 2 | 6543 | Pulling | John and Terry | 411916120002 UNIT 2 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; | 41-19-16-120-002 |
| 3 | 6551 | Hinton | Joseph | 411916120003 UNIT 3 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; | 41-19-16-120-003 |
| 4 | 6569 | Brann | Johnny Sr. and Sandra | 411916120004 UNIT 4 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; | 41-19-16-120-004 |
| 5 | 6574 | FOR SALE (FINKO, LLC) | | 411916120011 UNIT 5 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010; | 41-19-16-120-011 |
| 6 | 6562 | FOR SALE (FINKO, LLC) | | 411916120012 UNIT 6 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010; | 41-19-16-120-012 |
| 7 | 6554 | FOR SALE (FINKO, LLC) | | 411916120013 UNIT 7 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010; | 41-19-16-120-007 |

| | | | | | |
|----|------|---------------|----------------|--|------------------|
| 8 | 6546 | Souders | Bill and Nancy | 411916120014 UNIT 8 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010; | 41-19-16-120-014 |
| 9 | 6538 | Hill and Zhan | Tom and Jenny | 411916120005 UNIT 9 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010; | 41-19-16-120-015 |
| 10 | 6530 | Stacy | Jason and Todd | 411916120010 UNIT 10 * ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; Split on 05/23/2019 with 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009 into 41-19-16-120-011, 41-19-16-120-012, 41-19-16-120-013, 41-19-16-120-014, 41-19-16-120-015, 41-19-16-120-016; | 41-19-16-120-010 |

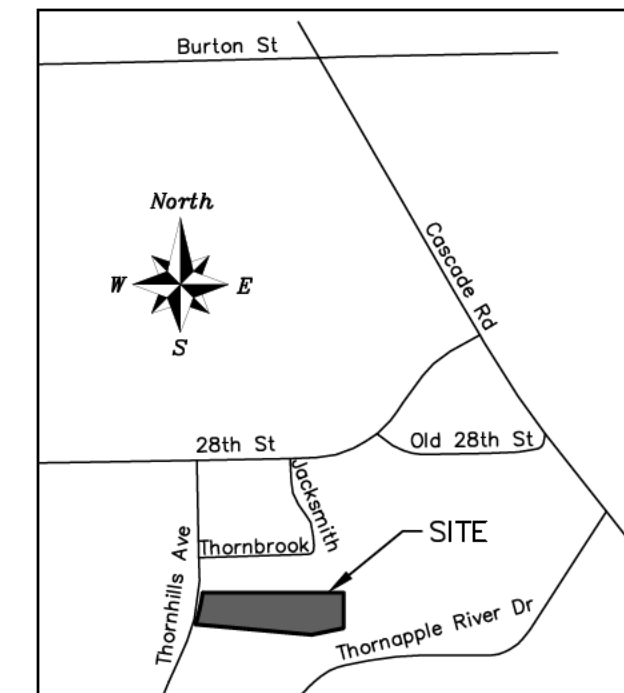


THORNBROOK DR.

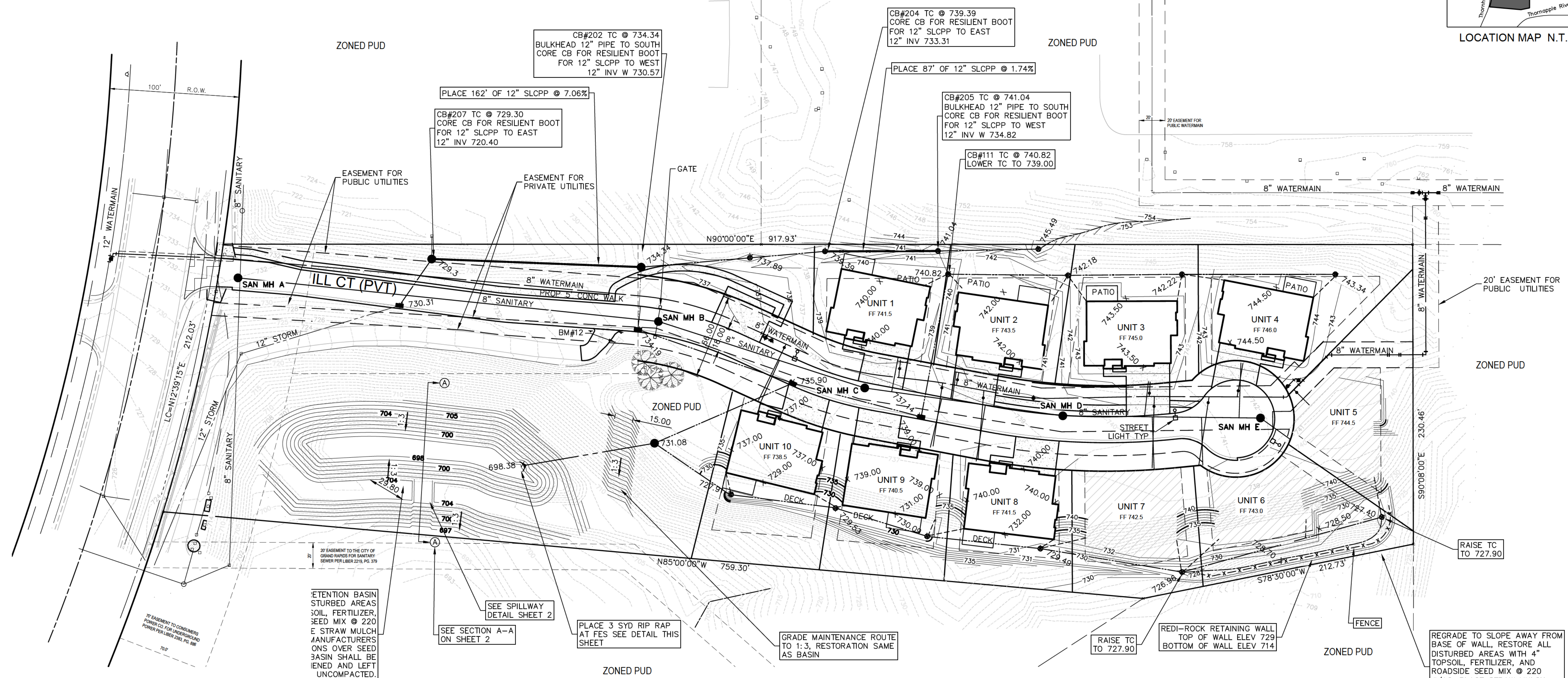
BENCHMARK "12" ELEV 736.92 (NGVD29)
PK NAIL IN TOP OF GUARD POST ON THE NE END OF GUARDRAIL.

BENCHMARK "2000" ELEV 471.63 (NGVD29)
TOP OF NW FLANGE BOLT ON HYDRANT ON THE WEST SIDE OF THORNHILLS DR, 45' N OF THE S ENTRANCE TO CASCADE TWP OFFICE

BENCHMARK "2088" ELEV 714.76 (NGVD29)
CUT SQUARE IN TOP OF NW CORNER OF CONCRETE BASE TO POWER STATION AND LIFT STATION COMPLEX



LOCATION MAP N.T.S.



RETENTION BASIN
DISTURBED AREAS
SOIL, FERTILIZER,
SEED MIX @ 220
#/AC STRAW MULCH
MANUFACTURERS
SPECIFICATIONS OVER SEED
BASIN SHALL BE
LEAVED AND LEFT
UNCOMPACTED.

SEE SPILLWAY
DETAIL SHEET 2

PLACE 3 SYD RIP RAP
AT FES SEE DETAIL THIS
SHEET

GRADE MAINTENANCE ROUTE
TO 1:3, RESTORATION SAME
AS BASIN

RAISE TC
TO 727.90

REDI-ROCK RETAINING WALL
TOP OF WALL ELEV 729
BOTTOM OF WALL ELEV 714

REGRADE TO SLOPE AWAY FROM
BASE OF WALL, RESTORE ALL
DISTURBED AREAS WITH 4"
TOPSOIL, FERTILIZER, AND
ROADSIDE SEED MIX @ 220
#/AC, PLACE STRAW MULCH
BLANKET PER MANUFACTURERS
SPECIFICATIONS OVER SEED

LAND USE SUMMARY

SIZE OF SITE=5.244 AC
USE=SINGLE FAMILY RESIDENTIAL
NUMBER OF UNITS=10
TOTAL OPEN SPACE=1.2 AC
APPROVED TOTAL BUILDING FOOTPRINT=0.729 AC
PROPOSED TOTAL BUILDING FOOTPRINT=0.726 AC
REAR YARD SETBACK = 25'
SIDE YARD SETBACK = 10'

NOTE

INFORMATION DEPICTED HEREON IS TAKEN FROM "ROUND HILL PUD AMENDMENT PRELIMINARY PLAN", NEDERVELD PROJECT NO. 14401335, DATED SEPTEMBER 9, 2015.

AND FROM RETENTION POND AS-BUILT SURVEY NEDERVELD PROJECT NO. 14401335 DATED JANUARY 23, 2018

AND FROM CITY OF GRAND RAPIDS AS-BUILT PLANS FOR SANITARY SEWER & WATER MAIN IN PUBLIC EASEMENT (SE) ROUND HILL COURT (PVT.) (ROUND HILL CONDOMINIUMS) DATED SEPTEMBER 2017.

AND FROM A PARTIAL SITE SURVEY BY GOWER PROFESSIONAL SURVEYING PC, FILE #2019-26, DATED JUNE 26, 2019.

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PUBLIC WATER AND SEWER CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE CITY OF GRAND RAPIDS

STORM WATER CONTROL FACILITIES ARE PARTIALLY COMPLETE, ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER COLLECTION SYSTEM.

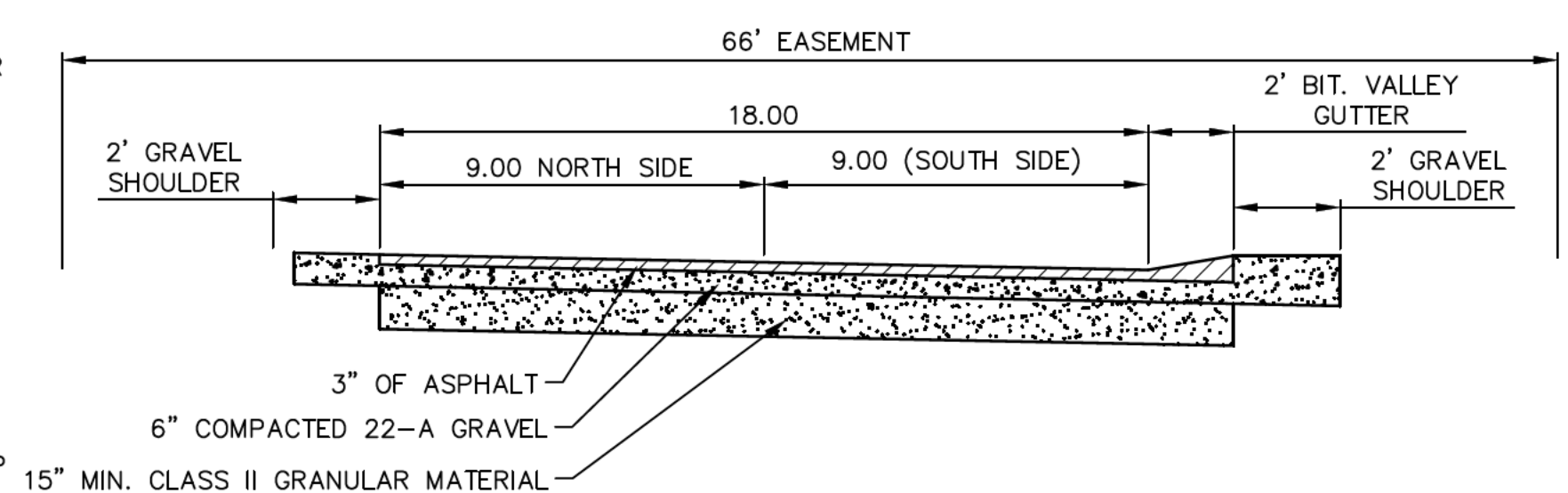
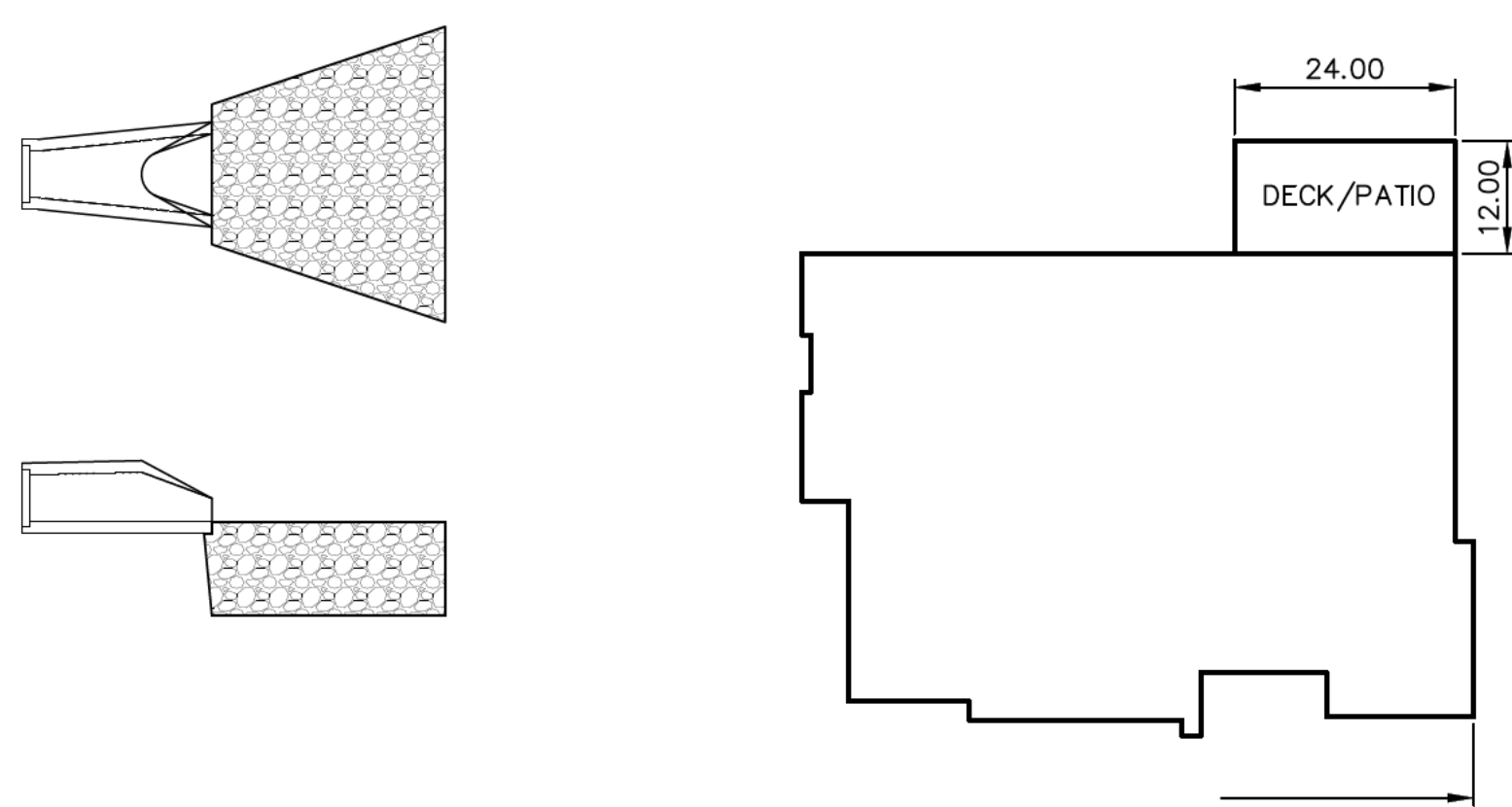
PRIVATE UTILITIES HAVE BEEN INSTALLED.

ALL LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND SHALL CONFORM TO CASCADE TOWNSHIP REQUIREMENTS.

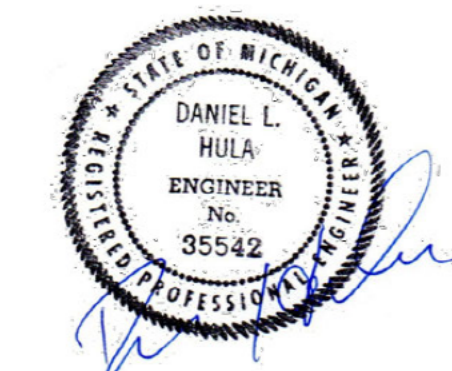
DESCRIPTION:

ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-008, 41-19-16-120-007, 41-19-16-120-009, 41-19-16-120-010

| STAGE STORAGE TABLE | | | | |
|---------------------|----------------|------------|---------------------|----------------------|
| ELEV | AREA (sq. ft.) | DEPTH (ft) | INC. VOL. (cu. ft.) | TOTAL VOL. (cu. ft.) |
| 698.00 | 2341.00 | 0.00 | 0.00 | 0.00 |
| 699.00 | 3481.00 | 1.00 | 2911.00 | 2911.00 |
| 700.00 | 4677.00 | 1.00 | 4079.00 | 6990.00 |
| 701.00 | 5930.00 | 1.00 | 5303.50 | 12293.50 |
| 702.00 | 7240.00 | 1.00 | 6585.00 | 18878.50 |
| 703.00 | 8606.00 | 1.00 | 7923.00 | 26801.50 |
| 703.50 | 9310.00 | 0.50 | 4479.00 | 31280.50 |



18' WIDE PRIVATE ROAD CROSS SECTION
NOT TO SCALE



PLOTTED ON 02/24/2026
FOR TOWNSHIP USE

FINKO LLC
Tom Giusti

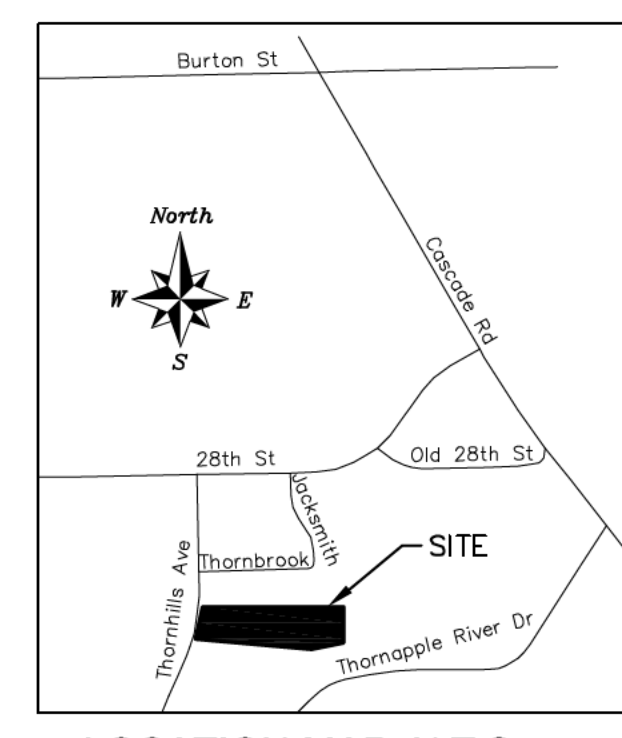
Hula Engineering

ROUND HILL
PUD Amendment Preliminary Plan
PART OF THE NORTHWEST 1/4 OF SECTION 16, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

Issue Date

| |
|--------------------|
| July 15, 2019 |
| August 30, 2019 |
| September 11, 2019 |
| September 17, 2019 |
| September 18, 2019 |
| October 29, 2019 |
| November 14, 2019 |
| November 20, 2019 |
| January 27, 2020 |
| February 27, 2020 |
| March 27, 2020 |
| April 10, 2020 |

Sheet
1 of 2

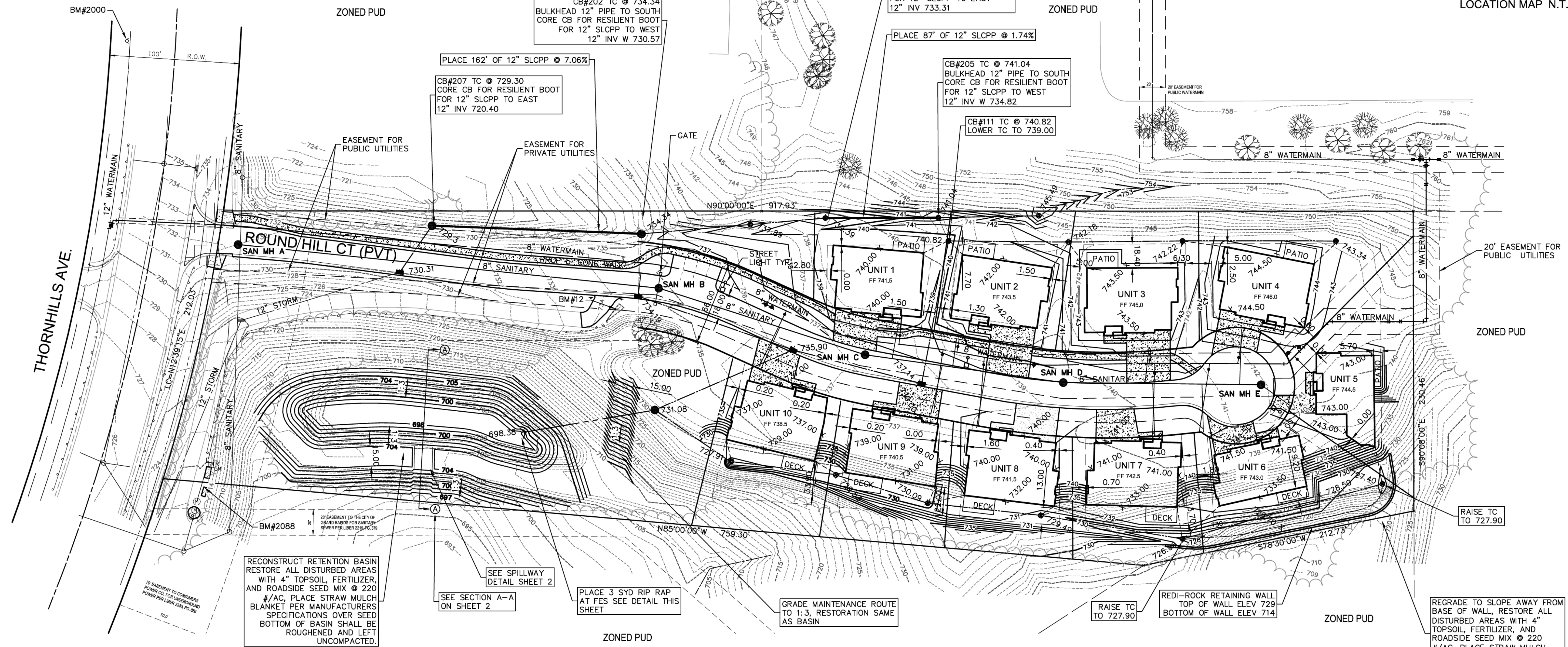


LOCATION MAP N.T.S.

BENCHMARK "12" ELEV 736.92 (NGVD29)
PK NAIL IN TOP OF GUARD POST ON THE NE END OF GUARDRAIL.

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CUT SQUARE IN TOP OF NW CORNER OF CONCRETE BASE TO POWER STATION AND LIFT STATION COMPLEX



RECONSTRUCT RETENTION BASIN RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, FERTILIZER, AND ROADSIDE SEED MIX @ 220 #/AC. PLACE STRAW MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS OVER SEED BOTTOM OF BASIN SHALL BE ROUGHENED AND LEFT UNCOMPACTED.

SEE SPILLWAY DETAIL SHEET 2

PLACE 3 SYD RIP RAP AT FES SEE DETAIL THIS SHEET

GRADE MAINTENANCE ROUTE TO 1:3, RESTORATION SAME AS BASIN

RAISE TC TO 727.90

REDI-ROCK RETAINING WALL TOP OF WALL ELEV 729 BOTTOM OF WALL ELEV 714

REGRADE TO SLOPE AWAY FROM BASE OF WALL, RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, FERTILIZER, AND ROADSIDE SEED MIX @ 220 #/AC. PLACE STRAW MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS OVER SEED

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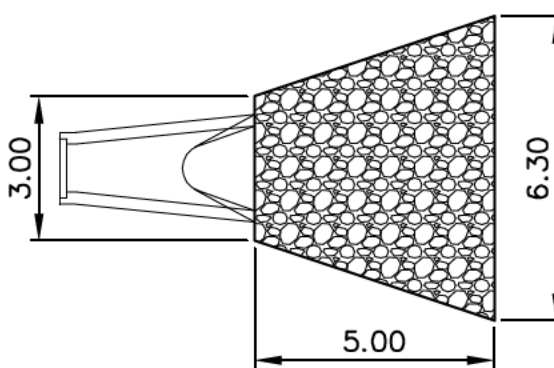
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PRIVATE UTILITIES HAVE BEEN INSTALLED.

ALL LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND SHALL CONFORM TO CASCADE TOWNSHIP REQUIREMENTS.

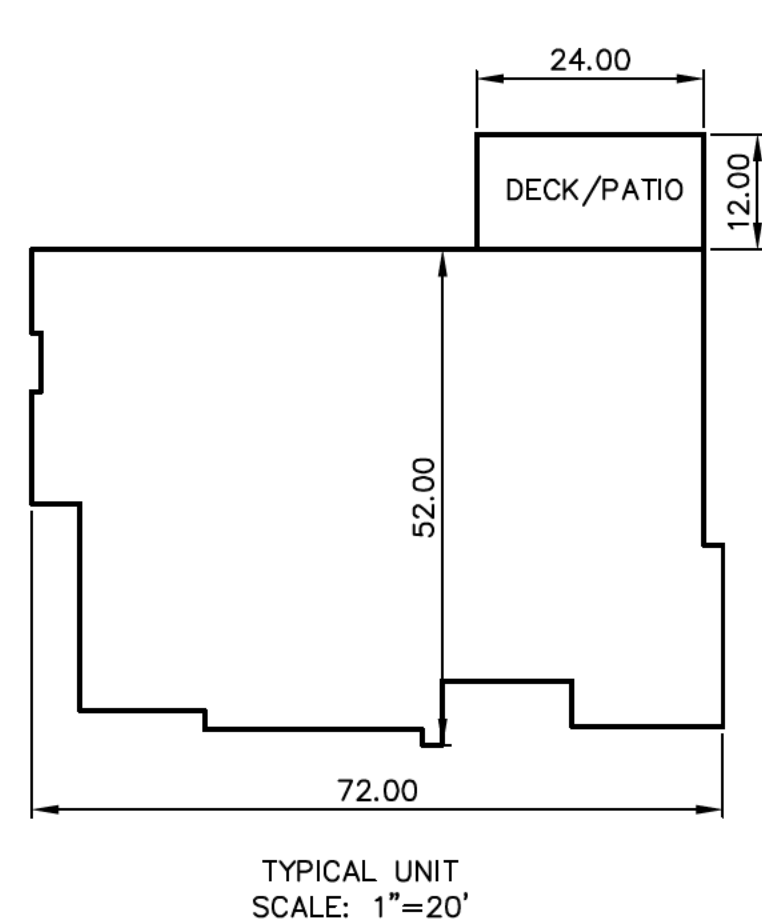
| STAGE STORAGE TABLE | | | | |
|---------------------|----------------|------------|---------------------|----------------------|
| ELEV | AREA (sq. ft.) | DEPTH (ft) | INC. VOL. (cu. ft.) | TOTAL VOL. (cu. ft.) |
| 698.00 | 2341.00 | 0.00 | 0.00 | 0.00 |
| 699.00 | 3481.00 | 1.00 | 2911.00 | 2911.00 |
| 700.00 | 4677.00 | 1.00 | 4079.00 | 6990.00 |
| 701.00 | 5930.00 | 1.00 | 5303.50 | 12293.50 |
| 702.00 | 7240.00 | 1.00 | 6585.00 | 18878.50 |
| 703.00 | 8606.00 | 1.00 | 7923.00 | 26801.50 |
| 703.50 | 9310.00 | 0.50 | 4479.00 | 31280.50 |



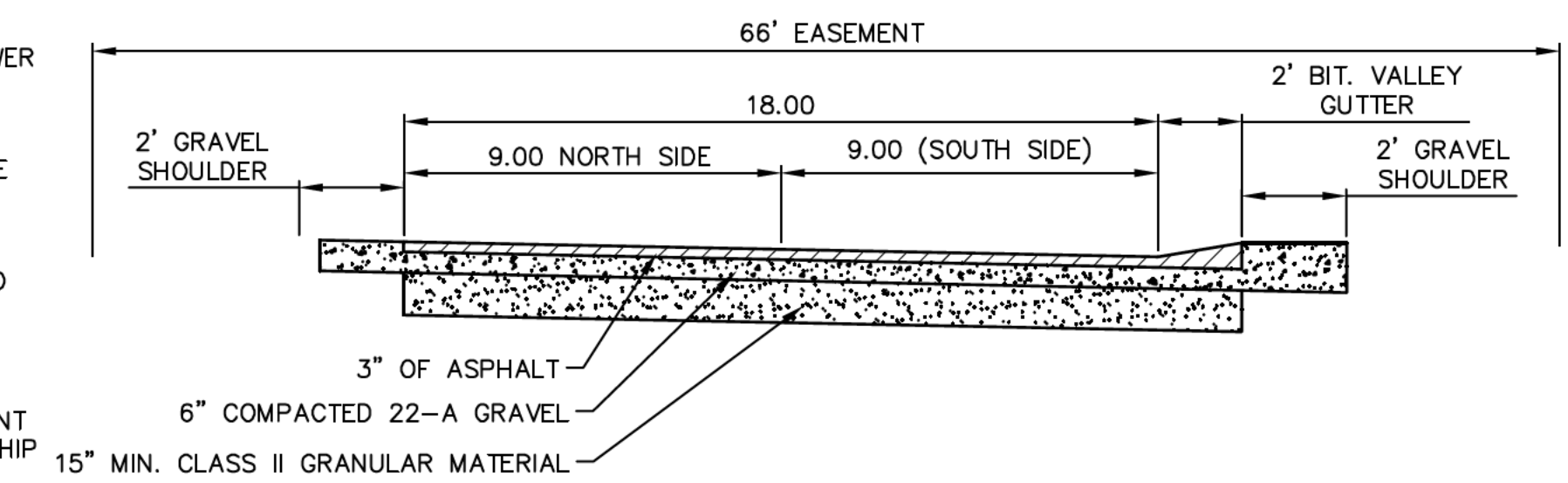
MINIMUM STONE SIZE = 10 IN

NON-WOVEN GEOTEXTILE

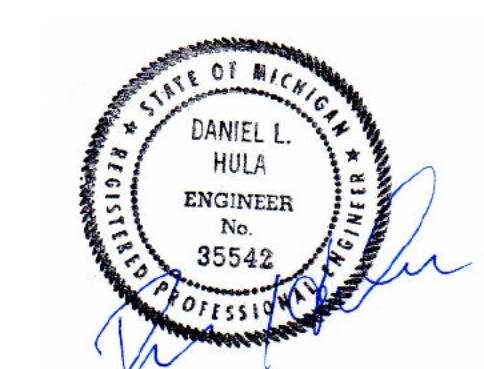
SCALE: 1"=4'



TYPICAL UNIT SCALE: 1"=20'



18' WIDE PRIVATE ROAD CROSS SECTION NOT TO SCALE



FINKO LLC
Tom Giusti

Hula Engineering

ROUND HILL
PUD Amendment Preliminary Plan
PART OF THE NORTHWEST 1/4 OF SECTION 16, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY, MICHIGAN

Issue Date

| |
|--------------------|
| July 15, 2019 |
| August 30, 2019 |
| September 11, 2019 |
| September 17, 2019 |
| September 18, 2019 |
| October 29, 2019 |
| November 14, 2019 |
| November 20, 2019 |
| January 27, 2020 |
| February 27, 2020 |
| March 27, 2020 |
| April 10, 2020 |

SB#1
SURFACE ELEVATION ~ 734.4
0.0' - 0.3' TOPSOIL
0.3' - 5.5' BROWN SAND CLAY WITH GRAVEL; MOSTLY CLAYEY FINES, SOME COARSE TO FINE SAND, LITTLE FINE GRAVEL, MOIST
5.5' - 12.0' POORLY GRADED GRAVEL WITH CLAY AND SAND; MOSTLY FINE TO COARSE GRAVEL, SOME FINE TO COARSE SAND, FEW CLAYEY FINES, MOIST
12.0' - 20.0' BROWN POORLY GRADED SAND; MOSTLY FINE SAND, TRACE SILTY FINES, MOIST WITH SANDY SILT SEAMS
20.0' END OF BORING
GROUNDWATER NOT ENCOUNTERED

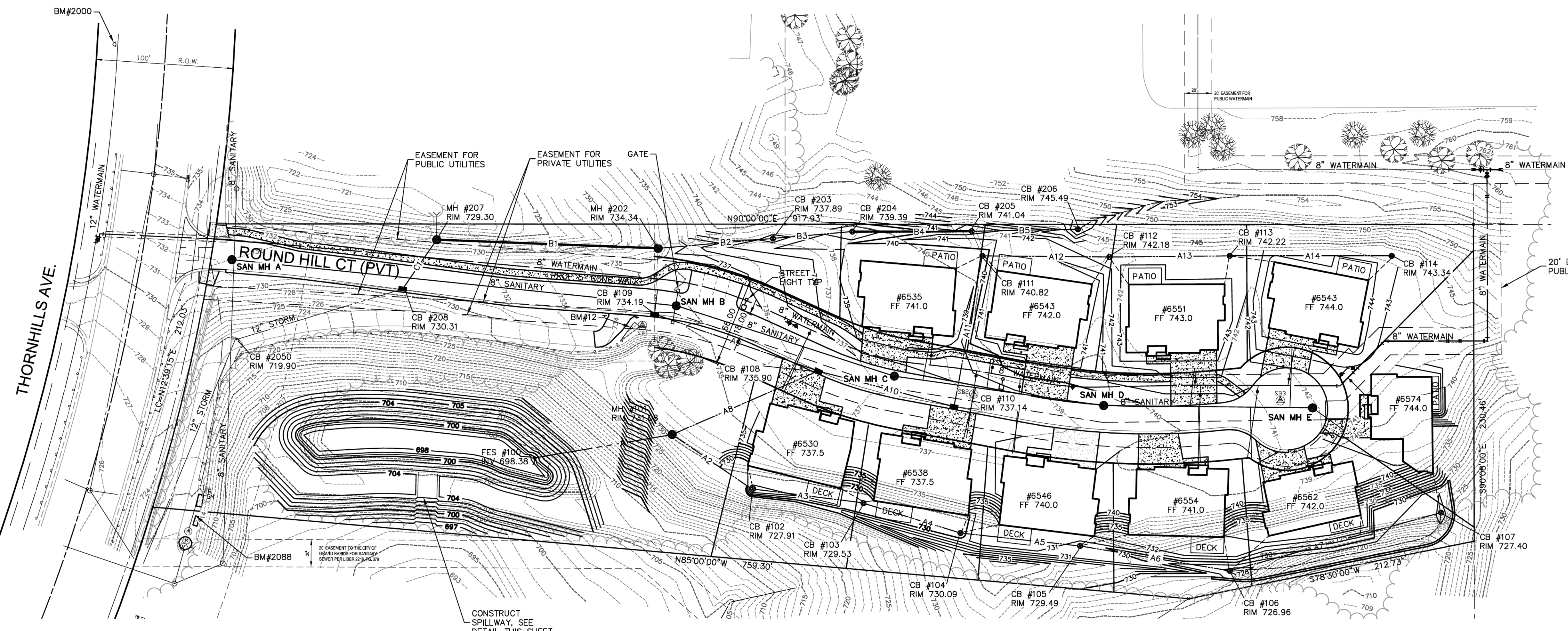
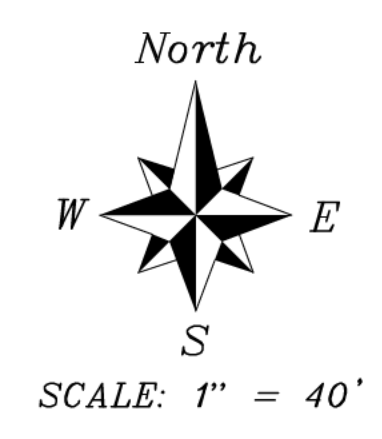
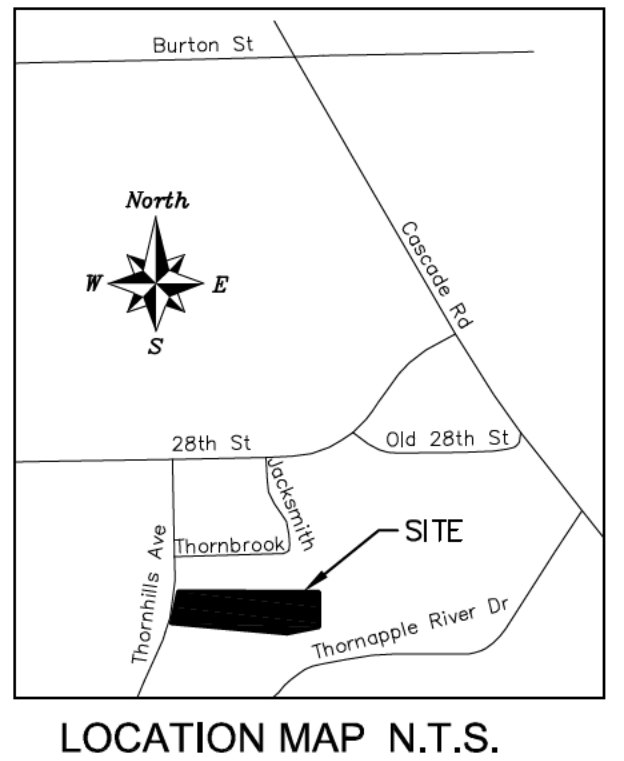
SB#2
SURFACE ELEVATION ~ 738.8
0.0' - 0.3' TOPSOIL
0.3' - 20.0' BROWN LEAN CLAY WITH SAND; MOSTLY CLAYEY FINES, SOME COARSE TO FINE SAND, MOIST
20.0' END OF BORING
GROUNDWATER NOTE ENCOUNTERED

SB#3
SURFACE ELEVATION ~ 738.8
0.0' - 0.5' TOPSOIL
0.5' - 5.5' BROWN POORLY GRADED SAND WITH SILT; MOSTLY MEDIUM TO FINE SAND, FEW SILTY FINES, MOIST; GRADES WITH TRACE SILTY FINES
5.5' - 8.0' BROWN POORLY GRADED SAND WITH SILT AND GRAVEL; MOSTLY COARSE TO FINE SAND, LITTLE FINE GRAVEL, FEW SILTY FINES, WET
8.0' - 15.0' BROWN LEAN CLAY WITH SAND; MOSTLY CLAYEY FINES, LITTLE COARSE TO FINE SANDY, MOIST; GRADES WITH SOME COARSE TO FINE SAND
15.0' END OF BORING
GROUNDWATER ENCOUNTERED

BENCHMARK "12" ELEV 736.92 (NGVD29)
PK NAIL IN TOP OF GUARD POST ON THE NE END OF GUARDRAIL.

BENCHMARK "2000" ELEV 471.63 (NGVD29)
TOP OF NW FLANGE BOLT ON HYDRANT ON THE WEST SIDE OF THORNHILLS DR, 45' N OF THE S ENTRANCE TO CASCADE TWP OFFICE

BENCHMARK "2088" ELEV 714.76 (NGVD29)
CUT SQUARE IN TOP OF NW CORNER OF CONCRETE BASE TO POWER STATION AND LIFT STATION COMPLEX



DESCRIPTION:
ROUND HILL CONDOMINIUM KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.1053 INSTRUMENT NO.20180427-0032560 AS AMENDED BY REPLAT NO.1 INSTRUMENT NO.20190415-0024968 SPLIT/COMBINED ON 06/27/2018 FROM 41-19-16-103-013; SPLIT/COMBINED ON 05/23/2019 FROM 41-19-16-120-005, 41-19-16-120-006, 41-19-16-120-007, 41-19-16-120-008, 41-19-16-120-009, 41-19-16-120-010

CONTRACTOR: NAGEL
CONSTRUCTION
COMPLETED 2017

NOTE

INFORMATION DEPICTED HEREON IS TAKEN FROM "ROUND HILL PUD AMENDMENT PRELIMINARY PLAN". NEDERVELD PROJECT NO. 14401335, DATED SEPTEMBER 9, 2015.

AND FROM RETENTION POND AS-BUILT SURVEY NEDERVELD PROJECT NO. 14401335 DATED JANUARY 23, 2018

AND FROM CITY OF GRAND RAPIDS AS-BUILT PLANS FOR SANITARY SEWER & WATER MAIN IN PUBLIC EASEMENT (SE) ROUND HILL COURT (PVT.) (ROUND HILL CONDOMINIUMS) DATED SEPTEMBER 2017.

AND FROM A PARTIAL SITE SURVEY BY GOWER PROFESSIONAL SURVEYING PC, FILE #2019-26, DATED JUNE 26, 2019.

AND FROM A STORM SEWER AS-BUILT SURVEY BY GOWER PROFESSIONAL SURVEYING PC, FILE #2019-23, DATED JULY 25, 2019.

PUBLIC WATER AND SEWER CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE CITY OF GRAND RAPIDS

STORM WATER CONTROL FACILITIES ARE PARTIALLY COMPLETE. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER COLLECTION SYSTEM.

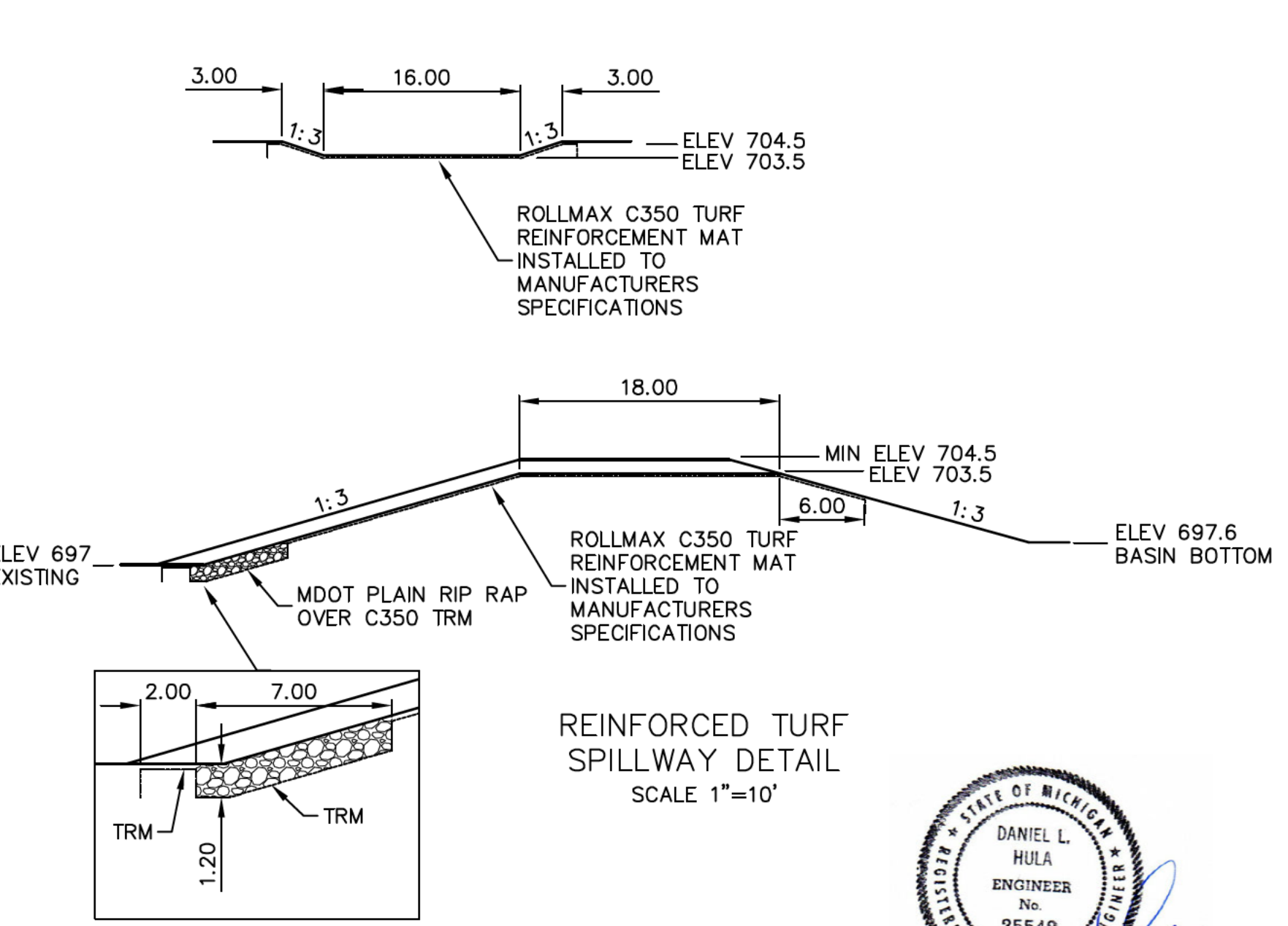
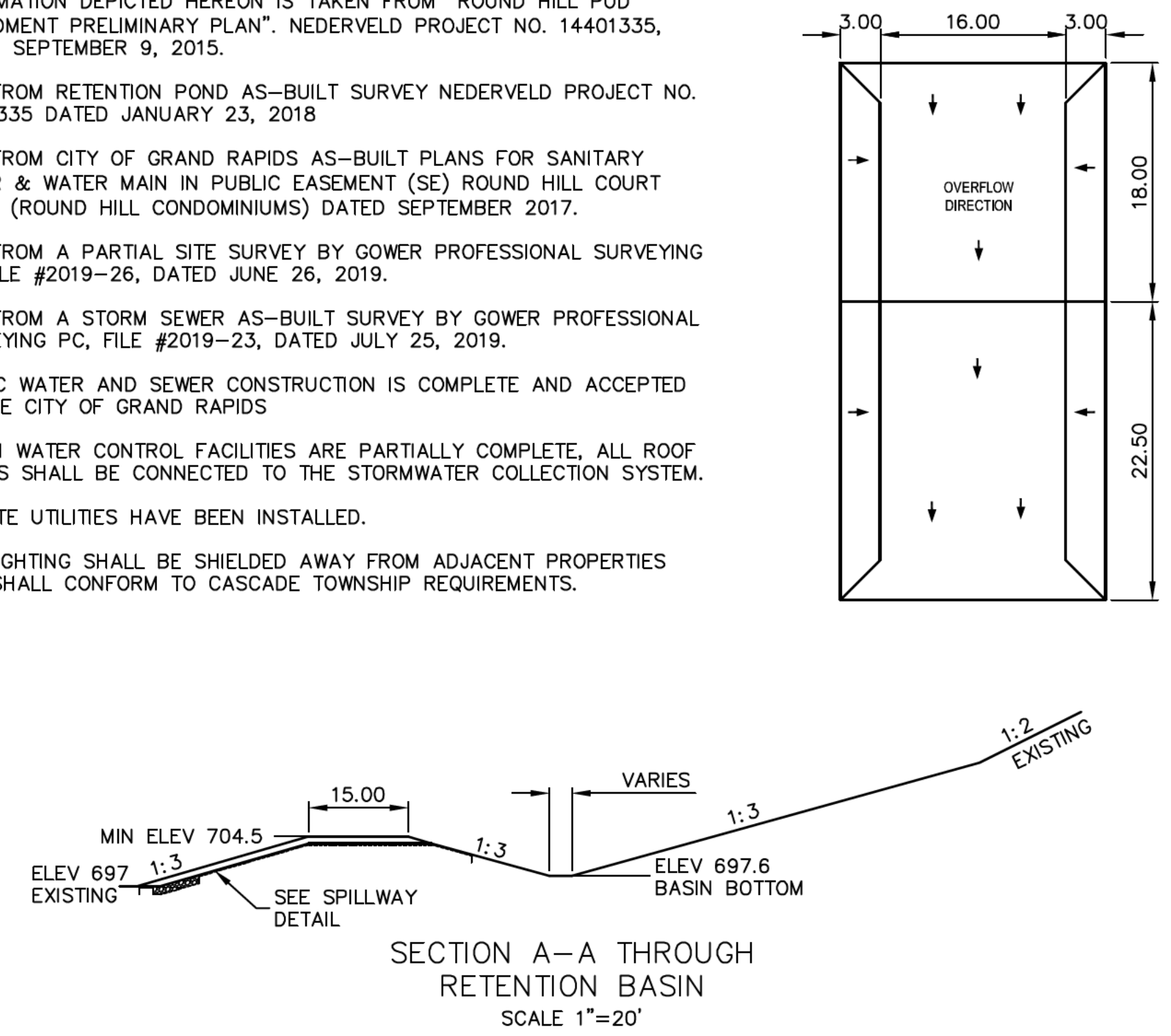
PRIVATE UTILITIES HAVE BEEN INSTALLED.

ALL LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND SHALL CONFORM TO CASCADE TOWNSHIP REQUIREMENTS.

| PROP. | RIM | INVERTS | DIA. | TYPE |
|-------|--------|--|------|---------------------------------|
| 100 | | 12" NE INV.#698.38 | | CONC. F.E.S. |
| 101 | 731.08 | 12" NE INV.#722.10 12" SW INV.#721.99 12" SE INV.#722.20 | 4" | E.J.L.W.#1040 WI SOLID COVER |
| 102 | 727.91 | 12" NW INV.#722.46 12" E INV.#722.53 | 4" | E.J.L.W.#1040 WI SOLID COVER |
| 103 | 729.53 | 12" W INV.#722.99 12" E INV.#723.08 | 4" | E.J.L.W.#1040 TYPE N |
| 104 | 730.09 | 12" W INV.#723.64 12" E INV.#723.64 | 4" | E.J.L.W.#1040 TYPE N |
| 105 | 729.49 | 12" W INV.#723.34 12" E INV.#723.53 | 4" | E.J.L.W.#1040 TYPE N |
| 106 | 727.90 | 12" W INV.#723.71 12" E INV.#723.76 | 4" | E.J.L.W.#1040 TYPE N |
| 107 | 727.90 | 12" W INV.#724.65 | 4" | E.J.L.W.#1040 TYPE N |
| 108 | 735.90 | 12" SE INV.#730.23 12" SW INV.#729.55 12" NW INV.#729.90 | 4" | E.J.L.W.#7030 |
| 109 | 734.19 | 12" N INV.#731.01 12" SE INV.#730.87 | 4" | E.J.L.W.#7030 |
| 110 | 737.14 | 12" N INV.#733.35 12" W INV.#733.12 | 4" | E.J.L.W.#7030 |
| 111 | 740.82 | 12" E INV.#736.17 12" SW INV.#735.71 12" W INV.#736.03 | 4" | E.J.L.W.#1040 TYPE N |

| PROP. | RIM | INVERTS | DIA. | TYPE |
|---------------|--------|--|------|----------------------------------|
| 112 | 742.18 | 12" W INV.#737.03 12" E INV.#737.06 | 4" | E.J.L.W.#1040 TYPE N |
| 113 | 742.22 | 12" E INV.#738.02 12" W INV.#737.97 | 4" | E.J.L.W.#1040 TYPE N |
| 114 | 743.34 | 12" W INV.#739.53 | 4" | E.J.L.W.#1040 TYPE N |
| 202 | 734.34 | 12" NE INV.#731.94 12" S INV.#731.84 B 12" W INV.#730.57 C | 4" | E.J.L.W.#1040 WI SOLID COVER |
| 203 | 737.89 | 12" E INV.#733.17 12" W INV.#733.09 | 4" | E.J.L.W.#1040 TYPE N |
| 204 | 739.39 | 12" W INV.#734.68 12" E INV.#733.31 C | 4" | E.J.L.W.#1040 TYPE N |
| 205 | 741.04 | 12" S INV.#736.09 B 12" E INV.#735.59 12" W INV.#734.82 C | 4" | E.J.L.W.#1040 TYPE N |
| 206 | 745.49 | 12" W INV.#740.84 | 4" | E.J.L.W.#1040 TYPE N |
| 207 | 729.30 | 12" SW INV.#720.30 12" N INV.#720.30 12" E INV.#720.40 C | 4" | E.J.L.W.#1040 WI SOLID COVER |
| 208 | 730.31 | 12" NE INV.#718.97 12" SW INV.#719.86 | 4" | E.J.L.W.#7030 |
| Z EX 2050 (2) | 719.90 | 12" E INV.#710.92 | 4" | Concentric Cylindrical Structure |

| # | LENGTH | DIA. | SLOPE | MATERIAL |
|----------|--------|------|--------|---------------|
| A1 | 100' | 12" | 23.61% | SLOPP |
| A2 | 72' | 12" | 0.36% | SLOPP |
| A3 | 82' | 12" | 0.56% | SLOPP |
| A4 | 74' | 12" | 0.35% | SLOPP |
| A5 | 88' | 12" | 0.13% | SLOPP |
| A6 | 111' | 12" | 0.06% | SLOPP |
| A7 | 160' | 12" | 0.56% | SLOPP |
| A8 | 114' | 12" | 6.54% | SLOPP |
| A9 | 127' | 12" | 0.76% | SLOPP |
| A10 | 102' | 12" | 2.83% | SLOPP |
| A11 | 112' | 12" | 2.11% | SLOPP |
| A12 | 93' | 12" | 0.92% | SLOPP |
| A13 | 88' | 12" | 1.00% | SLOPP |
| A14 | 116' | 12" | 1.28% | SLOPP |
| B1 | 162' | 12" | 6.28% | SLOPP |
| B2 | 84' | 12" | 1.37% | SLOPP |
| B3 | 58' | 12" | 0.24% | SLOPP |
| B4 | 87' | 12" | 1.51% | SLOPP |
| B5 | 77' | 12" | 6.30% | SLOPP |
| C1 | 44' | 12" | 3.02% | SLOPP |
| Z-0500 | 128' | 12" | 6.68% | Concrete Pipe |
| Z-OUTLET | 18' | 12" | 1.30% | Concrete Pipe |



FINKO LLC
Tom Glusti

Hula Engineering

ROUND HILL
PUD Amendment Preliminary Plan
PART OF THE NORTHWEST 1/4 OF SECTION 16, T6N, R10W,
CASCADE TOWNSHIP, KENT COUNTY MICHIGAN

Issue Date
August 12, 2019
August 30, 2019
October 29, 2019
November 14, 2019
November 20, 2019
January 27, 2020
February 27, 2020
April 10, 2020

Sheet
2 of 2



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

Date February 25, 2026
To Andrea Hendrick
From Aric Thorne, PE
Subject Round Hill Revisions

I have reviewed changes to the approved revised site plan dated February 24, 2026, which includes:

- Reconfiguring the sidewalk and the shared parking on the north side of Round Hill Court;
- Providing an accurate depiction of the built location of units 1-4 and 8-10;
- Adding a fence on top of the retaining wall located south of units 7 and 8; and
- Removing the required building footprints from the unbuilt lots 5-7.

I understand there are no changes to grading or stormwater plans. I have no engineering comments or concerns.

CASCADE TOWNSHIP  FIRE DEPARTMENT

Office of the Fire Marshal

To Whom it May Concern,

On behalf of the Fire Chief and myself, we have no issues with the proposed amended plans for the Roundhill development.

We have reviewed all the submitted documents and see nothing that would cause a problem from a fire department perspective:

Hydrants - OK
Access Roads – OK.
Development Layout – OK.
Gated Access - OK

Best Regards,

Todd Pell - CFI-II, CFPE
Fire Marshal
Direct: (616) 285-2328
Cell: (616) 644-3244
Email: tpell@cascadetwp.com



Cascade Fire Department

2865 THORNHILLS AVE SE • GRAND RAPIDS, MI 49546
(616) 949-1320

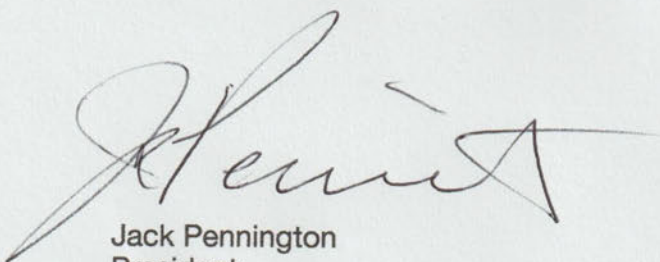
Cascade Township
Planning & Development Board

February 25, 2026

The Round Hill condo Association supports the application for the PUD amendment to amend the approved Site Plan for the Round Hill Development. The Plans were circulated to home owners for review and comments. We understand that the requested amendments to the site plan include the corrected placement of buildings and decks on the plan to match their locations built on the site.

We also understand that this modifies the approved sidewalk location on the north side of the road and adds a fence above the retaining wall on the south side of the site.

I met with Andrea Hendrick on February 13, 2026 to discuss neighbor questions and seek clarification about the plan changes to units 5, 6, and 7. Further feedback was solicited from Association home owners after this meeting leading to a supportive recommendation to the Planning Commission.

A handwritten signature in black ink, appearing to read "J Pennington", written in a cursive style.

Jack Pennington
President
Round Hill Condo Association

16
15
1

202006300056406

Total Pages: 16
06/30/2020 11:49 AM Fees: \$30.00
Lisa Posthumus Lyons, County Clerk/Register
Kent County, MI



RECEIVED ROD
2020 JUN 30 AM 11:47

CASCADE CHARTER TOWNSHIP

Ordinance #2 of 2020

AN ORDINANCE TO Amend the

Sentinel Pointe

Ordinance #1 of 1980

as amended by Ordinance No. 6 of 1984

as further amended by Ordinance No. 1 of 2016

PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP (the "Township") ORDAINS:

SECTION I. AN AMENDMENT TO THE CASCADE CHARTER TOWNSHIP ZONING ORDINANCE.

The application received from Finko, LLC, a Michigan limited liability company (hereinafter referred to as the "Developer"), is to further amend the Sentinel Pointe Planned Unit Development and to amend the earlier amendment from 2016 for a ten unit/lot single family residential development (the "Revised Project"). The Revised Project was recommended by the Cascade Charter Township Planning Commission for approval on May 18, 2020 to amend the current PUD, Planned Unit Development. Approval of the proposed PUD amendment requires an amendment to the Cascade Charter Township Zoning Ordinance and Zoning Map to incorporate the Planning Commission's recommendations and the final actions of the Cascade Charter Township Board on June 10, 2020.

SECTION II. LEGAL DESCRIPTION.

1. Ten unit/lot single family residential project – Roundhill - the Revised Project, now known as Round Hill Condominium, a Kent County Subdivision, Subdivision Plan No. 1053:

PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M 00S E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS PLAT EXT N TH S 0D 08M 00S E ALONG SD EXT E LOT LINE & SD E LOT LINE & SD E LOT LINE EXT S 0D 08M 00S E 1125.46 FT TO BEG OF THIS DESC - TH S 78D 30M 00S W 212.73 FT TH N 85D 00M 00S W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH NLY ALONG ELY LINE OF SD AVE TO A PT 895 FT S FROM N SEC LINE TH E PAR WITH N SEC LINE

TO E LINE OF SD LOT 7 EXT S TH S 0D 08M 00S E ALONG SD EXT E LOT LINE TO BEG * SEC 16 T6N R10W 5.24 A.

2. Existing 154 unit retirement home (Sentinel Pointe):

411916103012 PART OF NW 1/4 COM AT NW COR OF SEC TH 90D 00M E ALONG N SEC LINE 1475.51 FT TO E LINE OF LOT 7 OF ARDEN HILLS EXT N TH S 00D 08M E ALONG SD EXT E LOT LINE TO CL OF THORNAPPLE RIVER DR TH S 63D 15M 32S W 234.98 FT TH S 46D 34M 38S W 129.5 FT TO BEG OF THIS DESC- TH N 45D 00M W 275.0 FT TH N 49D 00M E 175.0 FT TH N 57D 00M E 187.47 FT TH N 85D 00M W 759.30 FT TO ELY LINE OF THORNHILLS AVE /100 FT WIDE/ TH SWLY ALONG SD ELY LINE TO A PT 288.21 FT N FROM E&W 1/4 LINE TH E 10 FT TH S 24.21 FT TO N LINE OF S 264 FT OF NW 1/4 TH E ALONG SD N LINE TO CL OF THORNAPPLE RIVER DR TH NELY ALONG SD CL TO BEG * SEC 16 T6N R10W 18.25 A.

SECTION III. GENERAL PROVISIONS.

The conditions, requirements, and regulations contained in this document shall apply to the Revised Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). Except as expressly modified by this Ordinance, Ordinance No. 1 of 2016, as recorded with the Kent County Register of Deeds records on January 22, 2020 at Document 202001220006534 (as well as any and all requirements and conditions contained therein), remains unchanged and in full force and effect.

SECTION IV. PURPOSE.

The Revised Project occupies approximately 5.24 acres of land that is to be developed as a 10 unit/lot single family residential development. The Planned Unit Development technique has been chosen by the Developer to provide more control over the development's aesthetics and appearance.

The conditions, requirements, and regulations contained in this document are established to ensure high quality single family residential development of the Revised Project. Additionally, they are designed to achieve integration of this development with adjacent and area land uses.

SECTION V. APPROVAL LIMITATIONS AND CONDITIONS.

- A. The provisions of this Ordinance/Ordinance amendment ("this Ordinance") are not intended as a substitute for the Cascade Charter Township Zoning Ordinance and the General Development Plan, nor do they in any way relieve the Developer from obtaining all approvals and permits required by the Township, except as otherwise expressly provided herein. In the event that a development issue or site plan element is not expressly addressed by this Ordinance, the specifications and requirements of the Cascade Charter Township Zoning Ordinance shall apply. Furthermore, all other applicable Cascade Charter Township ordinances (including Ordinance No. 1 of 2016, as amended) shall still govern the Revised Project where applicable.

- B. Except as expressly otherwise provided herein, the Developer and its assigns must meet all applicable provisions, ordinance requirements, and regulations of Cascade Charter Township, as well as federal, county, and state law, and must obtain all necessary approvals from state and county governmental agencies that are required for construction, operation, or use.
- C. This PUD amendment approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition imposed herein is determined to be invalid, illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the Township reserves the right to review the entire Revised Project under the PUD provisions of the Cascade Charter Township Zoning Ordinance, and further, to withdraw its approval of this PUD amendment (and earlier amendments) if the Township finds that, absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.
- D. All conditions contained herein and in the final approved revised site plan (the "Approved Revised Site Plan") shall be binding upon the Developer, as well as its successors, creditors, tenants, transferees, heirs, co-owners, unit owners, agents, contractors, and assigns, and the Round Hill Condominium Association, all of which are collectively called "Developer Successors." The conditions may be modified or amended only pursuant to a formal amendment of the PUD approval, the Approved Revised Site Plan, and any ordinance amendments. The Revised Project must be constructed, operated and maintained, and all properties therein used, in strict compliance with the PUD approval (including this Ordinance and the Approved Revised Site Plan), and no deviations can occur without prior formal written approval by the Township. So-called minor deviations shall not occur or be made unilaterally by the Developer or the Developer Successors. Any deviation without prior formal written approval by the Township will constitute a violation of this Ordinance and the Cascade Charter Township Zoning Ordinance.
- E. This Ordinance shall be recorded with the Kent County Register of Deeds by the Developer prior to any further construction occurring on the Revised Project and shall run with and bind the lands involved, including Round Hill Condominium, a Kent County Condominium, Subdivision Plan No. 1053. A copy of this recorded document shall be supplied by the Developer to the Cascade Charter Township Clerk.
- F. Failure to comply with the Approved Revised Site Plan or any condition of approval herein shall be deemed to be both a nuisance per se and a violation of the Cascade Charter Township Zoning Ordinance.
- G. Prior to recording a copy of this document as specified in Section V(E) hereof, the Developer shall type the following statement onto the end of this document (or add an additional page to the document) as follows, and shall sign and date the same:

“Finko, LLC has fully read the above PUD ordinance amendment document, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and its assigns, creditors, successors, heirs, agents, contractors, and transferees in and to the property involved.”

- H. Before this document is recorded with the Kent County Register of Deeds, a property owner’s association (the “Homeowners Association”) shall be created and exist forever comprised of all of the owners and all of the lots/units in the Revised Project. The Homeowners Association shall keep and build up and administer a reserve fund (based on annual dues or assessments from the owners of each of the lots/units in the Revised Project), which shall be used for any use permitted under the Michigan Condominium Act, including, but not limited to: (i) to monitor, inspect, repair and clean out the storm water and water drainage facilities within the Revised Project, including the retention/detention ponds and related piping; (ii) to inspect, repair and maintain the Retaining Wall described in Section XIII below; and (iii) to repair and repave the private road as necessary. The annual assessment or dues for such fund shall be at least \$300 per year per each lot or unit within the Revised Project and shall be adjusted no less than every five years based on the federal Consumer Price Index (or comparable successor federal index). Upon a written request by the Township, the Homeowners Association shall provide the Township with the then-current balance of total monies in that fund.
- I. All of the conditions, requirements and obligations contained in this Ordinance/ordinance amendment shall pertain to and run with the lands involved, and shall benefit and burden not only the Developer, but also the Developer Successors.
- J. Except as stated below, the private road within the Revised Project shall not be obstructed nor shall free passage by vehicles on and along that private road ever be interfered with in any way. No parking is allowed on the paved portion of the private road, except for temporary parking that does not obstruct vehicle traffic and does not occur overnight. Notwithstanding the foregoing, the installation of a gate to limit public access to the Revised Project shall be permitted and temporary parking, including overnight parking, shall be permitted in the designated parking area located West of Unit 1 of the Revised Project as depicted on the Approved Revised Site Plan. The Cascade Fire Department shall at all times have access to and through the gate including any access codes or keys that may be necessary.
- K. Except as expressly amended by this Ordinance/ordinance amendment, Ordinance No. 1 of 2016 remains in effect and shall be fully complied with.
- L. The Homeowners Association and all unit/lot owners in the Revised Project shall be deemed to be the successors of the Developer (jointly and severally) for purposes

of compliance with this document and the Zoning Ordinance once the Developer no longer owns any lot or unit within the Revised Project.

SECTION VI. PERMITTED USES.

The permitted uses for the Sentinel Pointe PUD are as follows:

- A. 10 Single Family Residences – Roundhill (the Revised Project).
- B. The Existing 154 unit retirement facility – Sentinel Pointe.
- C. All signs for the Revised Project shall conform with Section 6.02 of the Cascade Charter Township Sign Ordinance (Ordinance 14 of 1997, as amended).

SECTION VII. DESIGN GUIDELINES, REQUIREMENTS AND LIMITATIONS.

The Revised Project shall be developed in exact accordance with the Approved Revised Site Plan (dated 4/10, 2020) as approved by the Township. No alterations, expansions or additions may occur as to the Revised Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

- A. Maximum Number of Residential Units/Lots.
 - 1. Roundhill – Ten (10) single-family detached condominium units/lots.
 - 2. Existing retirement facility – 154 (Sentinel Pointe).
- B. Maximum Building or Structure Height
 - 1. Roundhill – 35 feet or two and a half stories whichever is less.
 - 2. Existing retirement facility – as constructed (Sentinel Pointe).
- C. Setback and Building Permit Requirements
 - 1. Roundhill – Front - 0
Side – 10 feet
Rear – 25 feet
 - 2. Existing retirement facility – as constructed (Sentinel Pointe)
- D. A site survey by a professional surveyor or engineer shall be filed with the Township for each proposed dwelling before a building permit is issued, showing

all of the corners of the proposed dwelling to ensure that the Approved Revised Site Plan is adhered to during construction and thereafter. The corners shall be physically staked for each unit/lot.

- E. Written verification shall be filed with the Township from a certified engineer that the detention pond has been cleaned and is functioning in accordance with the Township-approved design prior to any building permit being issued.
- F. The swale near units 9 and 10 shall be completed to the satisfaction of the Township engineer prior to building permits being issued for units 9 and 10.
- G. A sidewalk shall be built on the lots shown on the Approved Revised Site Plan dated 4/10/20 and completed no later than the certificate of occupancy for the house on the unit involved.
- H. The retention pond shall be revised and constructed according to the approved design no later than July 30, 2020.
- I. The Basin emergency overflow repair shall be fully completed no later than July 30, 2020.
- J. The North property line grading and catch basin repair shall be fully completed no later than July 15, 2020
- K. Except for the Retaining Wall described in Section XIII hereof, no deck, patio, or other structure shall be placed within or extend into any setback area.
- L. Minimum Floor Area
 - 1. Roundhill – Each dwelling shall contain a minimum of:
 - (a) One Story: 1300 square feet on the main floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
 - (b) Two Story: 1600 square feet, with a minimum of 800 square feet on the first floor, finished livable area above grade level, exclusive of garages, decks, porches and breezeways.
 - 2. Existing retirement facility
 - (a) As constructed (Sentinel Pointe).

SECTION VIII. PRIVATE STREET DEVELOPMENT - ROUNDHILL.

- A. The private street within the Revised Project shall be designed, built and maintained pursuant to requirements of Ordinance No. 1 of 2016 and in full compliance with the Approved Revised Site Plan dated 4/10, 2020.
- B. In accordance with Section G of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” the Developer of the Revised Project shall provide a disclosure statement on all property deeds to all unit/lot owners of the private street, all those who utilize the private street and all persons securing a building permit to construct a building or structure served by the private street, stating that by applying for and securing a building permit for construction of a building or structure that utilizes the private street, all such persons shall use the private street at their own risk and the Township (and its employees, officials, officers, and agents) shall not be responsible for any aspect of the private street.
- C. In accordance with Section I of the “Cascade Charter Township Engineering Design Requirements and Standards for Private Streets,” it shall be the responsibility of the Developer and its successors or the individual property owners to fully maintain and keep the private street in good condition and repair at all times and to ensure that snow and ice is removed in a timely fashion during the winter.

SECTION IX. TEMPORARY BUILDINGS.

No structure of a temporary nature, including, but not limited to, any trailer, tent or construction shack shall be constructed, placed or maintained within the Revised Project except lawfully accessory to and during construction of any building or infrastructure improvement.

SECTION X. UTILITIES.

- A. Water and Sewer – The individual units/lots in the Revised Project will be served by both public water and public sewer. Such systems shall be designed, installed, and approved by Cascade Charter Township and the City of Grand Rapids.
- B. Stormwater Drainage –

The Project is located within Zone A of the Cascade Township Stormwater Ordinance. In lieu of requiring that an Act 433 agreement or a drainage district be established with the Kent County Drain Commissioner, Cascade Charter Township has agreed to approve the Approved Revised Site Plan for the Revised Project so long as the Revised Project (and any and all portions thereof) always fully complies with the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances). Accordingly, the Homeowners Association and all landowners within the Revised Project (“Co-Owners”) are required to ensure the proper installation and permanent maintenance of any and all storm drainage and water retention systems, pipes,

ponds, Retaining Wall and associated drain system, and all facilities for the Project (collectively, the “Facilities”) shown on the Approved Revised Site Plan or as otherwise required by the Cascade Charter Township Stormwater Ordinance (as that ordinance may be amended from time to time, as well as any successor ordinance or ordinances, all of which shall collectively be referred to hereinafter as the “Stormwater Ordinance”). Such requirements and obligations of the Homeowners Association and Co-Owners (jointly and severally) include, but are not necessarily limited to, the following:

1. Maintenance and repair regarding the following items shall be done on a regular basis and in such fashion as to ensure that all components of the Facilities function properly at all times:
 - (a) Sediment removal.
 - (b) Erosion control.
 - (c) Ensuring constant structural integrity of the physical systems.
 - (d) Designate access to the Facilities.
 - (e) Cleaning of catch basin sumps.
 - (f) Sediment and debris removal from the infiltration basin.
 - (g) Landscape maintenance of the infiltration basin to maintain the design volume and ensure the system is operating as designed.
 - (h) Other maintenance procedures as outlined by the applicant’s engineer in their letter dated June 4, 2015.

2. The Township (including its designated officials, officers, agents, and contractors) shall have the right to physically inspect all aspects of the Facilities at all reasonable times, or any other times if, in the opinion of the Township, there is a threat to the public health, safety, or welfare.

3. Buildings, structures, landscaping, trees, or similar items shall not be installed, planted, or placed within or over any portion of the Facilities except in accordance with the Approved Revised Site Plan, or if not identified in the Approved Revised Site Plan without prior written Township approval.

4. The Township shall be supplied with an engineer’s “as-built” certification by the Developer to certify that the Facilities as constructed and installed

matches the approved revised design. The Township shall also be supplied with a reduced copy of the Approved Revised Site Plan graphically showing the Facilities, together with any and all easements therefor.

5. The Township shall be supplied with a permanent easement or irrevocable license allowing the Township (as well as its designated officials, officers, agents, and contractors) to have access between the public road right-of-way and to any and all portions of the Facilities.
6. Should the Facilities not be properly installed, maintained, and/or repaired, in full compliance with all of the requirements of this Subsection X.B hereof, the Approved Revised Site Plan, and the Stormwater Ordinance (whether due to the fault or neglect of the Developer, the Homeowners Association, and/or the Co-Owners), and any such noncompliance or deficiency shall not have been fully remedied within 30 days of the date when the Township has given the Homeowners Association written notice of any such noncompliance or deficiencies, the Township, at its sole option and discretion, shall have the right and authority to perform any and all installations, replacements, repairs, and/or maintenance which is reasonably required and charge back all of the costs thereof to the Homeowners Association and also the Co-Owners (together with reasonable administrative costs and legal fees). Should any challenge occur regarding the Township's actions, the following shall be applicable:
 - (a) Establishment of a Special Assessment District. The Township may establish a special assessment district for the Revised Project to pay for and/or reimburse the Township for any and all such costs and expenses (as well as to ensure future required repairs and maintenance) pursuant to whichever state statute the Township desires to utilize. In such event, all of the Co-Owners and the Homeowners Association shall all be deemed to have fully consented to and agreed with the establishment, implementation and enforcement of such a special assessment district.
 - (b) Proceeding to Collect Pursuant to the Master Deed and Condominium Documents or Deed Restrictions. Alternately, the Township shall also have the authority to collect or require reimbursement for any and all such costs and expenses from the Homeowners Association and the Co-Owners as if such obligations of the Homeowners Association and the Co-Owners were in the form of a permanent deed restriction or covenant on the Revised Project. Should the Township pursue this remedy, the Township would have any and all rights attributable to the Homeowners Association when collecting dues or assessments from the Co-Owners. Additionally, such costs shall also be a lien on each of the

units or lots, which shall be enforceable in accordance with Act No. 94 of the Public Acts of 1933, as amended from time to time. Any such charges which are delinquent for six (6) months or more may be certified annually to the Township Treasurer, who shall enter the lien on the next tax roll against the applicable unit or lot, and the costs shall be collected and the lien shall be enforced in the same manner as provided for in the collection of taxes assessed upon the roll in the enforcement of a lien for taxes. In addition to any other lawful enforcement methods, the Township shall have all remedies authorized by Act No. 94 of the Public Acts of 1933, as amended. The Master Deed or deed restrictions shall be amended accordingly.

The above alternate remedies (being (a) and (b)) shall be deemed to be in addition to any and all other remedies for the Township provided for elsewhere in the deed restrictions or master deed or condominium documents or at law or equity. The Township shall have the sole authority and discretion to determine whether or not to proceed pursuant to (a) or (b) or both, above.

7. The Developer shall establish an escrow fund with the Township, in accordance with Section XIV hereof, that shall remain in place until 3 years after a permanent certificate of occupancy is issued for the last house constructed in the Revised Project. At no time shall the escrow funds deposited by the Developer with the Township fall below \$5,000. When and if the sum in the escrow account falls below \$5,000, the Developer shall replenish the escrow account back up to \$30,000 within 15 days of the date that the Township provides written notice to the Developer. The escrow funds may be used by the Township for any and all of the following uses:
 - a. Any fees or costs from the Township's engineer regarding inspections, reports and/or enforcement relating to the Revised Project's Facilities, drainage facilities, retention/detention pond facilities, Retaining Wall, private road and any other common improvement within the Revised Project.
 - b. Any enforcement efforts or proceedings by the Township with regard to this Ordinance or any of the conditions of approval for the Revised Project, including, but not limited to, attorney fees, court costs, township planner fees and township engineering fees.
 - c. Any zoning proceedings.
8. The Developer shall comply with the Cascade Township Stormwater Ordinance. The on-site storm sewer system and infiltration basin shall

collect all of the stormwater runoff from the developed and graded portions of the property. Also, the Developer shall prevent any storm water or water run off flowing onto the adjoining properties at amounts, volumes, rates, frequency, intensity or velocity to a greater degree than occurred prior to January 1, 2016.

9. Once the Revised Project has been fully developed and completed and the Developer no longer owns any lots/units within the Revised Project, the Homeowners Association and the individual owners of all of the lots/units within the Revised Project shall be jointly and severally responsible and liable for ensuring compliance with all of the terms and conditions of this Ordinance/ordinance amendment and zoning conditions of approval for the Revised Project, including compliance with all applicable Cascade Charter Township ordinances and codes.
- C. Before construction recommences on any unit/lot within the Revised Project, the Developer shall provide to the Township (and any other applicable governmental units and utilities) all necessary permanent easements within the Revised Project for telephone, telecommunications, electricity, gas and cable television to the appropriate utility provider without cost. Said easements shall be recorded with the Kent County Register of Deeds and provided to each utility provider for their records.

SECTION XI. LANDSCAPE PLAN

The landscaping along the perimeter of the site shall be installed and maintained at all times and shall include at a minimum all of the plantings that are shown on the approved amended landscaping plan dated 1/27, 2020. These plantings shall be installed no later than (see schedule submitted by applicant). The Developer shall maintain these plantings and shall remove and replace any dead or dying trees until the Developer no longer owns any lot or unit within the Condominium. Thereafter, such plantings shall be maintained by the Developer Successors.

SECTION XII. SOIL EROSION CONTROL REQUIREMENTS.

The Developer shall submit an updated soil erosion control plan to the Township showing all temporary and permanent soil erosion control measures to be taken before, during, and after construction on the Revised Project. This plan shall be reviewed and approved by the Township Engineer prior to the Developer recommencing any excavation on the site. The Developer shall comply with any and all licenses, approvals, or permits issued regarding soil erosion control requirements and measures.

SECTION XIII. RETAINING WALL.

The Approved Revised Site Plan shows a Redi-Rock retaining wall to be installed south of Units 5, 6 and 7 of the Revised Project (collectively, the "Retaining Wall"). Such Retaining Wall shall

be installed by the Developer in full compliance with the Approved Revised Site Plan, Cascade Township ordinances, and any other applicable law. The following shall also be applicable to the Retaining Wall:

- A. The Retaining Wall, its component parts and systems and all drains shall be kept in good working condition and repair at all times.
- B. The Retaining Wall shall be completed no later than July 30, 2020.
- C. The Developer shall designate the Retaining Wall in the Round Hill Condominium Master Deed and Site Plan as a General Common Element and record an Amended Master Deed and Site Plan in accordance with Section XVI hereof.

The installation of the Retaining Wall and Landscaping is contingent upon the Developer obtaining (and supplying to the Township) a temporary written agreement (if needed for the installation of the Landscaping and Retaining Wall) from the owner of the adjacent land (who has generally agreed to provide such an agreement) to the southeast for encroaching equipment and supplies during the construction of the Retaining Wall and Landscaping.

SECTION XIV. PERFORMANCE GUARANTEE AND ESCROW FUNDS.

- A. To ensure compliance with this Ordinance, the Cascade Township Zoning Ordinance, and any conditions and requirements herein, the Township may require reasonable performance guarantees to ensure completion of improvements such as, but not limited to, landscaping, ponds, drainage, retaining walls and structures, lighting, roads, and utilities. The Township Board, Engineer, or Planning Department may require such guarantees at any time they deem reasonably necessary to ensure completion of the improvements. The form (including the bank or surety involved), duration, and amount of the performance guarantee shall be approved by the Township.
- B. The Developer shall provide the Township with all of the following security to assure and guarantee the following:
 - 1. Performance Guaranty. Provide an irrevocable letter of credit for \$100,000 to ensure that the site is developed as approved. The irrevocable letter of credit shall remain in place for two years following issuance of the last permanent certificate of occupancy within the Revised Project and provided that all other improvements shown on the Revised Site Plan are completed.
 - 2. Landscaping Guaranty. Provide an irrevocable letter of credit for \$8,200 to ensure the installation of the required landscaping. The irrevocable letter of credit shall remain in place for two years following the completed installation of all required landscaping.

3. Township Inspection & Compliance Cost Guaranty. As provided in subsection X.B.7 hereof, the Developer shall provide \$30,000 in escrow to the Township so that (among other matters) the Township engineer can inspect the site on a regular basis to ensure continued compliance. The escrow will continue until 3 years after a permanent certificate of occupancy is issued for the last house constructed.
4. Remediation. Developer shall restore the adjoining property owned by the Mark D. Rohde Unified Credit Trust and Gayle Cary Rohde Unified Credit Trust, (collectively, "Rohde") located to the southeast of Round Hill Condominium caused by the Developer's violation of Ordinance No. 1 of 2016 due to stormwater run off, silt flow and tree and vegetation loss. Such restoration shall occur on or before September 1, 2020. To ensure such remediation, the Developer shall file with the Township an irrevocable letter of credit in the amount of \$150,000 for that purpose.
5. The wording for the letters of credit shall be approved by the Township Attorney.

SECTION XV. THE GERALD R. FORD INTERNATIONAL AIRPORT.

Within the recorded master deed or deed restrictions, the Developer shall expressly disclose in writing that the Revised Project is located in the vicinity of the Gerald R. Ford International Airport and that there may be noise, vibration, and property valuation impacts associated with such location.

SECTION XVI. CONSISTENCY OF THE MASTER DEED AND/OR DEED RESTRICTIONS/COVENANTS WITH THE PUD APPROVAL.

- A. If the Revised Project will be a condominium project (in whole or in part), the master deed or amended master deed (and attachments) shall be reviewed and approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance. If some or all of the Revised Project will be governed by new or amended deed restrictions/restrictive covenants apart from a condominium master deed, such deed restrictions/ restrictive covenants or amendments shall also be reviewed and approved by the Township Attorney before recording to ensure consistency with this Ordinance.
- B. If the Master Deed or deed restrictions have already been recorded, the Developer shall record a binding amendment thereto which conforms to the requirements of this Ordinance. The Developer shall identify the Retaining Wall as a General Common Element in the Master Deed and Site Plan. The Developer shall amend the Bylaws of Round Hill Condominium to state that Round Hill Condominium and each individual condominium unit shall conform to the Requirements of the Cascade Township Ordinance and this PUD Ordinance No. 2 of 2020 and such

amended Bylaws shall be recorded as part of an Amended Master Deed. These amendments shall be approved by the Township Attorney prior to final recording to ensure consistency with this Ordinance and the Zoning Ordinance. Such amendments shall be recorded within seven days following receipt of the Township Attorney's approval of the Amended Master Deed and Amended Bylaws.

SECTION XVII. CONSISTENCY WITH PLANNED UNIT DEVELOPMENT (PUD) STANDARDS.

- A. The amended Planned Unit Development will result in a recognizable benefit to the ultimate users of the Revised Project and to the community. Current and future residents will recognize the benefits of a residential development that offers a low-density land use.
- B. When constructed and maintained in full accordance with the Cascade Township Ordinance and this Ordinance, in relation to the underlying zoning (PUD), the Township finds the Revised Project will not result in a material increase in the need for public services, facilities and utilities and will not place a material burden upon the subject property and the surrounding properties. The Revised Project is not anticipated to cause undo impact to the stormwater drainage of the surrounding area. All stormwater and soil erosion control plans have been approved by the Township Engineer and the appropriate County and State agencies.
- C. The Revised Project has been determined by the Township to be compatible with the 2009 Comprehensive Plan of the Township and with the spirit and intent of the Planned Unit Development Chapter of the Zoning Ordinance. The Revised Project has been determined to be a "Residential" use, which is consistent with the Cascade Township Comprehensive Plan.
- D. When constructed and maintained in full accordance with the Cascade Township Ordinance and this Ordinance, the Township finds that the Revised Project will not result in an unreasonable negative economic impact upon surrounding properties.
- E. The Township finds that the Revised Project will have at least the same amount of green areas and usable open space than would typically be required by the Zoning Ordinance.
- F. This Ordinance also incorporates and adopts the staff comments and conclusions on pages 3-4 of the staff report dated May 13, 2020, the requirements of the Fishbeck letter stated May 12, 2020 and the Materials Testing Consultants letter of April 2, 2020 as additional findings and requirements by the Township Board.
- G. Finally, the Township recognizes that the Revised Project will be under single ownership or control. The Township recognizes that the Developer or its assigns will retain ownership and control of parts of the premises until a majority of the site condominium units/lots are purchased for single family residential purposes at

which point the Homeowners Association shall manage and control the Revised Project. However, this shall not lesson any obligation of the Developer pursuant to this Ordinances and other applicant Township ordinances.

SECTION XVIII. EFFECTIVE DATE.

This Ordinance/Ordinance amendment shall become effective upon the expiration of seven (7) days after publication of this document (or a summary thereof) in the *Grand Rapids Press*, a newspaper of general circulation within Cascade Charter Township.

The foregoing Ordinance/Ordinance amendment was offered for adoption by Township Board Member McDonald and was supported by Township Board Member Shipley, with the roll call vote being as follows:

YEAS: Peirce, Beahan, Koessel, Slater, McDonald, Shipley


NAYS: None _____

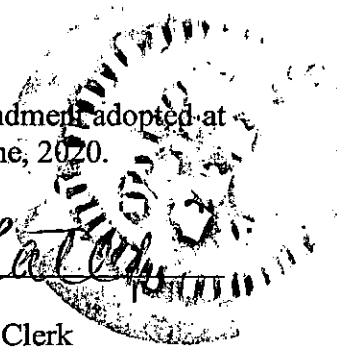
ABSENT: Lewis _____

ORDINANCE/ORDINANCE AMENDMENT DECLARED ADOPTED.

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance/Ordinance amendment adopted at a regular meeting of the Cascade Charter Township Board on the 10th day of June, 2020.


Susan Slater
Cascade Charter Township Clerk



* * *

Finko, LLC has fully read the above PUD ordinance amendment document, understands its provisions and fully agrees with all requirements and conditions contained in the same, on behalf of it and also its assigns, creditors, successors, heirs, agents, contractors, and transferees in

and to the property involved, except that this shall not be deemed an admission as to the contents of Section XIV.B.4 hereof, but Finko LLC nevertheless shall comply with such Section XIV.B.4

Date: 6/10, 2020

Signature: *Ralph Inkster*
Managing Member
Managing Member of Finko, LLC

CASCADE CHARTER TOWNSHIP

ORDINANCE NO. 26-003

AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE NO. 001 OF 1980 THE SENTINEL POINTE PLANNED UNIT DEVELOPMENT PROJECT

THE CHARTER TOWNSHIP OF CASCADE ORDAINS:

Section 1. Amendment to Section I

Section I is hereby amended to add the following language:

The Revised Project was further amended on _____, 2026 pursuant to a revised site plan dated February 24, 2026.

Section 2. Amendment to Section III

Section III is hereby amended to read as follows:

The conditions, requirements, and regulations contained in this document shall apply to the Revised Project in addition to those requirements and regulations contained in Chapter XVI of the Cascade Charter Township Zoning Ordinance (Ordinance No. 11 of 1988, as amended). Except as expressly modified by this Ordinance, Ordinance No. 1 of 2016, **and Ordinance No. 2 of 2020**, as recorded with the Kent County Register of Deeds records on January 22, 2020 at Document 202001220006534 **and on June 30, 2020, Document 202006300056406** (as well as any and all requirements and conditions contained therein), remains unchanged and in full force and effect.

Section 3. Amendment to Section V.K

Section V.K is hereby amended to remove the following:

~~K. Except as expressly amended by this Ordinance/ordinance amendment, Ordinance No. 1 of 2016 remains in effect and shall be fully complied with.~~

Section 4. Amendment to Section VII

Section VII is hereby amended to revise the first paragraph as follows:

The Revised Project shall be developed in exact accordance with the Approved Revised Site Plan ~~(dated 4/10, 2020)~~ **(dated February 24, 2026)** as approved by the Township. No alterations, expansions or additions may occur as to the Revised Project without a formal amendment to this Ordinance, unless expressly otherwise authorized herein.

Section VII is also amended to remove subsection (G) as follows:

~~G. A sidewalk shall be built on the lots shown on the Approved Revised Site Plan dated 4/10/20 and completed no later than the certificate of occupancy for the house on the unit involved.~~

All other provisions of Section VII not amended herein shall remain in full force and effect.

Section 5. Amendment of Section VIII(A)

Section VII(A) is hereby amended to read as follows:

- A. The private street within the Revised Project shall be designed, built and maintained pursuant to requirements of Ordinance No. 1 of 2016 and in full compliance with the Approved Revised Site Plan dated ~~4/10, 2020~~ **February 24, 2026**.

Section 6. Validity and Severability.

Should any portion of this Ordinance be found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 7. Repealer.

Any ordinances in conflict with the Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Effective Date.

This Ordinance is effective seven (7) days after publication.

87192:00001:202447410-1

MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 2, 2026
6:00 pm
2870 JACKSMITH AVE SE

- ARTICLE 1.** Vice Chair Kraemer called the meeting to order at 6:01 pm.
Members Present: Korstange, Kraemer, Cribbs, Madiol, Kaiser
Members Absent: Rowland (excused), Lauer (excused)
Others Present: Community Planning and Development Director (Director) Andrea Hendrick, Township Engineer Aric Thorne, Legal Counsel Leslie Abdoo of Foster Swift, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion was made by Treasurer Korstange to amend the current Agenda to add “Article 9. Closed Session”.
Supported by Commissioner Madiol.
Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the February 2, 2026, meeting.**
Motion was made by Treasurer Korstange to approve the minutes of the February 2, 2026, meeting.
Supported by Commissioner Cribbs.
Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #25-3909 – Public Hearing**
Applicant: Finko, LLC
Property Address: 6530, 6535, 6538, 6543, 6554, 6562, and 6574 Round Hill Ct.
Parcel Number: 41-19-16-120-016, 41-19-16-120-001, 41-19-16-120-015, 41-19-16-120-002, 41-19-16-120-013, 41-19-16-120-012, and 41-19-16-120-011. Also, the common elements associated with Sentinel Pointe PUD Ordinance #1 of 1980 as amended.
Requested Action: Request for a PUD amendment to Ordinance #1 of 1980 Sentinel Pointe PUD to make minor amendments to the previously approved Site Plan for the Round Hill development.

Director Hendrick presented the application for a planned unit development amendment to the Sentinel Pointe PUD to amend the approved site plan for the Round Hill development. She described the Round Hill development and the surrounding land use. She noted there is a

significant grade change, with higher elevations on the north side sloping downward to the south.

Director Hendrick provided historical context, noting that the Round Hill development was approved as part of an amendment to the Sentinel Pointe PUD in 2015, at which time the area was vacant and wooded. Following approval, the site was substantially cleared of vegetation. In the six years following, only two units were constructed. The clear-cutting combined with significant slopes caused major erosion issues that negatively impacted property owners to the south. She explained that the project was brought back for further amendments after the builder failed to develop the site in accordance with the approved plans. In the spring of 2025, the Planning, Building, and Engineering Department responded to neighbor complaints regarding the construction of a deck and found that some elements of the site had not been constructed in accordance with the approved plan. The Township worked with the Round Hill Condo Association, and the applicant to ensure all site violations were remedied.

Director Hendrick outlined four proposed site plan changes: reconfiguration of the sidewalk and shared parking area on the northeast side of Round Hill; providing accurate depictions of the buildings as built on units one through four and units eight through ten; adding a fence on top of the retaining wall located to the south of units seven and eight; and removing the required building footprints from units five, six, and seven.

She presented recent drone footage showing the newly constructed retaining wall and fence along Thornapple River Drive, noting the wall is quite large and visible from the road. She explained that as part of remediation for the erosion issues caused by clear-cutting without adequate soil control, the developer agreed to construct the retaining wall, and it was determined to be in the best interest of the public and residents to install a fence adjacent to it.

Director Hendrick stated the key consideration for the Planning Commission is whether the amended site plan meets the requirements of Section 16.03 of the Zoning Ordinance. She stated that Staff found these standards met and recommended approval, noting the motion should be to recommend approval to the Township Board and to amend the current PUD document to change references to the previously approved site plan to reference the site plan before the Planning Commission. She noted that Raleigh Finkelstein, one of the owners of Finko, LLC, was present to answer any questions.

Vice Chair Kraemer asked Director Hendrick to clarify the reconfiguration of the sidewalk and shared parking area on the northeast side of the development. Director Hendrick explained that the approved plan had shown a striped parking lot with a sidewalk running directly behind it to the north, then curving in front of units one and two. During a previous site visit, staff found the pathway had been constructed incorrectly. The applicant subsequently connected the constructed sidewalk to the parking locations to ensure accessibility for individuals exiting their vehicles.

Vice Chair Kraemer asked whether the building envelopes for units five, six, and seven remained subject to other setback requirements, observing that the envelope appeared to extend close to the road. Director Hendrick confirmed that the PUD identifies the front setback for these units as zero, meaning units can be built right up to the property line, consistent with the existing adjacent units.

Treasurer Korstange sought clarification that the change from a building footprint to a building envelope meant that any decks or other accessory elements of the home would also need to fall within the envelope area. Director Hendrick confirmed this was correct, noting the PUD document states those elements must be included within the footprint.

Treasurer Korstange then directed questions about the retaining wall to Township Engineer, Aric Thorne. She asked whether backfill had been properly compressed material during construction. Thorne explained that while a paper trail exists showing a materials testing company had been on site during construction, the documentation does not conclusively confirm that construction was performed per plan. He noted the wall was designed conservatively, likely using on-site soils that are a lean clay with high silt content, and that a geogrid system was incorporated to carry tension and stabilize the embankment given the less-than-ideal soil conditions. He stated the design called for backfilling with MDOT Class II sand, and that if the specified sand was used the wall would perform significantly better, but that even without it the wall is still technically functioning as designed. He indicated the expected lifespan of the wall, based on the development engineer's own analysis using conservative soil conditions, is between 10 and 60 years. Thorne noted that to be fully confident in what was constructed, on-site testing would be necessary.

Regarding the placement of future homes within the building envelopes, Thorne stated that the envelopes are located approximately 20 feet from the wall, which is outside the zone of influence of the retaining wall, and that anything beyond 15 feet from the wall would not be placing a surcharge on it. He concluded that constructing homes within the approved envelopes would not impact the wall and that he had no concerns about building on those lots, though he recommended future builders investigate and address the soil conditions beneath any new homes given the potential soil quality issues on the site.

Treasurer Korstange asked if there was anything else the Township could or should do before approving the houses on these sites? Thorne stated he was confident that a home could be built on the site within the building envelope.

Commissioner Kaiser asked about groundwater drainage in relation to the wall, noting visible water running near the road at that location. Thorne confirmed that water should be captured by a subdrain behind the wall or flowing beneath it. Treasurer Korstange noted she had heard from the property owner that there is a natural spring near the wall that predates the development and is separate from the wall's drainage system. Thorne

acknowledged that the presence of groundwater during construction was documented but what happened next in the construction process was unclear from the available records.

Commissioner Kaiser asked about the height and materials of the fence installed on top of the retaining wall. Thorne indicated the fence appeared to be approximately 42 inches in height and that the materials and height looked appropriate. Director Hendrick confirmed the fence had been reviewed and met applicable requirements.

Treasurer Korstange asked whether the Township had received comments of support from the Round Hill Condo Association. Director Hendrick confirmed a letter of support was included in the packet and introduced Jack Pennington, owner of Unit One and HOA President, who was present in the audience seated next to the applicant.

Treasurer Korstange noted her understanding that the majority of the problems associated with the Round Hill development were attributable to the previous builder rather than the developer or community itself, and that the outstanding issues related to the approved plan had since been corrected. She stated the primary remaining change before the Commission was the conversion from building footprints to building envelopes, and observed that since it is a gated community the sidewalk modification did not present a significant public concern.

Commissioner Cribbs asked whether the setbacks for decks and other elements would need to meet the Township's new zoning ordinance standards of 25 feet. Director Hendrick clarified that because this is a planned unit development, the property is bound by the PUD agreement between the Township and the property owner, which is filed with the county. She noted that any changes made to the general Zoning Ordinance would not impact the existing PUD agreement, and that the zero front yard setback established in the PUD document remains in effect for this development. Treasurer Korstange confirmed her understanding that the zero front setback currently applies to this property.

Vice Chair Kraemer invited the applicant to come forward.

Raleigh Finkelstein, co-owner of Finko, LLC (801 Broadway NW, Apt. 448, Grand Rapids, Michigan), stated that anything required to be done would be done and that he had nothing further to add to the staff report.

Treasurer Korstange asked if the total original number of units to be built was 10. Director Hendrick responded that the total number of units previously approved was 10.

**Motion was made by Treasurer Korstange to open public hearing.
Supported by Commissioner Cribbs.
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive SE), addressed the Commission as a concerned citizen, noting he did not have a personal stake in the matter. He stated he recently moved to the township and that this was his first Planning Commission hearing. He expressed concern that while the recent Zoning Ordinance discussions have centered on reducing regulatory burdens on developers, the shortcuts evident in this project illustrated why stronger standards are necessary.

**Motion was made by Treasurer Korstange to close public hearing.
Supported by Commissioner Cribbs.
Motion carried unanimously.**

Treasurer Korstange noted that she was present when the previous builder appeared before the Commission and had not been forthcoming. She expressed that the existing homeowners who purchased in the development are expecting three additional neighbors to complete the ten-unit community, and that if the prior issues have been corrected and no concerns had been raised by surrounding residents, the Commission should move forward. She observed that no public commenters raised unresolved concerns during the hearing. She asked whether a minimum house size was established for the development, and Director Hendrick confirmed that minimum size requirements and architectural standards are set within the PUD document and are also subject to review by the HOA's architectural committee, which Jack Pennington, HOA President, confirmed.

Treasurer Korstange further noted that the shift from required building footprints to building envelopes addresses a recurring problem where homeowners seeking to add decks or other features were found to be outside the bounds of the approved PUD plan. She stated the envelope approach resolves that issue going forward.

Commissioner Kaiser shared that he had been familiar with the development since its earliest stages and agreed the homes are well-designed and that the area is attractive. He asked about a structure visible near the entrance to the development and Pennington confirmed it is a utility electrical station.

Pennington noted the HOA has been involved in lawsuits against the previous builder and expressed that the residents of the development have been significantly impacted by the prior builder's actions.

Vice Chair Kraemer noted that while the history of the site has been challenging, the application as presented appears to straightforwardly meet the requirements of the Master Plan and Section 16.03 of the Zoning Ordinance, and that allowing the remaining three units to be built is a sensible outcome.

Motion by Commissioner Madiol to RECOMMEND APPROVAL of proposed amendments to Ordinance #1 of 1980, the Sentinel Pointe PUD as presented in the attached “Ordinance to Amend the Sentinel Pointe PUD”.

Supported by Vice Chair Kraemer.

Motion carried unanimously.

ARTICLE 8. Acknowledge visitors and those wishing to speak.

Kenneth Carey (2929 and 2923 Thornapple River Drive SE) addressed the Commission regarding an ongoing drainage and erosion problem affecting his properties at 2929 and 2923 Thornapple River Drive SE. He described that the former Planning Director directed a homebuilder to route drainage from a newly constructed home in The Summit subdivision down the hill into his backyard rather than into the existing drainage system, resulting in years of ongoing property damage. He detailed continuing damage, including the recent loss of a large tree causing damage, with additional trees falling during removal. He stated the erosion problem continues and indicated he anticipated revisiting the matter, inviting any Commissioners who wished to inspect the site to visit his property.

ARTICLE 9. Closed Session

Motion was made by Treasurer Korstange to enter closed session pursuant to the Michigan Open Meetings Act, specifically MCL 15.268(1)(h), to consider material exempt from discussion or disclosure by state or federal statute, namely a written legal opinion from the Township’s attorney, which is protected by the attorney–client privilege at 6:58 pm.

Supported by Commissioner Cribbs.

Roll Call Vote:

Yea: Korstange, Cribbs, Kaiser, Kraemer, Madiol

Nay: None

Motion was made by Treasurer Korstange to go back into open session at 7:25 pm.

Supported by Commissioner Cribbs.

Roll Call Vote:

Yea: Korstange, Cribbs, Kaiser, Kraemer, Madiol

Nay: None

ARTICLE 10. Other Business

There was no other business.

ARTICLE 11. Adjourn

The meeting adjourned at 7:25 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

REQUEST FOR BOARD ACTION
MEETING DATE: March 25, 2026

ITEM: Adopt Ordinances to Reinstate the Private Streets Ordinance #9 of 2002 and Subdivision Ordinance #5 of 2003

PRESENTER: Jade Smith, Township Manager

INDIVIDUAL PRESENT: N/A

EXECUTIVE SUMMARY:

On February 11, 2026, the Board of Trustees adopted an amendment to the Township's Zoning Ordinance. This amendment consolidated the Township's Private Street Ordinance and Subdivision Ordinance into the updated zoning framework and rescinded the previous versions of those ordinances.

On February 18, 2026, the Township received a Notice of Intent to Petition the newly adopted Zoning Ordinance, which places the ordinance before voters in an upcoming election. As a result of this action, implementation of the new Zoning Ordinance has been delayed, and the Township must continue operating under the previous zoning ordinance. Because the former Private Street Ordinance and Subdivision Ordinance were rescinded as part of the February 11 adoption, the Township is currently operating without regulatory guidance for private streets and subdivision development.

To address this gap, Township administration has worked with legal counsel to prepare resolutions that would reintroduce and reinstate Private Street Ordinance No. 9 of 2002 and Subdivision Ordinance No. 5 of 2003. These resolutions will formally introduce the ordinances with the intent of bringing them before the Board of Trustees for adoption at the regularly scheduled meeting on March 25, 2026.

STRATEGIC PLANS/GOALS:

N/A

BUDGET IMPLICATIONS:

N/A

IMPLEMENTATION PLAN:

- March 11, 2026: Introduce Ordinances to Reinstate Private Streets and Subdivision Ordinances.
- **March 25, 2026: Adopt the Ordinances to Reinstate Private Streets and Subdivision Ordinances.**
- Amendment is effective seven (7) days after the Ordinance is published.

DIRECTOR'S RECOMMENDATION:

N/A

MANAGER'S RECOMMENDATION:

Yes

ACTIONS REQUESTED:

1. Approve an ordinance to reinstate private streets ordinance #9 of 2002.
2. Approve an ordinance to reinstate subdivision ordinance #5 of 2003.

ATTACHMENTS:

1. Resolution No. 016-2026 A Resolution to Adopt Ordinance 004-2026 To Reinstate Private Streets Ordinance #9 Of 2002
2. Resolution No. 017-2026 A Resolution to Adopt Ordinance 005-2026 To Reinstate Subdivision Ordinance #5 Of 2003

Draft: March 18, 2026

Approved:

Publication Date:

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

RESOLUTION NO. 016-2026

**A RESOLUTION TO ADOPT AN ORDINANCE TO REINSTATE PRIVATE STREETS
ORDINANCE #9 OF 2002**

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held on the 25th day of March 2026, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____
and seconded by _____.

WHEREAS, the Township Board wishes to consider reinstating its former Private Streets Ordinance as the new proposed Township Zoning Ordinance regulating private streets has not yet been adopted; and

WHEREAS, the Township Board believes that reinstating its former Private Streets Ordinance would be in the best interest of the public health, safety and welfare of the community.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

1. The Township hereby adopts Ordinance No.004-2026, Ordinance to Adopt Private Streets Ordinance #9 of 2002 (the "Ordinance"), attached as Exhibit A.

2. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with

Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site.

The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after

the posting. The notice, which shall be substantially in the form attached as Exhibit B, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

3. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

Upon a roll call vote, the following voted:

YEAS:

NAYS:

The Supervisor declared Resolution 016-2026 adopted.

Susan B. Slater, Clerk
Cascade Charter Township

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on March 25, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Susan B. Slater, Clerk
Cascade Charter Township

EXHIBIT A

CASCADE TOWNSHIP

ORDINANCE NO. 004-2026

AN ORDINANCE TO REINSTATE PRIVATE STREETS ORDINANCE #9 OF 2002

Cascade Township ordains:

Section 1. Reinstatement of Private Streets Ordinance

The Cascade Township Private Streets Ordinance #9 of 2002 (attached hereto) is hereby reinstated in its entirety and shall remain in effect until the effective date of the Township's new Zoning Ordinance.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date.

This Ordinance takes effect immediately after publication as provided by law.

[INSERT COPY OF PRIVATE STREETS ORDINANCE AS REPEALED]

EXHIBIT B

PLEASE TAKE NOTICE that at its meeting on March 25, 2026, the Township Board adopted an ordinance entitled “Ordinance to Reinstate Private Streets Ordinance #9 of 2002,” at 7:00PM at the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance reinstates the Township’s Private Streets Ordinance in its entirety and designates that it shall remain in effect until the effective date of the Township’s new Zoning Ordinance.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508



Cascade Charter Township

PRIVATE STREET ORDINANCE

(Ordinance #9 of 2002)

ADOPTED DATE MAY 22, 2002

Amended by Ord. No. 9 of 2003; 6/11/03

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PRIVATE STREET ORDINANCE
CHARTER TOWNSHIP OF CASCADE
KENT COUNTY, MICHIGAN
ORDINANCE NO. 9 of 2002

A. Definitions

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them below, except where the context clearly indicates a different meaning:

1. Private driveway means an improved or unimproved path, road or ground surface extending from a public street or private road, which provides vehicular ingress and egress to no more than one improved lot, parcel or principal building.
2. Private street means a privately owned (or controlled) and maintained drive, street, road, lane, or any improved or unimproved surface, not dedicated to the county road commission as a public road, which provides the primary means of vehicular ingress and egress from a public road to two or more dwelling units, lots, parcels or principal buildings, whether created by a private right-of way, easement, or other device. A private street shall also include the following:
 - a. An access other than a private driveway or public road.
 - b. Where two or more lots or dwellings share or utilize a common access drive or device, even if each lot has the required frontage on a public road.
 - c. Any and all extensions, additions, or branches of or to a private street shall be considered part of the private street that abuts the public road.
3. Lot means any subdivision lot, meets and bounds lot or site condominium unit, which has been recorded.

B. Private Street Requirements

The standards and requirements of this Ordinance shall apply to all private streets created or constructed after the date of adoption of this Ordinance. Furthermore, the standards and requirements of this Ordinance shall also apply to existing private streets when any of the following occurs:

1. An extension or addition is added to an existing private street;
2. One or more lots are added to an existing private street or one or more lots along an existing private road are to be divided;
3. The Township Board determines that an existing private street is unsafe or will not permit reasonable access to firefighting and emergency vehicles year around to all portions of the private street.

C. General Standards

The following standards are required for all private streets:

1. All private streets shall have a recorded permanent right-of-way with a minimum width of sixty-six (66) feet, including sixty-six feet of frontage on a public road. The right-of-way shall also expressly permit utilities to be installed within the right-of-way. The minimum right-of-way radius for a turn-around shall be of such size that is able to encompass the turn-around and utilities.
2. All private streets shall be at least eighteen (18) feet wide, providing two nine (9) foot travel lanes. The private street shall be constructed and maintained with a minimum subbase of twelve (12) inches of sand and six (6) inches of finished compacted gravel (MDOT 22A) on the top thereof.

3. In the event a private street provides access to three (3) or more parcels, the private street shall be paved to at least eighteen (18) feet wide, providing two nine (9) foot travel lanes. The paved area shall have a minimum of one and three-fourths (1-3/4) inches of bituminous aggregate meeting Michigan MDOT Specification 1100T, as amended. A six (6) inch thick gravel shoulder shall be provided on each side of the private street surface with a minimum width of two (2) feet, containing a slope of twenty-two hundredths of one foot (0.22) from the outside edge of the road surface to the toe of the slope.
4. The area in which the private street is to be located shall have a minimum cleared width of twenty-eight (28) feet, which clearing shall always be maintained.
5. The private street shall be constructed with such stormwater drainage easements, stormwater runoff, culverts, and drainage contours as is reasonably required by the Township Engineer to ensure adequate drainage and runoff.
6. If a private street crosses a natural drainage course, stream or other natural body of water, the method of crossing (bridge, culvert or other structure) must meet the standards set forth by the Kent County Road Commission and such specifications as may be reasonably required by the Township Engineer.
7. Each private street shall be given a street name that is not the same as any other street name in the County, as determined by the Kent County Road Commission. A visible street sign, which can be seen easily in an emergency at all times, and a stop sign shall be erected and maintained at all times at the intersection of the private street with the public road. The signs shall be paid for, posted and thereafter maintained by the property owner's association, property owners or developer.
8. The street address for all lots accessed from a private street shall conform to Cascade Charter Township Ordinance No.9/1980.

D. Turnarounds

Any single means of access serving more than two (2) lots or dwelling units shall include one of the following at the end of a private street:

1. A turn-around with a thirty (30) foot turning radius*
2. A hammerhead "T" turn*
3. A continuous loop layout*

*See Appendix A for design standards

E. Private Street Grade

Private streets shall not exceed a maximum grade of six (6) percent. In no case shall a six (6) percent grade extend more than 1,000 feet in length. Notwithstanding the preceding, the Planning Commission, upon recommendation of the Township Engineer, may allow a maximum grade of up to eight (8) percent for a private street if it is reasonably determined that such increased grade meets all of the following standards:

1. The private street will be safe;
2. The increased grade will not hinder the ability of firefighting equipment, ambulances and other emergency vehicles and personnel to reach all portions of the development; and
3. The developer demonstrates that automobile traffic will be able to easily and safely go up and down the grade at all times of the year, including when ice and snow are present.

F. Second Access/Emergency Access

Any private street which will serve or permit access to twenty (20) or more lots or dwelling units shall have two (2) means of direct access to public roads. The second means of access may be used for emergency access purposes only with approval from the Planning Commission and such access shall be maintained at the developer/property owner's expense. Each access shall be built and maintained to the standards required for private streets.

G. Existing Nonconforming Private Streets

The Township recognizes that there exist private streets which were lawful prior to the adoption of this Ordinance which do not fully conform with the standards herein. Such streets are declared by this Ordinance to be legal nonconforming streets. The Township also recognizes the importance of having these streets upgraded if and when one or more of the following occur:

Any developer or property owner who desires to engage in one or more of the situations listed in Subsection G (1), (2) or (3) below, shall be required to upgrade the entire private street to conform with the standards for new private streets.

1. One or more lots are added to an existing nonconforming private street.
2. The division or splitting of a lot occurs on an existing nonconforming private street.
3. The addition of an extension, addition or branch to or from an existing nonconforming private street.

H. Disclosure Statement: Maintenance Agreement

1. The applicant and/or owners of the proposed private street and lots thereon shall provide the Township with a recordable private road maintenance or restrictive covenant agreement between the owners of the private street and any other parties having any interest therein or lots thereon or other documentation satisfactory to the Township which shall provide for and assure that the private street shall be regularly maintained, repaired, and snow plowed so as to comply with this Ordinance and to assure that the private street is safe for travel at all times and that the costs thereof will be paid for by the owners of the lots benefited by the private street. The applicant/owners agree that, by filing an application for and receiving a permit for a private street and by utilizing the private street, they will assure that any buildings or lots thereafter created or constructed on the private street shall also be subject to the road maintenance or restrictive covenant agreement and that said agreement shall be recorded, shall run with the land, and shall bind all lots and properties benefited by the private street. The agreement shall also indicate that the owners of all lots and properties benefited by the private street can improve any portion of the private street and shall be jointly and severally liable and responsible for maintaining the entire length of the private street so that it is, at all times, in compliance with this Ordinance and all applicable Township standards and requirements. The agreement shall provide that it is enforceable by the Township at its option. Additionally, the agreement shall provide that, if the private street is not maintained to the requirements of this Ordinance, all of the owners of lots or properties utilizing or benefiting by the private street shall be deemed to have consented to a special assessment district being created by the Township to maintain or upgrade the private street. The agreement shall also provide that, alternately, the Township Board, at its option, can improve and maintain the private street so that it meets the requirements of this Ordinance and the Township can charge the owners of all lots that utilize and or will be benefited by the private street

- for the reasonable costs thereof, and such costs shall be secured by either placing a lien on the benefited lots and properties or by placing the costs thereof on the tax roll.
2. The applicant for a private street approval, all owners of the private street and lots thereon, all those who utilize the private street, and all persons securing a building permit to construct a building served by the private street all agree that, by applying for and securing a permit for a building that utilizes the private street and by utilizing the private street, they shall indemnify and will save and hold the Township (as well as its officers, agents, and employees) harmless for, from, and against any and all claims, causes of action, costs, and damages for personal injury and/or property damage arising out of the use of the private street or the failure to properly construct, maintain, repair, and/or install the private street or any appurtenances thereto. The owner/applicant shall inset the above language into the maintenance agreement (or other approved document) and it shall run with the land and shall bind all purchasers of properties benefited by the private street.
 3. All maintenance agreements for private streets shall be submitted to the Township for review and approval prior to the maintenance agreement being recorded and prior to any construction on the private street. Each maintenance agreement shall also contain the following statement, as provided by MCL 500.261:
"The street is private and it is not required to be maintained by the Kent County Road Commission or any governmental unit."

I. Exceptions or Design Modifications (amended by Ord. No. 9 of 2003; 6/11/03)

1. Pursuant to a PUD approval, the Township Board may modify the standards for new private streets for a given project for good cause shown.
2. The Township Board reserves the right to place higher design requirements and standards on a development which provides access by means of a private street should it be in the best interests of the Township and for the protection of the health, safety and general welfare of its residences. Such additional requirements and standards shall be recognized and accepted by professional associations and engineering societies including, but not limited to: the American Association of State Highway and Transportation Officials, the American Society of Civil Engineers, the Institute of Transportation Engineers, the Building Officials and Code Administrators International (BOCA) and the National Fire Protection Association.
3. For situations involving existing non-conforming private roads the Township Board may grant Design Modifications, should they determine that the design requirements and standards deny the property owner reasonable use of his property. Should the Township Board grant design modifications, they may impose reasonable conditions onto the affected property and private street which protect the public health, safety and general welfare of all township residents.

Procedure

- a. An application shall be submitted to the Planning Department on a form for that purpose together with a fee, as determined by the Township Board.
- b. Upon receipt of an application for a Design Modification, notice will be given to all property owners within 300 feet of the property requesting such exception, that the Planning Commission will hold a public hearing on the application.
- c. In addition, any property owner who lives on or uses the private street as access to their property will be notified of the hearing.

- d. In the case of a Design Modification, the Planning Commission shall, within a reasonable amount of time after the public hearing give a recommendation to the Township Board on whether to deny, approve or approve with conditions the request.
 - e. The Township Board shall then hold a meeting within a reasonable period of time to make a decision.
- J. Maintenance and Snow Removal
The developer (and once lots have been sold to third parties, the owners of the lots) shall be responsible for maintaining private streets at all times to the standards required by this Ordinance and all other applicable laws. Such reasonable maintenance shall include, but not be limited to, plowing snow and removing ice in the winter so that firefighting and emergency vehicles can access all portions of the private street at all times.
- K. Security Requirement
The construction of all improvements required by this Ordinance shall be paid for and completed by the property owner/developer. Prior to receiving lot split approval or a building permit for any lot on the private street, the Township may require that a bond, cash or letter of credit be submitted by the applicant for the completion of the private street or required upgrades. The security shall be in a form approved by the Township, payable to the Township and in the amount of the Township's estimate of the cost of all improvements.
- L. Land Division Approval
No land division approval by the Township shall occur for or involving a lot or lots to be accessed by a private street (or extension thereof) until the private road has been formally approved by the Township hereunder, the maintenance agreement has been approved by the Township, such maintenance agreement has been fully executed by all parties having an interest in the private street, and all lots to be served by the private street and the same has been recorded with the Kent County Register of Deeds records with proof thereof provided to the Township.
- M. Approval by the Road Commission
No private street shall be approved by the Township until the applicant has presented the Township with either an approved private street permit by the Kent County Road Commission, or alternately, a letter from the Kent County Road Commission indicating that no private street permit from the County is required at that location.
- N. Commencement of a Private Street
No construction shall be commenced on a private street (or extension or addition thereto) until and unless all approvals under this Ordinance (and any other applicable ordinance) have been obtained from the Township.
- O. Certificate of Compliance
Upon completion of construction of a private street (or addition or modification thereof), the Township Planner, Township Engineer or such other official as may be designated by the Township, shall inspect the completed construction to determine whether it complies with the approved plans and other Township approvals.

P. Penalties and Enforcement

Any person, firm, corporation, trust, governmental unit, partnership or other legal entity which violates or refuses to comply with any provision of this Ordinance shall be responsible for a municipal civil infraction and shall be punished by a civil fine of fifty dollars (\$50.00) for a first violation two hundred and fifty (\$250.00) for a second violation and five hundred dollars (\$500.00) for a third or subsequent violation, as well as other applicable civil infraction remedies. Any person who violates any of the provisions of this Ordinance shall also be subject to civil action seeking invalidation of the land division and appropriate injunctive or other relief.

Q. Severability

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this Ordinance other than said part or portion thereof.

R. Repeal

All other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed, except that this Ordinance shall not be construed to repeal any provision in the Township Zoning Ordinance, the Cascade Charter Township Subdivision Ordinance, or the Township's building code.

S. Effective Date

This Ordinance shall take effect 30 days following its publication (or summary thereof) after adoption. The foregoing Ordinance was offered by Board Member Carpenter, Supported by Board member Goodyke. The roll call vote was as follows:

Yeas: Timmons, Goodyke, Carpenter, Julien, Jones

Nays:

Absent: Kleinheksel, Parrish

Jean E Neve
Deputy Township Clerk

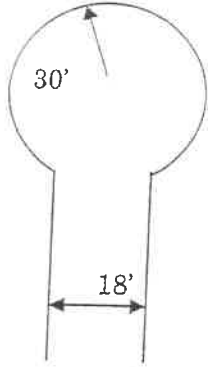
CERTIFICATION

I hereby certify the forgoing to be true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 22nd Day of May, 2002.

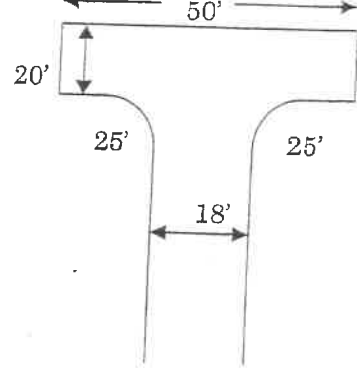
Jean E Neve
Deputy Township Clerk

Appendix A - Turnarounds

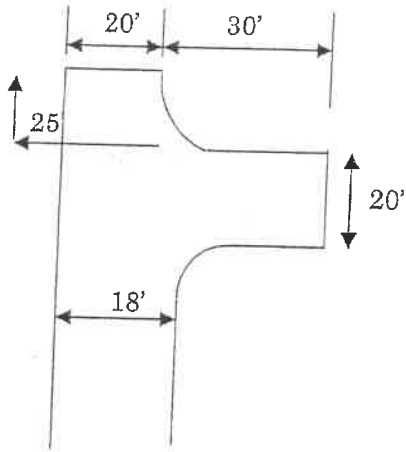
Cul-de-sac



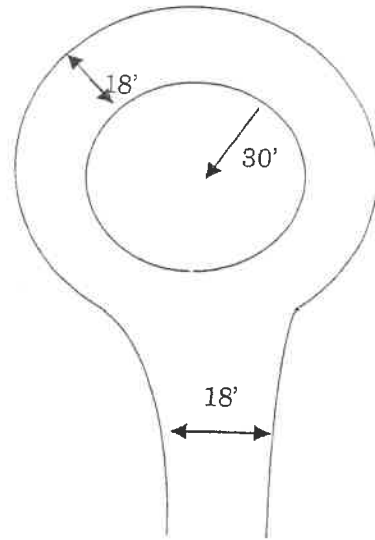
Hammerhead "T"



Branch



Continuous Loop



Draft: March 18, 2026

Approved:

Publication Date:

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

**RESOLUTION NO. 017-2026
A RESOLUTION TO ADOPT AN ORDINANCE TO REINSTATE
SUBDIVISION ORDINANCE #5 OF 2003**

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held on the 25th day of March, 2026, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____
and seconded by _____.

WHEREAS, the Township Board wishes to consider reinstating its former Subdivision Ordinance as the new proposed Township Zoning Ordinance regulating subdivisions has not yet been adopted; and

WHEREAS, the Township Board believes that reinstating its former Subdivision Ordinance would be in the best interest of the public health, safety and welfare of the community.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

1. The Township hereby adopts Ordinance No. 005-2026, Ordinance to Reinstate Subdivision Ordinance #5 of 2003 (the "Ordinance"), attached as Exhibit A.

2. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site.

The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after the posting. The

notice, which shall be substantially in the form attached as Exhibit B, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

3. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

4.

Upon a roll call vote, the following voted:

YEAS:

NAYS:

The Supervisor declared Resolution 017-2026 adopted.

Susan B. Slater, Clerk
Cascade Charter Township

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on March 25, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Susan B. Slater, Clerk
Cascade Charter Township

EXHIBIT A

**CASCADE TOWNSHIP
ORDINANCE NO. 005-2026
AN ORDINANCE TO REINSTATE SUBDIVISION ORDINANCE #5 OF
2003**

Cascade Township ordains:

Section 1. Reinstatement of Subdivision Ordinance

The Cascade Township Subdivision Ordinance #5 of 2003 (attached hereto) is hereby reinstated in its entirety and shall remain in effect until the effective date of the Township's new Zoning Ordinance.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date.

This Ordinance takes effect immediately after publication as provided by law.

[INSERT COPY OF SUBDIVISION ORDINANCE AS REPEALED]

EXHIBIT B

PLEASE TAKE NOTICE that at its meeting on March 25, 2026, the Township Board adopted an ordinance entitled “Ordinance to Reinstate Subdivision Ordinance #5 of 2003,” at 7:00PM at the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The adopted ordinance reinstates the Township’s Subdivision Ordinance in its entirety and designates that it shall remain in effect until the effective date of the Township’s new Zoning Ordinance.

The adopted ordinance is available in its entirety for public inspection. The adopted ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508



CASCADE CHARTER TOWNSHIP

SUBDIVISION ORDINANCE

(ORDINANCE #5 OF 2003)

(AMENDED BY ORD NO 4 OF 2010; 3/10/10)

ADOPTED DATE APRIL 30, 2003

CASCADE TOWNSHIP SUBDIVISION ORDINANCE

"An Ordinance to regulate the subdivision of land in the Township of Cascade; to promote the public health, safety and general welfare; to require and regulate the preparation and presentation of sketch, preliminary and final plats; to establish minimum subdivision requirements; to require minimum improvements to be made or guaranteed by the subdivider; to provide a procedure to be followed by the Cascade Township Board and Cascade Township Planning Commission in the application of the terms and provisions of this Ordinance; and to prescribe penalties for the violation of this Ordinance."

BE IT ORDAINED by the Cascade Township Board, Kent County, Michigan, as follows:

ARTICLE I
General Provisions

Section 1.1 - Short Title

This Ordinance shall be known and may be cited as the "Cascade Township Subdivision Ordinance."

Section 1.2 - Purpose

The purpose of this Ordinance is to regulate and control the subdivision of land within the Township in order to promote the safety, public health and general welfare of the Township. Without limiting the generalities of the foregoing, this Ordinance is specifically designed.

- 1) To provide for orderly growth and harmonious development of the Township consistent with the General Development Plan and Zoning Ordinance;
- 2) To carry out the purpose and intent of the Subdivision Control Act of 1967, PA1967, No. 288 (MCLA 560.101), as amended; and to carry out the purpose and intent of the Condominium Act of 1978, PA1978, No. 59 (MCLA 559.101)
- 3) To provide for, the extension of utility services, streets and other necessary land improvements;
- 4) To require that land be suitable, and suitably improved, for building sites;

- 5) To provide for adequate drainage;
- 6) To prevent the premature development of land;
- 7) To provide for proper ingress and egress to lots;
- 8) To promote proper surveying, monuments and legal descriptions;
- 9) To provide for safe and convenient traffic circulation and traffic movement;
- 10) To insure against the creation of unsafe or undesirable conditions;
- 11) To conserve the value of property;
- 12) To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplain and wetlands;
- 13) To reduce soil erosion and sedimentation by the retention of existing vegetation and the minimization of development of steep slopes;
- 14) Permit reasonable development that is in accordance with the principle of open space conservation;
- 15) Preserve the scenic and rural character of the Township;
- 16) To promote the creation of neighborhoods with direct access to open land, with the amenities in the form of neighborhood open space;
- 17) To provide for the conservation of open land within the Township for the active and passive use by residents;
- 18) Connectivity to other subdivisions for purposes of utility, pedestrian and emergency and non-emergency vehicles connections;
- 19) To establish rules and procedures for the approval of subdivisions;
- 20) To provide penalties for the violation of this Ordinance; and

21) To provide for the variation of these rules and requirements.

Section 1.3 - Legal Basis

This Ordinance is enacted pursuant to Michigan Act 288 of 1967, as amended, the Subdivision Control Act of 1967 and Michigan Act 59 of 1978, as amended the Condominium Act of 1978 and Michigan Act 177 of 2001.

Section 1.4 - Scope

This Ordinance shall not apply to any lot or lots in a plat that has received either preliminary or final approval from the Township Board nor to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this Ordinance except in the case of any further division of lots located therein. This Ordinance shall not apply to Land Divisions exempted by the Land Division Act (act 288 of 1967). This Ordinance shall not repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, or with private restrictions placed upon property by deed, covenant, or other private agreements, or with restrictive covenants running with the land to which the Township is a party. Where this Ordinance imposes a greater restriction upon land than is imposed or required by such existing provision of any other ordinance of this township, the provision of this Ordinance shall control.

Section 1.5 - Schedule of Fees

The fees for the review of plats pursuant to this Ordinance shall be in accord with the fee schedule adopted by resolution of the Township Board.

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ARTICLE II
Rules Applying to Text
and Definitions

Section 2.1 - Rules Applying to Text

The following listed rules of construction apply to the text of this Ordinance:

- 1) The particular shall control the general.
- 2) The headings which title various articles and subsections and the statements of purpose are for convenience only and are not to be considered in any construction or interpretation of the Ordinance or as enlarging or restricting the terms and provisions of the Ordinance in any respect.
- 3) The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
- 4) Words used in the present tense shall include the future, and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- 5) The word "building" includes the word "structure".
- 6) A "building" or "structure" includes any part thereof.
- 7) The word "person" includes a firm, association, partnership, joint venture, corporation, or combination of any of them as well as a natural person.
- 8) The word "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended", "arranged", or "designed to be used", or "occupied".
- 9) Any word or term not defined herein shall be used with a meaning of common or standard utilization.
- 10) The term "adjoining lots and parcels" is intended to include lots and parcels separated by highways, roads, streets or rivers.

Section 2.2 - Definitions

The following listed terms and words are defined for the purposes of this Ordinance and shall apply in the interpretation and enforcement of

this Ordinance unless otherwise specifically stated.

1. Acreage, Gross: The total land area within a parcel of land.
2. Acreage, Net: A measure of developable land after excluding non-developable land area.
3. Alley: A public or private right-of-way shown on a plat which provides secondary access to a lot, block or parcel of land.
4. As-Built Plans: Revised construction plans in accordance with all approved changes made in the field.
5. Block: An area of land within a subdivision that is entirely bounded by streets, highways, or the exterior boundary or boundaries of the subdivision.
6. Board: The Township Board of Cascade Township.
7. Building Line (Building Setback): The measurement from the property line to the nearest point of the main wall of the building or structure (refer to the Cascade Township Zoning Ordinance, as amended), the purpose being to prohibit construction of buildings or structures within the area between the property line and the building line.
8. Caption: The name by which the plat is legally and commonly known.
9. Commercial Development: A planned commercial center providing building areas parking area, service areas, screen planting and widening, turning movement and safety lane roadway improvements.
10. Condominium Act: means Public Act 59 of 1978, as amended.
11. Condominium dwelling: means the building constructed upon a lot or condominium unit which is intended for residential purposes.

12. County Drain Commissioner: The Kent County Drain Commissioner.
13. County Health Department: The Kent County Health Department.
14. County Plat Board: The Kent County Plat Board
15. County Road Commission: The Kent County Road Commission
16. Crosswalkway or Pedestrian Walkway: A right-of-way, dedicated to public use, which crosses a block to facilitate pedestrian access to adjacent streets and properties.
17. Dedication: The intentional appropriation of land by the owner to public use.
18. Developable Land Area: The portion of the site that can be used for density calculations. This is the land that is suitable as a location for structures that can be developed free of hazards and without disruption of, or have significant impact on, natural resource areas.
19. Easement: The right to use property owned by another for specific purposes or to gain access to another property.
20. Engineer: Any person who is registered in the State of Michigan as a Professional Engineer.
21. Flood Plain: That area of land adjoining the channel of a river, stream, watercourse, lake or other similar body of water which will be inundated by a flood which can reasonably be expected to occur once in 100 years for that area.
22. General Development Plan: The basic plan, also known as the Master Plan or Comprehensive Plan, as amended from time to time, adopted by the Township pursuant to Michigan Act 168 of 1959, as amended. Such plan may include all or any part or parts of the elements described in subparagraph (2) of Section 7 of Michigan Act 168 of 1959, as amended, and may include maps, plats, charts, and descriptive, explanatory and other related matter.
23. Governing Body: The Township Board of the Township of Cascade.
24. Greenbelts of Planting Strips: A buffer strip as defined in the Cascade Township Zoning Ordinance.
25. Improvements: Any structure incidental to servicing or furnishing facilities for a subdivision such as grading, street surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lagoons, slips, waterways, lakes, bays, canals and other appropriate items with appurtenant construction.
26. Industrial Development: A planned, industrial area designed specifically for industrial use providing screened buffers, wider streets and turning movement, and safety lane roadway improvements, where necessary.
27. Lake: A permanent body of open water five acres or more in size.
28. Lot: A piece or parcel of land abutting a street whether or not the piece or parcel be part of a recorded plat.
 - a) Lot Depth: The distance between the front and rear lot lines, measured along a line midway between the side lot lines.
 - b) Lot Width: The distance between the side lot lines measured at the building setback line and at a right angle to the lot depth.
29. Lot Division:
 - a) The combination of existing lots in a recorded plat into one (1) parcel; or
 - b) The alteration of an existing lot line in a recorded plat which does not change the number of lots; or
 - c) The alteration of existing lot lines in a recorded plat which creates an additional lot.

30. Major Thoroughfare Plan: Major thoroughfare plan shall mean that part of the General Development Plan which describes the existing street system in the Township and outlines future street planning needs.
31. Non-developable Land Area: The portion of the site that can not be used for density calculations. This includes land that cannot be used for habitable structures due to steep slopes, soils, wetland areas, road right-of-way, etc.
32. Non-Motorized Path: A bituminous or concrete paved pathway intended for use by pedestrians, bicycles, and other non-motorized traffic, which is typically separated from the traveled portion of the roadway, located in the public road right-of-way and/or a public easement, and is typically 10 feet wide but may vary according to AASHTO standards and the Township Engineer.
33. Outlot: When included within the boundary of a recorded plat, an outlot is a lot set aside for purposes other than a building site, park, or other land dedicated for public use or reserved for private use.
34. Parcel or Tract: A continuous area or acreage of land which can be described as provided for in the Subdivision Control Act as amended.
35. Planning Commission: The Cascade Township Planning Commission as established pursuant to Michigan Act 268 of 1959, as amended.
36. Planned Unit Development: A land area which is zoned Planned Unit Development and has both individual building sites and common property, such as a park, and which is designated and developed under one (1) owner or organized group as a separate neighborhood or community unit.
37. Plat: A map or chart of a subdivision of land. The precise content and scope of various types of plats are described more fully in Article III of this Ordinance.
- a) Sketch Plat: An informal plan or sketch drawn to scale showing the existing features of a site and its surroundings and the general layout of a proposed subdivision.
- b) Preliminary Plat: A map showing the important features of a proposed subdivision of land submitted to an approving authority for purposes of preliminary consideration.
- c) Final Plat: A map of a subdivision of land made up in final form ready for approval and recording.
38. Pond: A permanent body of open water that is less than five acres in size.
39. Private Open Space: means a natural state preserving natural resources, natural features, or scenic or wooded conditions: agricultural uses or a similar use or condition. Open Space does not include a golf course but may include a recreational trail, picnic area, children's play area, greenway or linear park. Open Space may be, but is not required to be dedicated to the public.
40. Proprietor, Subdivider, or Developer: A natural person, firm, association, partnership, joint venture, corporation or combination of any of them, which may hold any record ownership interest in land. The proprietor is also sometimes referred to as the "owner".
41. Public Utility: Any person, firm, association, corporation, partnership, joint venture, or municipal or other public authority, or combination of any of them duly authorized to furnish gas, electricity, water, steam, telephone, storm sewers, sanitary sewers, transportation or other services of a similar nature.
42. Public Open Space: Land dedicated or reserved for use by the general public including, without limiting, the generality of the foregoing parks, parkways, recreation areas, school sites, community or public building sites, streets and highways, and public parking spaces. Public open space shall include rights for the general public to access the land dedicated to the public.
43. Replat: The process of changing, or the map or plat which changes, the boundaries of a

recorded subdivision plat or part thereof. A lot split, or the legal dividing of an outlot within a recorded subdivision plat without changing the exterior boundaries of the outlot, is not a replat.

44. Right-of-Way: A street, alley, thoroughfare, easement or strip of land used or intended to be used for pedestrian or vehicular access or other public purpose by the general public and not reserved for the exclusive right of any individual.
45. Rivers: Those areas where surface waters produce a defined channel or bed.
46. Sidewalk: A paved pedestrian surface a minimum of 5 feet wide.
47. Sight Distance: The unobstructed vision on a horizontal plane along a street centerline from a driver-eye height of 3.75 feet and an object height of 6 inches.
48. Slope, Moderate: Those slopes that are between 12 and 25% as defined in the Kent County Soil Survey.
49. Slope, Steep: Those slopes that are greater than 25% as defined by the Kent County Soil Survey.
50. Stream: Those areas where surface waters produce a defined channel or bed. The channel or bed need not contain water year round.
51. Street or Road: A right-of-way which provides for vehicular and pedestrian access to abutting properties.
 - a) Freeway: Those streets designed for high speed, high volume through traffic, with completely controlled access, no at-grade crossings, and no private driveway connections.
 - b) Arterial Street: Those streets of considerable continuity which are used, or may be used, primarily for fast or heavy traffic.
 - c) Collector Street: Those streets used to carry traffic from minor streets to arterial streets, including principal entrance streets to large residential developments.
 - d) Cul-de-sac: A minor street of short length having one end terminated by a vehicular turn-around.
 - e) Half-Street: Half the required width of the required right-of-way.
 - f) Marginal Access Street: A minor street which is parallel and adjacent to arterial streets and which provides access to abutting properties and protection from through traffic but no carrying through traffic.
 - g) Minor Street: A street which is intended primarily for access to abutting properties.
 - h) Street Width: The shortest distance between the lines delineating the right-of-way of streets.
52. Street Trees: A tree that is located or proposed for planting along streets or highways. Such trees can be located on private property or on public property, with permission from the appropriate public agency. Street trees are typically planted in a linear fashion and provide a spatial enclosure as well as other aesthetic benefits.
53. Subdivide or Subdivision: The partitioning or dividing of a parcel or tract of land by the proprietor thereof or by his heirs, executors, administrations, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in 1 or more parcels of less than 40 acres or the equivalent, and that is not exempted from the platting requirements of the Subdivision Control Act by sections 108 and 109
54. Subdivision Control Act: Michigan Act 288 of the Public Acts of 1967, as amended.
55. Surveyor: Either a land surveyor who is registered in this state as a Registered Land Surveyor.
56. Topographical Map: A map showing existing physical characteristics with contour lines at sufficient intervals to permit determination of proposed grades, drainage and other pertinent information.

57. Township: The Township of Cascade.
58. Tree: A woody plant material that normally grows to a height of at least 13 feet and has a diameter of four (4) inches or more at a point four feet from the ground.
59. Water Resources Commission: The Water Resources Commission of the Michigan Department of Natural Resources.
60. Water bodies/Watercourses: Permanently or temporarily flooded lands that lie below the deepwater boundary of wetlands. The depth of the water is such that the water is the principal medium which prevalent organisms live. Water bodies/Watercourses include rivers, streams, lakes and ponds. This definition is not meant to include artificially created storm or surface water runoff devices.
61. Wetland: Land that is characterized by the presence of water which is sufficient to support and normally supports wetland vegetation or aquatic life and is commonly referred to as a bog, swamp or marsh. This includes all those lands designated as wetlands by the U.S.G.S. National Wetland Inventory and/or as identified by the Michigan Department of Environmental Quality.

ARTICLE III
Platting Procedure and
Data Required

Section 3.1 - Sketch Plan

A sketch plan may be submitted, and a preapplication conference may be requested, by the subdivider to provide guidelines for the subdivider concerning development policies of the Township to acquaint the subdivider with the platting procedures and requirements of the Township Board and Planning Commission. Acceptance of the sketch plan does not constitute or assure acceptance of the preliminary plat.

1) Requirements: When a sketch plan is submitted, it shall contain at least the following data:

- a) The outlines and intended layout, including stages and property owned or represented by the subdivider.
- b) General layout of streets, blocks and lots in sketch form.
- c) Existing conditions and characteristics of the land on, and adjacent to, the site such as significant topographical features, 100-year flood plains, wetlands, moderate and steep slopes, and other physical features.
- d) Any general area set aside for parks and/or other community facilities.
- e) Name of proposed plat, north arrow, approximate scale and date.
- f) Current proof of ownership of the land to be platted or evidence of a contractual ability to acquire such land, such as an option or purchase contract.
- g) General description and layout of storm water management plan.

2) Procedures: The following procedure will be followed in the review of any sketch plan that is submitted.

- a) The subdivider shall submit a copy of the sketch plan to the Township Planner before an application is made for plat approval.
- b) The Township Planner shall review the sketch plan with the subdivider or his agent. In the event that the Township Planner shall reasonably determine that other public agencies are affected, the Township Planner may recommend that copies of the sketch plan be submitted by the subdivider to such other affected agencies for review.
- c) The Township Planner shall inform the subdivider or his agent of the Township's development policies and make appropriate comments and suggestions concerning the proposed development.

Section 3.2 - Preliminary Plat – Tentative Approval Procedure

A preliminary plat may be submitted for tentative approval in accordance with the following requirements and in accordance with the Subdivision Control Act, as amended.

1) Requirements: When a Tentative approval of a Preliminary Plat plan is requested the plan shall contain at least the following data:

- a) The name of the proposed subdivision.
- b) The preliminary plat shall be drawn to a scale of not more than two hundred (200) feet to one (1) inch. The size of the site plan shall be no larger than 22" x 34". At least one copy shall be 11" x 17".
- c) For projects which involve multiple sheets, a cover sheet that includes a sheet index and a sheet layout map shall be provided.
- d) Legal description of the area to be platted.

- e) Name, address and telephone number of the subdivider and the Surveyor or Engineer who prepared the preliminary plat.
- f) Location of the subdivision, giving the numbers of section, township and range, and the name of the township and county.
- g) The name of abutting subdivisions, if any.
- h) Statement of intended use of the proposed plat, such as: residential single family, two family and multiple housing; commercial; industrial; or recreation.
- i) In addition, the preliminary plat shall show proposed sites, if any, for multi-family dwellings, shopping centers, churches, industry, and other non-public uses, exclusive of single family dwellings, as well as any sites proposed for parks, playgrounds, schools or other public uses.
- j) A map of the entire area scheduled for development if the proposed plat is a portion of a larger holding intended for subsequent development.
- k) A location map showing the relationship of the proposed plat to the surrounding area.
- l) The land use and existing zoning of the proposed subdivision and the adjacent tracts including identification of zoning district, lot size and yard requirements as well as proof of any variances or special exceptions which may have been granted.
- m) Streets, street names, right-of-way (both existing and proposed) and roadway widths including features such as adjoining plats, streets, streams, railroads, utilities, cemeteries, parks, county drains, or any other features which may influence the street layout or lot orientation.
- n) All areas designated as Wetlands by the State of Michigan and those by the U.S.G.S. on the National Wetland Inventory.
- o) All 100-year floodplain areas.
- p) All slopes over 12% as defined by the Kent County Soil Survey.
- q) All public or private open space planned for the subdivision.
- r) Locations, type and size of all trees 4 inches or larger in caliper measure 4 feet from grade. This includes those trees planned to be saved as part of the development and those that are scheduled for landscaping as part of the subdivision. This includes the required street trees.
- s) Location, type and size of all streetlights planned for the subdivision.
- t) Lot lines and dimensions to the nearest foot and the total number of lots by block. The subdivider shall also submit a table listing the proposed lots by number, and the respective lot area for each lot.
- u) Existing contours at five (5) foot intervals or less shall be shown where the slope is greater than twenty-five (25) percent and at two (2) foot intervals where the slope is twelve (12) percent or less. All proposed contours shall be shown with bolded lines.
- v) Existing storm and sanitary sewers and water mains, and a statement indicating the method or methods by which drainage, sewage disposal, and water supply will be provided. The direction of drainage shall also be shown.
- w) Six (6) copies of proposed protective covenants and deed restrictions, or a written statement that none are proposed.
- x) Utility easements showing location, width, and purpose.
- y) A statement of the lot area of the smallest lot and the average lot area in the subdivision.
- z) Building setback lines showing the dimensions from all streets.
- aa) Site data, including total acreage, number of residential lots, typical lot size, and acreage in parks and other non-residential uses.
- bb) North arrow, scale, and date.
- cc) Flood plain elevations when the proposed plat abuts, includes, or is adjacent to, a

stream, drain or other body of water for which the flood plain has been established.

dd) All subdivision plans shall be presented in order to clearly show the following plans*:

- 1) Existing drainage plan
- 2) Proposed grading plan
- 3) Developable Land Area plan
- 4) Proposed Utility plan (sewer, water, storm)
- 5) Site Plan
- 6) Soil Erosion Plan

*Separate sheets are encouraged and may be required if the Planning Director feels that it would provide for a more easily understood project.

2) Procedures: The following procedure will be followed in the review of an application seeking Tentative Preliminary Plat Approval.

- a) The subdivider shall submit to the Township Clerk **ten (10)** copies of the preliminary plat prepared on a topographic map together with an application and fee in accord with the schedule adopted by the Township Board at least **thirty (30)** days before the first meeting of the Planning Commission at which the preliminary plat is to be considered.
- b) The Planning Commission, together with the Township Planner, shall review the preliminary plat and give its report and recommendation to the Township Board not more than sixty (60) days after submission of the plat. This sixty (60) day period may be extended by a written agreement between the subdivider and the Planning Commission. Any such written agreement shall contain a specific delineation of the time period in which the Planning Commission must act to either tentatively approve or disapprove the plat. A copy of any agreement reached by the Planning Commission and the subdivider with respect to an extension of time shall be transmitted to the Township Clerk. If no action is taken within sixty (60) days, the Planning Commission shall be deemed to have recommended approval of the preliminary plat.

- 1) If the preliminary plat does not meet all requirements, the Planning Commission shall notify the subdivider

by letter indicating any additional information or changes required.

2) If the preliminary plat meets all requirements, the Planning Commission shall so inform the developer by letter.

c) The Township Board, within ninety (90) days from the date of filing [unless the time period for approval has been extended pursuant to Section 3.2(2)(b)], shall tentatively approve and note its approval on a copy of the preliminary plat to be returned to the subdivider, or set forth in writing its reasons for rejection and the requirements that must be met for tentative preliminary plat approval.

d) Tentative Approval of a Preliminary Plat shall guarantee that the general terms and conditions under which approval was granted will not be changed by the Township, and further, shall confer upon the subdivider approval of lot sizes, lot orientation, and street layout for a period of one (1) year from the date of tentative approval. Such tentative approval may be extended if applied for by the subdivider and granted by the Township Board in writing.

e) The Township Board shall not review, approve or reject a preliminary plat until it has received a report and recommendation from the Planning Commission; provided, however, that the Township Board may act without a report and recommendation from the Planning Commission if the Planning Commission does not issue such a report and recommendation within sixty (60) days or within such extended time period as may be agreed upon between the subdivider and the Planning Commission.

Section 3.3 - Preliminary Plat – Final Approval Procedure

The Subdivider may, if he or she chooses, apply for Final Preliminary Plat approval at the same time as Tentative Preliminary Plat approval.

1) Requirements: When a Final approval of a Preliminary Plat plan is submitted, it shall contain at least the following data:

In addition to the requirements of Tentative approval of a Preliminary Plat, the subdivider

shall submit the review comments of the preliminary plat, of the following authorities as provided in Sections 112 to 119 of the Subdivision Control Act:

- Kent County Road Commission
- Kent county Drain Commission
- Michigan Department of State Highways and Transportation
- Michigan Department of Natural Resources
- Michigan Water Resources Commission
- Kent County Health Department
- Kent County Plat Board

2) Procedures: The following procedure will be followed in the review of an application seeking Final Preliminary Plat Approval.

a) For final approval of the preliminary plat, the subdivider shall submit a copy of the reviews of all of the approving authorities to the Township Clerk, certifying that all authorities as required in Section 3.3(1) (Sections 112 to 119 of the Subdivision Control Act) have reviewed and approved the preliminary plat. The subdivider shall also submit all of the approved copies of the preliminary plat to the Township Clerk after all necessary approvals have been secured. In addition, the subdivider shall submit the following to the Township Clerk:

1) Six (6) copies of a site report as described in the rules of the State Department of Public Health, as amended, if the proposed subdivision will not be served by public sewer and water systems. The preliminary plat shall show the location and depth of soil borings and the location of percolation test holes if the proposed subdivision will not be served by public sewer and water systems.

2) Six (6) sets of preliminary engineering plans for streets, water, sewers, storm sewers, sidewalks, trees, lighting and other required improvements. Such engineering plans shall contain enough data and information, including profiles, to enable the Township Engineer to make a preliminary determination as to the conformance of the proposed improvements to applicable Township Ordinances.

b) The Township Clerk shall forward the preliminary plat to the Township Planner,

together with copies of the approvals, site report, and engineering plans noted in Section 3.3(2)(a).

c) The Township Engineer and Planner shall examine the preliminary plat and the accompanying material for conformance with applicable Township ordinances and regulations, and the provisions of the Subdivision Control Act, as amended.

d) The Planning Commission shall review the preliminary plat at its next regular meeting or within thirty (30) days after receipt of the materials submitted in accordance with Section 3.3) and copies of the Township Engineer's and Planner's reports as required in Section 3.3(c).

e) The Planning Commission, together with the Township Planner, shall review the preliminary plat and also review the reports of the other government agencies and give its report and recommendation to the Township Board not more than sixty (60) days after submission of the plat and other related data as required by this ordinance. This sixty (60) day period may be extended by a written agreement between the subdivider and the Planning Commission. Any such written agreement shall contain a specific delineation of the time period in which the Planning Commission must act to either tentatively approve or disapprove the plat. A copy of any agreement reached by the Planning Commission and the subdivider with respect to an extension of time shall be transmitted to the Township Clerk. If no action is taken within sixty (60) days, the Planning Commission shall be deemed to have recommended approval of the preliminary plat.

1) If the Final Preliminary Plat meets all of the requirements, the Planning Commission shall indicate its recommendation for final approval on one copy of the preliminary plat and forward it to the Township Board. the Planning Commission shall also inform the developer by letter.

2) If the preliminary plat does not meet all of the requirements, the Planning Commission shall submit its findings in writing to the Township Board. The Planning Commission shall notify the subdivider by letter indicating any additional information or changes required.

f) The Township Board, after receipt of the necessary approvals of the preliminary plat, the reports of the Township Engineer and Planner, and the recommendations of the Planning Commission, shall consider and review the preliminary plat at its next meeting or within twenty (20) days from the date of submission of all of the materials to the Township Board. The Township Board shall approve the preliminary plat if the subdivider has met all conditions laid down for approval of the preliminary plat. The Township Clerk shall promptly notify the subdivider of approval or rejection in writing and, if rejected, will give the reasons.

1) Approval of a preliminary plat shall not constitute approval of the final plat, but rather that final plat approval shall be conditioned on all requirements being met.

2) Final approval of the preliminary plat by the Township Board shall confer upon the proprietor for a period of two (2) years from the date of approval the conditional right that the general terms and conditions under which final preliminary plat approval was granted will not be changed. The Township Board may extend the two (2) year period if applied for by the subdivider and granted in writing, but only concerning the Township's own requirements. Written notice of such an extension shall be sent by the Township Clerk to the other approving authorities.

Section 3.4 - Final Plats

1) Requirements

a) Final plats shall be prepared and submitted as provided in the Subdivision Control Act (Sections 131 to 198).

b) The subdivider shall submit a written request for approval and the recording fee shall accompany all final plats.

c) The subdivider shall submit proof of ownership of the land included in the final plat in the form of an abstract of title certified to a date on or after the proprietor's certificate, or a policy of title insurance currently in force.

d) Three (3) sets of approved as-built or final construction plans for streets, water, sewer, storm drainage, sidewalks and other required public improvements shall be submitted

to the township in order for the township, and other agencies, to make a determination as to the conformance of the proposed improvements to State, County and Township Specifications and Ordinances.

e) The subdivider shall submit one (1) copy of the final deed restrictions or restrictive covenants, if any.

f) The subdivider shall submit deeds to any properties to be dedicated to the Township or other public entity.

g) The subdivider shall submit a copy of any performance or installation agreements for any improvements not controlled or regulated by other agencies, such as sidewalks, street lights and new trees.

h) Payment and installation of all streetlights proposed in the subdivision.

i) One (1) copy of any financing arrangements between the Township and the proprietor for the installation of required improvements.

j) Such other information as the Township shall deem to be reasonably necessary to establish whether the proper parties have signed the plat.

2) Final Plat Approval Procedure

a) The subdivider shall submit the final plat with construction plans and other data, where required, to the Township Clerk. The plat shall be accompanied by a letter of approval from the Kent County Health Department. The Township Clerk shall promptly transmit all copies of the plat and supporting documents to the Township Board.

b) The Township Board shall review the final plat at its next regular meeting, or at a meeting to be called within twenty (20) days of receipt of the final plat.

1) The Township Board shall either approve or disapprove the plat. If disapproved, the Township Board shall transmit to the subdivider its reasons in writing.

2) If the plat is approved, the Township Board shall instruct the Clerk to sign the

municipal certificate on the approved plat on behalf of the Township Board showing the date approved on the plat and instruct the Clerk to record all proceedings in the minutes of the meeting which shall be open for inspection.

3) Recording of the final plat shall have the effect of an irrevocable offer to dedicate all streets and other public ways, all park areas, school sites, and other such areas to the public use unless a notation is placed in the plat by the subdivider stating there is no such offer of dedication of certain areas or ways.

4) Recording of the plat, however, shall not impose any duty upon the Township, County or other governmental unit concerning improvement or maintenance of any such dedicated or reserved area until the proper authorities have agreed to accept the same by legal action.

5) No building permits for the subdivision will be issued until the final plat has been approved by the Township and recorded at the Kent County Register of Deeds.

ARTICLE IV
Site Condominium Procedure and
Data Required

Section 4.1 Site Condominium Subdivision Approval.

Pursuant to authority conferred by Section 141 of the Condominium Act, (MCLA 559.241), Public Act 59 of 1978, as amended, all site condominium subdivisions must be approved by the Cascade Township Board, upon recommendation from the Planning Commission.

In determining whether to approve a site condominium subdivision, the Township Board shall consult with the Planning Commission, Township Attorney, Township Engineer, Fire Marshall and Planning Department regarding the adequacy of the site condominium plans, deed restrictions, utility systems and streets, subdivision layout and design, and compliance with all requirements of the Condominium Act.

1. Definitions: The following terms are defined both in the context of the Condominium Act and in a manner intended to make comparison possible between the terms of this Zoning Ordinance and the Subdivision Ordinance (Ordinance No. 1 of 1978) with the Condominium Act.

a. Condominium Act: means Public Act 59 of 1978, as amended.

b. Condominium dwelling: means the building constructed upon a lot or condominium unit which is intended for residential purposes.

c. Condominium structure: means a building or structure constructed upon a lot or condominium unit which is intended for office, industrial, business, or recreational purposes.

d. Condominium unit: means that portion of the condominium project designed and intended for separate ownership and use, as described in the Master Deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use.

e. Lot: shall mean the same as "Homesite" and "Condominium Unit".

f. Master deed: means the site condominium document recording the site condominium project to which is attached as exhibits and incorporated by reference the approved bylaws for the project and the approved site condominium subdivision plan for the project.

g. Site Condominium Subdivision - shall be a division of land on the basis of condominium ownership which is not subject to the provisions of the Subdivision Control Act, Public Act 288 of 1967, as amended.

Section 4.2 Zoning Compliance:

All site condominium subdivisions and structures therein shall comply with all the use, size, sign, height and area (setback) regulations of the underlying zoning district in which the subdivision is located. The permitted use(s) and density (if applicable) shall be consistent with the Cascade Township Comprehensive Plan. The review procedures shall be governed by Section 4.3 below.

Section 4.3 Site Condominium Subdivision Review Procedures:

a. At least twenty-eight (28) days before the first meeting of the Planning Commission at which the proposal is to be considered, the developer shall submit to the Township all the materials required by Section 4.4, (hereinafter referred to as "site condominium plans") together with a fee in accordance with the schedule adopted by the Township Board.

b. The Planning Commission, together with the Township Planning Department, shall review the site condominium plans and give its report and recommendation to the Township Board not more than seventy-five (75) days after submission of the site condominium plans. This seventy-five (75) day period may be extended by a written agreement between the developer and the Planning Director. Any such written agreement shall contain a specific delineation of the time period in which the Planning Commission must act to either approve or disapprove the site condominium plan. A copy of any agreement reached by the Planning Director and the developer with respect to an extension of time shall be transmitted to the Planning Commission. If no action is taken

within seventy-five (75) days, or within any agreed extension thereof, the Planning Commission shall be deemed to have recommended approval of the site condominium plans.

c. The Township Board, within one hundred twenty (120) days from the date of filing (unless the time period for approval has been extended pursuant to Section 4.3(b), shall approve and note its approval on a copy of the site condominium plans to be returned to the developer or set forth in writing its reasons for rejection and the requirements that must be met for site condominium plan approval.

d. The Township Board shall not review, approve or reject a site condominium plan until it has received a report and recommendation from the Planning Commission; provided, however, that the Township Board may act without a report and recommendation from the Planning Commission if the Planning Commission does not issue such a report and recommendation within seventy-five (75) days or within such extended time period as may be agreed upon between the developer and the Planning Director.

e. Approval by the Township Board shall guarantee that the general terms and conditions under which approval was granted will not be changed by the Township and, further, shall confer approval of lot sizes, lot orientation, and street layout for a period of one (1) year from the date of site condominium plan approval. Such plan approval may be extended if applied for by the developer and granted by the Township Board in writing.

Section 4.4 Site Condominium Plans - Required Content:

All site condominium plans shall include the following:

a. Project description which describes the nature and intent of the proposed development.

b. A survey plan of the site condominium subdivision.

c. A floodplain plan, if the site lies within or abuts a floodplain area.

d. A site plan, consistent with Chapter 21, showing the location, size, shape, area and width of all site condominium units.

e. A utility plan pursuant to Section 4.5.

f. A street construction, paving, and maintenance plan for all private streets within the proposed site condominium subdivision.

g. A storm drainage and stormwater management plan, including all lines, swales, drains, basins, and other facilities.

h. A soil erosion and sedimentation control plan consistent with the Cascade Township Soil Erosion and Sedimentation Ordinance, (Ordinance #4 of 1998).

i. A description of the common elements of the project as will be contained in the Master Deed.

j. The use and occupancy restrictions as will be contained in the Master Deed.

k. A "Consent to Submission of Real Property to Condominium Project", stating all parties which have ownership interest in the proposed site condominium subdivision; or evidence of authority or right that the developer has a legal option to purchase the subject property from the owner(s) of record.

l. The plan preparation requirements; review and approval procedures; design, layout and improvement standards of Sections 3.2, 3.3, 5.1, through 5.6 and 6.3, through 6.5 of the Cascade Charter Township Subdivision Ordinance, as amended. The requirements of final plat approval in Section 3.3 of the Subdivision Ordinance shall not apply to site condominium subdivision plans, except that a deposit in the form of cash, certified check, or irrevocable bank letter of credit shall be made with the Charter Township of Cascade to guarantee the installation and completion of any required public sanitary sewer, water supply, and drainage facilities, within a length of time agreed upon from the date of final approval of the site condominium subdivision plan by the Township Board. Nothing in this Section shall be construed as requiring a site condominium subdivision to obtain plat approval under the Cascade Township Subdivision Ordinance or the Subdivision Control Act.

Section 4.5 Utilities:

a. The site condominium plans shall include all necessary easements (i.e. sewer/water,

sidewalks, bike paths, etc.) granted to Cascade Township and Kent County for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits and other installations of a similar character (hereinafter collectively called "public structures") for the purpose of providing public utilities, including conveyance of sewage, water and stormwater run-off across, through and under the property subject to said easement, and excavating and refilling ditches and trenches necessary for the location of said structures.

provided to the Township within ten (10) days after such filing with the County.

b. The Township Board may require the developer to enter into an agreement with the Township for the imposition of a special assessment for the construction of sewer and water lines within all easements and/or rights of way within the site condominium subdivision. This requirement in as much as it deals with the establishment of a Special Assessment District under Act 188 of 1954, as amended, is not a waiver of any developer's or his grantees rights to contest the confirmation of any special assessment roll as provided in the Act.

Section 4.6 Private Streets:

If a site condominium subdivision is proposed to have private streets, the street(s) shall be built to the design standards of the Cascade Charter Township Private Road Ordinance, as amended

Section 4.7 Subdivision of Condominium Units:

All subdivisions of individual condominium units shall conform to the requirements of this Ordinance for minimum lot width, lot area, and the building setback requirements and shall be approved by the Township Board, and these requirements shall be made part of the bylaws and recorded as part of the Master Deed.

Section 4.8 Master Deed - Contents:

All provisions of the site condominium plans which are approved by the Township Board pursuant to Section 4.3 must be incorporated, as approved, in the Master Deed for the site condominium subdivision. Any proposed changes to the approved site condominium plans must be reviewed and approved by the Township pursuant to the procedure set forth in Section 4.3 for the approval of site condominium plans. A copy of the Master Deed as filed with the Kent County Register of Deeds for recording must be

ARTICLE V
Subdivision Design Standards

Section 5.1 – Applicability

This section shall apply to all residential subdivisions, condominium, site condominium and Planned Unit Development projects.

Section 5.2 - Streets and Roads

The provisions of this Ordinance shall be the minimum Township requirements for streets, roads and intersections. In the event that any other public agencies having jurisdiction shall adopt any statutes, ordinances, rules or regulations imposing additional, different, or more stringent requirements, the terms of such statutes, ordinance, rules or regulations shall govern.

1) Cul-de-sac Streets

All temporary and permanent (where allowed) dead-end streets shall be provided with cul-de-sacs (turnarounds), or any other turnarounds acceptable to the KCRC and the Township, at their termini. Temporary turnarounds shall be provided at the termini of streets where a future extension is contemplated. Temporary turnarounds need not be a part of the dedicated right-of-way; however, easements must be furnished to the Kent County Road Commission for their use. For Public Roads, the length of dead end streets shall be no longer than allowed by the KCRC.

2) Half Streets

Half streets shall be prohibited except where unusual circumstances make it essential to the reasonable development of a tract in conformance with the provisions of this Ordinance and where satisfactory assurance for dedication of the remaining part of the street is provided. Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract, according to the requirements of the Kent County Road Commission.

3) Angle of Intersection

Streets shall intersect at ninety (90) degrees or as closely thereto as practical. In no event shall the angle of intersection be less than eighty (80) degrees.

4) Sight Triangles

Minimum clear sight distance at all minor street intersections shall permit vehicles to be visible to the driver of another vehicle when each is one hundred

twenty-five (125) feet from the center of the intersection. No fence, wall, embankment, structure, sign, or planting shall obstruct vision in this area.

5) Number of Streets

No more than two (2) streets shall meet at any one intersection.

6) "T" Intersections

"T" type intersections shall be used where practical at intersections of minor streets with any street.

7) Centerline Offsets

Slight jogs at intersections shall be eliminated where practical. Where such jogs cannot be practically avoided, street centerlines shall be offset by a distance of one hundred twenty-five (125) feet or more.

8) The "Requirements and Specifications for Plat Development" issued by the Board of County Road Commissioners of Kent County, Michigan, effective July 1, 1975, and any amendments thereto, are incorporated by reference as part of this ordinance as they pertain to all subdivisions or plats regulated by the Subdivision Control Act.

Any variance in these requirements or specifications also requires a variance in this Ordinance in accordance with the procedures established in Article VI.

Section 5.3 - Easements

1) Easement Location

Easements shall be provided along front or rear lot lines for utilities and also along side lot lines when necessary. The total width shall not be less than six (6) feet along each lot, or a total of twelve (12) feet for adjoining lots except in the case of those lots included within the provisions of Section 5.5, 7) hereafter.

2) Drainageway

Where a subdivision is traversed by a watercourse, drainage way, channel, floodplain, or stream, a storm water easement or drainage right-of-way should be provided. This drainageway shall be designed to prevent at least a ten-year storm event.

The subdivider shall provide drainageway easements as required by the rules of the Kent County Drain Commissioner.

Section 5.4 - Blocks

1) Arrangements

A block shall be designed to provide two (2) tiers of lots, except in those cases where lots back onto an arterial street, natural feature or subdivision boundary.

2) Minimum Length

Blocks shall not be less than five hundred (500) feet long from center of street to center of street.

3) Maximum Length

The maximum length allowed for residential blocks shall be one thousand (1,000) feet along from center of street to center of street.

Section 5.5 – Density & Lots

Determination of the maximum number of permitted lots on any given property shall be based upon the following:

1) Developable acreage of the site. The developable acreage shall be determined by deducting the following non-developable areas from the gross acreage of the site:

- a) All lands within existing or proposed right-of-ways or easements for public or private roads and highways.
- b) All areas designated as Wetlands by the State of Michigan and/or as defined as wetlands by the U.S.G.S. National Wetland Inventory.
- c) 50% of all lands designated within a 100-year floodplain.
- d) All lands that are characterized with steep slopes, unless public sewer is planned to be installed.
- e) 50% of all lands that are characterized with moderate slopes, unless public sewer is planned to be installed.
- f) All water bodies and watercourses.

2) Open Space. The area of open space shall be the area of the plat not used for lots outside of those areas described in 5.5.1 (a thru f). This does not preclude those areas described in 5.5.1 (a thru f) from being designated as open space, but no credit for open space under the following tables is given. In the case where public sewer will be installed in the subdivision those areas described in section 5.5.1.d and e may also be credited toward open space.

Any proposed open space areas shall be designed to provide opportunities to connect with other open space areas, for purposes of connecting parks, nature reserves, cultural features, or historic sites with each other for recreation or conservation purposes.

Table 5-1
ARC Zoning District

| Proposed Type of Subdivision | Minimum Lot Width | Minimum Lot Area |
|--|-------------------|-----------------------------|
| No open space | 225 feet | 200,000 square feet |
| At least 25% of the developable acreage left as public or private open space | 200 feet | 100,000 square feet |
| At least 50% of the developable acreage left as public or private open space | 115 feet | 50,000 square feet |
| At least 50% of the developable acreage is dedicated as public open space | 115 feet | 43,560 square feet (1 Acre) |

Table 5-2
R1 Zoning District¹

| Proposed Type of Subdivision | Minimum Lot Width | Minimum Lot Area |
|--|-------------------|--------------------|
| No open space | 150 feet | 80,000 square feet |
| At least 25% of the developable acreage left as private open space. | 100 feet | 40,000 square feet |
| At least 25% of the developable acreage is dedicated as public open space | 100 feet | 35,000 square feet |
| At least 25% of the developable acreage left as public or private open space with public sewer and/or water. | 100 feet | 30,000 square feet |
| At least 25% of the developable acreage left as public or private open space with public sewer and water | 90 feet | 25,000 square feet |
| At least 50% of the developable acreage is left as public or private open space. | 75 feet | 21,000 square feet |
| At least 50% of the developable acreage is left as public or private open space with public sewer and water | 65 feet | 14,500 square feet |

Table 5-3

¹ Per section 6.3.1.g.b and 6.3.1.h.b of this ordinance the Township Board may, at its discretion, require the subdivider to extend public water and sewer lines into the proposed subdivision.

R2 Zoning District¹

| Proposed Type of Subdivision | Minimum Lot Width | Minimum Lot Area |
|--|-------------------|--------------------|
| No open space | 95 feet | 36,000 square feet |
| *At least 25% of the developable acreage left as public or private open space | 85 feet | 15,000 square feet |
| *At least 50% of the developable acreage is left as public or private open space | 65 feet | 10,000 square feet |

* required to have public sewer and water

Table 5-4
FP zoning District**
Ord No 4 of 2010; 3/10/10

| Proposed Type of Subdivision | Minimum Lot Width | Minimum Lot Area |
|--|-------------------|---------------------|
| No open space | 225 feet | 200,000 square feet |
| At least 50% of the gross acreage left as permanently protected farmland | 115 feet | 50,000 square feet |

** applies to Farmland Preservation District only. See Section 5.10 for additional standards for Farmland Preservation District

3) Once the Developable acreage and minimum lot size are determined, the number of lots in a subdivision shall be determined by dividing developable acreage, less any open space, by the minimum lot area.

4) The lot width, depth, building setback line, and area shall not be less than the particular district requirements of the Township Zoning Ordinance, as amended, except where outlots are provided for some permitted purpose.

5) Lot Lines

Side lot lines shall be as close to right angles to straight streets and radial to curve streets as practical.

6) Uninhabitable Areas

Lands subject to flooding or otherwise deemed by the Planning Commission to be uninhabitable shall not be platted for residential purposes, or for uses that may, in the judgment of the Planning Commission and Township Board, increase the danger to health, life, or property, or increase the flood hazard. Such lands within a subdivision shall be set aside for other uses, such as parks or other open space.

7) Back-Up Lots

¹ Per section 6.3.1.g.b and 6.3.1.h.b of this ordinance the Township Board may, at its discretion, require the subdivider to extend public water and sewer lines into the proposed subdivision.

Lots shall back into such features as freeways, shopping centers, or industrial properties, except where there is a marginal access street, or unless a secondary access is provided. Such lots shall contain a landscaped easement along the rear at least twenty (20) feet wide in addition to the utility easement to restrict access to the arterial street to minimize noise and to protect outdoor living areas.

8) Double Frontage Lots

Lots extending through a block and having frontage on two (2) local streets shall be prohibited.

9) Lot Division

a) Prohibition of Division of Platted Lots: No lot, outlot or other parcel of land located in a recorded plat shall be further partitioned or divided or a building permit issued for a partitioned or divided lot unless such partition or division is first approved by the Township Zoning Board of Appeals in accordance with the following restrictions:

1) No platted lot shall be further partitioned, divided, or split to create one or more additional residential building sites. This prohibition shall not be applicable to lots used for commercial, office or industrial purposes.

2) Where two or more platted lots have been combined for property tax purposes or where two or more lots are deemed combined pursuant to Section 22.08(4) of the Cascade Township Zoning Ordinance, as amended since one or more of the lots are nonconforming, no platted lot shall be detached or separated from the other platted lot or lots nor shall any of the platted lots be divided, partitioned, or split or property lines be reconfigured unless such division, split, partition or reconfiguration of lot lines is approved by the Township Zoning Board of Appeals. Additionally, no property line or boundary of a platted lot shall be altered or reconfigured without the prior approval of the Zoning Board of Appeals hereunder. No partition, division, split or reconfiguration of property lines shall occur or be approved by the Zoning Board of Appeals except as follows:

i. Prior to a decision being made, a hearing shall be held by the Zoning Board of Appeals. Prior written notice of the hearing shall be given to the owners of all property located within 300 feet of the property at issue at least 5 days prior

to the hearing, in the same fashion and in the same manner as would occur for a variance hearing pursuant to Chapter 23 of the Township Zoning Ordinance.

- ii. The decision of whether to approve or deny the request shall be within the discretion of the Zoning Board of Appeals.
- iii. In determining whether to grant the request for a partition, division, split or reconfiguration of the lot lines, the Zoning Board of Appeals shall consider the following standards:
 - (1) Whether the resulting lots will have a materially adverse affect on adjacent uses or properties.
 - (2) Whether the resulting lots will change the essential character of the surrounding area or neighborhood.
 - (3) Whether the resulting lots will place demands on public services, roads and facilities in excess of their capacities.
 - (4) Whether the resulting lots will establish a precedent which could adversely affect the long term goals of the Township Zoning Ordinance and Master Plan.
- iv. If the Zoning Board of Appeals grants the request, reasonable conditions may be attached to the approval.
 - (1) No partition, division, split or reconfiguration of lot lines shall be allowed that would result in the creation of a lot that does not satisfy the minimum requirements of the Township Zoning Ordinance, as amended.
 - (2) A decision rendered by the Zoning Board of Appeals with respect to this section may be appealed to the Township Board by any person aggrieved by such decision within 10 calendar days of the date on which the contested decision was rendered. Such appeal shall be made in writing to the Planning Director who shall, upon receipt of the appeal, provide notice of a second public hearing pursuant to section 5.4(9)(a) above, except that

such notice shall specify that the hearing is to be held before the Township Board. A decision rendered by the Township Board shall be final unless such decision is reversed or modified by a court of competent jurisdiction.

Section 5.6 - Greenbelts and Reserve Strips

- 1) Greenbelts
Greenbelts and planting strips may be required to be placed next to incompatible features such as highways, railroads, commercial or industrial uses where necessary or desirable to screen the view from residential properties. Such greenbelts shall not be a part of the normal road right-of-way or utility easement.
- 2) Reserve Strips
 - a) Reserve Strips - Private
Privately held reserve strips controlling access to streets and/or utilities shall be prohibited.

Section 5.7 - Public Sites and Open Spaces

- 1) Public Uses
When a proposed park, playground, school or other public site shown on the Comprehensive Plan is located in whole or in part within a proposed subdivision, a suitable area for this purpose may be dedicated to the public or reserved for public purchase.

The Township Board may, at its option at a later date, release any such reservation for public purpose on a showing that the lands in question are no longer needed or required for the public purpose or purposes indicated by the Comprehensive Plan.
- 2) Natural Features
Existing natural features which add value to residential development and enhance the attractiveness of the community (such as **trees**, watercourses, historic spots, and similar irreplaceable assets) shall be preserved, insofar as possible, in the design of the subdivision.

Section 5.8 - Planned Unit Developments

- 1) Modification
This Ordinance may be modified in accordance with Article VII in the case of a subdivision large enough to constitute a complete community or neighborhood, consistent with the Comprehensive Plan, which provides and dedicates adequate public open space and improvements of the circulation, recreation, education,

light, air, and service needs of the tract when fully developed and populated.

2) Neighborhood Characteristics

A community or neighborhood under this provision shall generally be consistent with the General Development Plan and contain five hundred (500) living units or more, contain or be bounded by major streets or natural physical barriers as necessary, and shall contain reserved areas of sufficient size to serve its population with schools, playgrounds, parks, and other public facilities. Such reserves may be dedicated.

Section 5.9 - Commercial and Industrial Developments

1) Commercial or Industrial Modification

These subdivision design standards may be modified in accordance with Article VII in the case of subdivisions specifically for commercial or industrial development, including shopping districts, wholesaling areas, and planned industrial districts. In all cases, however, adequate provision shall be made for off-street parking and loading areas as well as for traffic circulation.

**Section 5.10 Farmland Preservation District requirements and Design Standards:

Ord No 4 of 2010; 3/10/10

1) The applicant shall provide a minimum of 50% percent of the total lot area in permanently protected and **contiguous farmland.

**2) The Farmland Preservation area shall include the following:

- a. Any area classified as unique or prime soils on the soil map on file with the Township.
- b. Areas abutting active farmland along mutual property boundaries.
- c. The required farmland area along the main roadway as described in item #3 below.

**3)The farmland shall be permanently protected using a mechanism approved by the Township's Attorney, including:

- a. conservation easement
- b. enrolled in PA 116
- c. purchase of development rights, or
- d. deed restriction

**4) Where there are existing residential lots with an area of less than ten (10) acres adjacent to the subject site, the lot/units shall be adjacent to such existing residential lots in an effort to cluster residential

development away from existing or potential farmland or open space.

**5) Scenic views along the roadway are preserved.

An open space area along and parallel to the roadway, a minimum of 50 feet in depth, not including road right-of-way, is maintained as open space. This area may be left in its natural state or landscaped to help reduce the view of houses on site from the roadway and preserve the rural view.

**6) The lots/units are contiguous unless the Planning Commission finds that the physical characteristics of the property, including the environmental conditions, property configuration, or other circumstances beyond the control of the applicant make this impractical.

**7) The proposed layout of the development shall be such that development and traffic shall not interfere with any neighboring or contiguous productive farmland to protect the agricultural integrity of the neighboring property and surrounding area.

**8) Residential development shall be situated to provide the greatest amount of separation between residential uses and surrounding agricultural uses.

**9) Design and layout of the proposed residential subdivision or residential site condominium not be located on any soils prime or unique soils as shown in the soils map on file with the Township Zoning Administrator.

ARTICLE VI Subdivision Improvements

Section 6.1 - Purpose

The improvements described in this Article will be required to be constructed by the subdivider as conditions for final plat approval.

Section 6.2 - Responsibility for Plans

1) It shall be the responsibility of the subdivider of every proposed subdivision to have prepared by a Registered Professional Engineer or a Registered Land Surveyor, a complete set of construction plans, including profiles, cross section, specifications, and other supporting data, for the hereinafter required streets, utilities, storm drainage, and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the approving bodies listed in Article III, Section 3.3 and shall be prepared in accordance with the standards or specifications of the respective body.

2) Upon completion of the required improvements, one (1) complete copy of as-built engineering plans for each required public improvement shall be filed with the Township Clerk coincident with the submission of the final plat. Other requirements and procedures in the submittal of final plats shall be as provided in Section 3.3.

Section 6.3 - Required Improvements

1) Every subdivider shall be required to install the following public and other improvements.

a) Monuments

Monuments shall be set in accordance with the State Subdivision Control and the rules of the State Department of Treasury.

b) Streets, Roads and Alleys

All public streets, roads and alleys shall be constructed in accordance with the standards and specifications adopted by the Kent County Road Commission. Private roads shall meet the standards and specifications adopted by Cascade Township.

c) Curbs and Gutters

Curbs and gutters shall be required on all marginal access streets and minor streets and

shall be constructed in accordance with the standards and specifications adopted by the Kent County Road Commission.

d) Installation of Public Utilities

All telephone and electrical utilities shall be installed underground. In addition, all public utilities shall be installed in accordance with the Subdivision Control Act, as amended, and the rules of the Michigan Public Service Commission, as amended.

e) Driveways

All driveway openings shall be as specified by the Department of State Highways and Transportation on State and Federal roads and as specified by the Kent County Road Commission for all other roads in the Township.

f) Storm Drainage

1) An adequate storm drainage system including necessary storm sewers, drain inlets, manholes, culverts, bridges and other appurtenances, shall be required in all subdivisions. The requirements for each particular subdivision shall be established by the Kent County Drain Commissioner.

2) Construction of storm drainage systems shall be in accordance with the standards and specifications adopted by the Kent County Drain Commissioner. All proposed storm drainage construction plans for the proposed plats shall be approved by the Kent County Drain Commissioner.

g) Water Supply System

A water supply system shall be provided by one or more of the following alternatives:

1) A water distribution system consisting of appropriate water distribution mains, fire hydrants, and other water system appurtenances shall be provided by the subdivider. These shall be installed to meet the Township, County and State requirements and any other municipality with which the Township has contracted for water service.

a) If water transmission lines are adjacent to the subdivision, the water system

provided by the subdivider shall be connected to such transmission lines by the subdivider.

b) If water transmission lines are reasonably proximate to the subdivision, then the Township Board may in its discretion, require the subdivider to bear the cost of extending such transmission lines to the subdivision. In considering whether or not to require the developer to extend public water, the Township Board shall consider the following:

1. Whether or not the soil is of a type that is limited in its ability to support private wells as part of the development. This shall be based, in part, on the information from the Kent County Soil Survey which lists several types of soil associations that are limited in their ability to serve developments with private well systems. The types of soils which are limited in their ability to serve private wells are those which have a seasonable high water table and moderately slow permeability (found in, Marlette-Capac-Metamora, Kibbie-Dixboro-Thetford, Capac-Parkhill-Marlette association); by flooding, ponding and the instability of organic soils (found in the Houghton-Cohoctah-Ceresco association); by seasonal high water table (found in some parts of Oakville-Thetford-Granby, Chelsea-Thetford-Selfridge, Metamora-Teasdale-Tekenink association); and by the slope (found in parts of the Marlette-Perrinton-Metea, Marlette-Chealsea-Boyer and Chelsea-Plainfiled-Boyer associations).
2. Any known contamination of the soils.
3. Any reported Septic and Well problems according to the Kent County Health Department that should limit the use of any additional septic and wells in the area.
4. Whether or not the proposed subdivision is located with the utility service boundary.

After such extension is completed, the water system provided by the subdivider shall be connected to the water transmission lines by the subdivider.

c) If water transmission lines are not adjacent to, or going to be extended to,

the subdivision, then the water system shall be charged and capped in such reasonable manner as is satisfactory to the Township Engineer.

2) As an alternative, the water distribution system may, with approval of the Township Board after consultation with the Planning Commission, the Township Engineer, and the Kent County Health Department, be connected to a central well or wells to be provided by the subdivider. Such well or wells shall be in conformance with all requirements of the County, the Michigan Department of Public Health and the Township. The Township may, at its option, choose to operate and maintain such system or, in the alternative, the Township can delay assuming operation and maintenance of such system until a later date. At such time as water transmission lines are adjacent to the subdivision, use of the central water system shall cease and terminate and connection shall be made forthwith to the water transmission lines at the expense of the subdivider.

3) If a central well or wells are not required by the Township, then individual wells may be utilized as long as they comply with all requirements of the County, the State of Michigan, and the Township.

4) If water transmission lines for a public water supply are not required to be extended to the subdivision, then the Township Board may, in its discretion choose one of the two following options:

- a) require that the subdivider execute an agreement agreeing to the imposition of a special assessment to cover the subdivision's share of the cost of providing the necessary public waste facilities to extend a public water supply to the subdivision. Such agreement shall be prepared by the Township and shall be in such form as shall be necessary, in the reasonable opinion of the Township attorney, to effectuate the purposes of this provision.
- b) require the developer to install a "dry" public water line.

c) Sanitary Sewer System

A sanitary sewer, or septic tank shall be provided by one or more of the following alternatives:

1) When connection to a public sanitary sewer system is probable within a reasonable period of time, a sanitary sewer system consisting of appropriate sewer lines, lift stations, and other sanitary sewer system appurtenances shall be provided by the subdivider. This system shall meet all requirements of the County, the State of Michigan, and Township, and any agency with which the Township has contracted for the treatment and disposal of its sewage.

a) If sanitary sewer transmission lines are adjacent to the subdivision, the sanitary sewer system provided by the subdivider shall be connected to such transmission lines by the subdivider.

b) If sanitary sewer transmission lines are reasonably proximate to the subdivision, then the Township Board may in its discretion, require the subdivider to bear the cost of extending such transmission lines to the subdivision. In considering whether or not to require the developer to extend public sewer, the Township Board shall consider the following:

1. Whether or not the soil is of a type that is limited in its ability to support septic tank and drainfields as part of the development. This shall be based, in part, on the information from the Kent County Soil Survey which lists several types of soil associations that are limited in their ability to serve developments with private septic systems. The types of soils which are limited in their ability to serve private septic systems are those which have a seasonable high water table and moderately slow permeability (found in, Marlette-Capac-Metamora, Kibbie-Dixboro-Thetford, Capac-Parkhill-Marlette association); by flooding, ponding and the instability of organic soils (found in the Houghton-Cohoctah-Ceresco association); by seasonal high water table (found in some parts of Oakville-Thetford-Granby, Chelsea-Thetford-Selfridge, Metamora-Teasdale-Tekenink association); and by the slope (found in parts of the Marlette-Perrinton-Metea, Marlette-Chealsea-Boyer and Chelsea-Plainfiled-Boyer associations).
2. Any known contamination of the soils.

3. Any reported Septic and Well problems according to the Kent County Health Department that should limit the use of any additional septic and wells in the area.
4. Whether or not the proposed subdivision is located with the utility service boundary.

After such extension is completed, the sanitary sewer system provided by the subdivider shall be connected to the sanitary sewer transmission lines by the subdivided.

2) When connection to a public sanitary sewer is not required or probable within a reasonable period of time, then septic tanks and disposal fields may be utilized as long as they comply completely with all requirements of the County, the State of Michigan, and the Township. In such instance, the Township Board in its discretion may choose one of the two following options:

- a) require the subdivider to execute an agreement agreeing to the imposition of a special assessment to cover the cost of constructing appropriate sewer lines, lift stations, and other sanitary sewer system appurtenances within the subdivision as well as the cost of providing the necessary public sanitary sewer facilities to extend public sanitary sewer service to the subdivision. Such agreement shall be prepared by the Township and shall be in such form as shall be necessary, in the reasonable opinion of the Township Attorney, to effectuate the purposes of this provision.
- b) require the developer to install a “dry” public sewer line.

i) Street Name Signs

Street name signs shall be installed in the appropriate locations at each street intersection in accordance with the requirements of the Kent County Road Commission and/or Cascade Township.

j) Street Lighting

Street lights shall be required to be installed in every subdivision. All such lighting shall comply with all applicable Township ordinances as well as the requirements of the public utility providing such lighting. Streetlights shall be paid for and installed by the developer prior to final plat approval.

k) Traffic Control Signs

Traffic control signs and/or warning devices shall be installed as may be determined necessary by the Kent County road Commission **and/or Cascade Township.**

l) Trees

Existing trees to the extent feasible shall be left undisturbed in the new subdivision. New trees shall be required in every subdivision. New trees shall be of a type that are compatible with the surrounding neighborhoods and the soil types of the area.

The developer of the subdivision shall be required to provide a minimum of four (4) trees per lot. Any tree that is left remaining on each lot, that is at least four (4) inches in caliper a minimum of four (4) feet from grade may count towards the required number of trees. However, regardless of how many trees are left remaining, at least two (2) trees per lot shall be street trees. Street trees shall be planted a minimum of twenty (20) feet apart from one another.

All new trees shall be a minimum of eight (8) feet tall and a minimum two (2) inches in caliper a minimum of four (4) feet from the grade.

All new trees shall comply with all applicable Township regulations and any other governmental regulation that may apply. All newly planted trees shall be guaranteed for a minimum of two (2) years from planting.

m) Pedestrian Pathways

If the proposed subdivision connects to an existing Township Pedestrian Pathway the Township Board may, in its discretion require that the subdivider build a Pedestrian Path to the same specifications as the Township Pedestrian Path. The subdivision shall be considered connecting if separated by right-of-way. Furthermore, the Planning Commission may, at its discretion, recommend to the Township Board not to require the developer to build any sidewalk or pedestrian path if they feel that it will not connect to an existing or future pedestrian path or sidewalk.

Section 6.4 – Public Open Space

1) Where a school site, neighborhood park, recreation area, or other public open space is

planned as part of the proposed subdivision, the Township Board may accept the reservation of such open space for public access purposes. All such areas shall either be reserved for the respective school district in the case of school sites or for the Township in all other cases.

Section 6.5 - Guarantee of Completion of Improvements Required by the Township

1) Guarantee Arrangements, Exceptions
The construction of all improvements required by this Ordinance shall be completed by the subdivider and approved by the Township Board prior to final plat approval. In lieu of the actual installation and approval of all public improvements required by this Ordinance prior to final plat approval, the Township Board may, in its discretion, for those requirements which are over and beyond the requirements of the Kent County Road Commission, Kent County Drain Commissioner, or any other agency responsible for the administration, operation and maintenance of the applicable public improvements, permit the subdivider to guarantee completion of such required improvements in one or a combination of the following arrangements. In each instance where the subdivider is to guarantee completion of required improvements, the Township and the subdivider shall enter into a written agreement specifying in detail the nature of the required improvements, the time in which these improvements are to be completed, provisions for checking or inspecting the construction of each such improvement to determine its conformity to the submitted construction plans and specifications, and the nature of the financial guarantee of performance which is to be provided by the subdivider for each such improvement.

2) Financial Guarantees Shall be Provided as Follows:

a) Performance or Surety Bond

1) Accrual

The bond shall accrue to the Township and shall cover the full cost of constructing and installing the specific public improvement and, where applicable, placing the specific public improvements in operation.

2) Amount

The bond shall be in an amount equal to the total estimated cost for completing construction and installation of the specific public improvement, including contingencies as estimated by the Township Board, as well as, where applicable, the total estimate of the cost of placing the specific public improvement in operation, including contingencies, as estimated by the Township Board.

3) Term

The term of the bond shall be for such period as shall be specified by the Township Board.

4) Bonding or Surety Company

The bond shall be written by a surety company authorized to do business in the State of Michigan acceptable to the Township Board.

b) Cash Deposit, Certified Check, Negotiable Bond or Irrevocable Bank Letter of Credits

1) Treasurer, Escrow Agent, or Trust Company

A cash deposit, certified check, negotiable bond, or an irrevocable bank letter of credit, as approved by the Township Board, shall be deposited with the Township. Such deposit shall be made pursuant to a written escrow agreement between the subdivider and the Township. The escrow agreement may provide that the deposit will be held by the Township Treasurer, or in the alternative, subject to approval by the Township Board, that the deposit be held by a state or national banking corporation.

2) Dollar Value

The cash deposit, certified check, negotiable bond, or irrevocable bank letter of credit shall be in an amount equal to the total estimated cost of construction and installation of the specified public improvement including contingencies, as estimated by the Township Board.

3) Term

The deposit shall be retained by the Township Board for a period to be specified by the Township Board.

c) The agreement between the Township and the subdivider may provide that the amount of the bond provided pursuant to subsection a) above or the deposit provided pursuant to subsection b) above be progressively

reduced as the specified public improvements are completed.

3) Penalty in Case of Failure to Complete the Construction of a Public Improvement

In the event the subdivider shall, in any case, fail to complete a public improvement within the period of time specified in his agreement with the Township for the completion of said public improvements, the Township Board may, at its option, proceed to have the public improvement completed. The agreement between the subdivider and the Township shall provide that all costs and expenses incurred by the Township in completing the public improvement shall be reimbursed from the bond or deposit provided pursuant to subsection 2) a) or 2) b) above.

ARTICLE VII Variances

Section 7.1 - General

The Township Board may, on written application from the subdivider and after receipt of a recommendation from the Planning Commission, grant a variance from the provisions or requirements of this Ordinance which are under the Board's control. A public hearing shall be held by the Planning Commission prior to making its recommendation to the Township Board. Notice of this hearing shall be given in the same manner as is provided in the Township Rural Zoning Act, Michigan Act 184 of 1943, as amended, with respect to the adoption or amendment of a Township Zoning Ordinance. No variance shall be recommended by the Planning Commission or granted by the Township Board unless there is a finding that:

- 1) There are such special circumstances or conditions affecting the property in question such that strict application of the provisions or requirements of this Ordinance would clearly be impracticable or unreasonable.
- 2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the areas in which the subdivision is situated.
- 3) The variance will not violate the provisions of the Subdivision Control Act, as amended.
- 4) The variance will not have the effect of nullifying the interest and purpose of this Ordinance, the General Development Plan and the Zoning Ordinance, as amended.

After the completion of the public hearing, the Planning Commission shall make a written recommendation to the Township Board which shall include its findings and specific reasons for its recommendation. On receipt of such written recommendation, the Township Board shall act to either grant or deny the variance.

Section 7.2 - Planned Unit Development Variance

A subdivider may request a variance of certain provisions or requirements of this Ordinance in the case of a planned unit development. Such request for a variance shall be considered and acted upon in the same manner as is provided in

Section 7.1 above. In making its recommendation to the Township Board, the Planning Commission shall consider:

- 1) Whether the planned unit development provides adequate public spaces and includes provisions for efficient circulation, light and air, and other needs.
- 2) The nature of the proposed use of land and existing use of land in the vicinity.
- 3) The number of persons to reside or work in the proposed planned unit development.
- 4) The probable effect of the proposed planned unit development upon traffic conditions in the vicinity.
- 5) Whether the proposed planned unit development will constitute a desirable and stable community development.
- 6) Whether the proposed planned unit development would be in harmony with adjacent areas.

ARTICLE VIII
Administration, Enforcement and
Penalties for Failure to
Comply With This Ordinance

Section 8.1 - Administration

This Ordinance shall be administered by the Township Board. The rules, regulations and standards imposed by the Ordinance shall be considered to be the minimum requirements for the protection of the public health, safety and welfare of the citizens of the Township; and in interpreting and applying them, primary consideration shall be given to these factors.

subdivider, builder, public official, or any other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Township Board or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this Ordinance or of the Subdivision Control Act.

Section 8.2 - Conformance to Requirements

No plat required by this Ordinance or the Subdivision Control Act shall be submitted to the public land records of the County or received or recorded by the Kent County Register of Deeds until such plat has received final approval by the Township Board. No public board, agency, commission, official or other authority shall proceed with the construction of, or authorize the construction of, any of the public improvements required by this Ordinance (unless such public improvement shall have already been accepted, opened or otherwise received the legal status of a public improvement prior to the adoption of this Ordinance) unless such public improvement shall comply in its location and in all other respects with the requirements of this Ordinance.

Section 8.3 - Enforcement

The Township Board, by its duly constituted officers, the Building Inspector, or the attorney for the Township of Cascade, may cause complaint to be made for the violation of the provisions thereof.

Section 8.4 - Penalties

Penalties for failure to comply with the provisions of this Ordinance shall be as follows: Violation for any of the provisions of this Ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than one hundred dollars (\$100) or imprisoned for not more than thirty (30) days, or both. Each day such violation continues shall be considered a separate offense. The land owner, tenant,

ARTICLE IX Amendments

Section 9.1 - Procedures

The Township Board may, from time to time, amend or supplement this Ordinance. A proposed amendment, supplement or repeal may be originated by the Township Board or by the Planning Commission. All proposals not originating with the Planning Commission may be referred to it for a report thereon before any action is taken on the proposal by the Township Board. Such report shall be submitted in writing to the Township Board within sixty (60) days from the date on which the proposal is referred to the Planning Commission. If such report is not received within sixty (60) days, then the Township Board may act on the proposal without the report of the Planning Commission.

ARTICLE X
Miscellaneous Provisions

Section 10.1 - Administrative Liability

No officer, agent, employee, or member of the Planning Commission or Township Board shall render himself personally liable for any damage that may accrue to any person as the result of any act, decision, or other consequence or occurrence arising out of the discharge of his duties and responsibilities pursuant to this Ordinance.

Section 10.2 - Conflict With Other Provisions

In cases of conflict with other provisions, hereof, of any other ordinances, the most restrictive provisions shall apply.

Section 10.3 - Severability

This Ordinance and the various parts, sections, subsections, paragraphs, sentences, phrases and clauses thereof are hereby declared to be severable. If any part, section, subsection, paragraph, sentence, phrase or clause is adjudged constitutional or invalid, it is hereby provided that the remainder of this Ordinance shall not be affected thereby.

Section 10.4 - Repeal

The Township of Cascade does hereby repeal the Cascade Charter Township Subdivision Ordinance effective February 13, 1978, and all amendments thereto.

Section 10.5 - Effective Date

This Ordinance shall take effect 30 days following its publication (or summary thereof) after adoption. The foregoing Ordinance was offered by Board Member Goodyke, Supported by Board Member Carpenter. The roll call vote was as follows:

Yeas: Goodyke, Carpenter, Julien, Kleinheksel, Jones

Nays:

Absent: Timmons, Parrish

Marlene Kleinheksel
Township Clerk

CERTIFICATION

I hereby certify the foregoing to be true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the 30th day of April 2003.

Marlene Kleinheksel
Township Clerk



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

REQUEST FOR BOARD ACTION
MEETING DATE: March 25, 2026

ITEM: Consider Approval Memorandum of Understanding with the Thornapple River Water Trail Steering Committee

PRESENTER:

Jade Smith, Township Manager

INDIVIDUAL PRESENT:

Dan Zwick, Parks and Facilities Director

EXECUTIVE SUMMARY:

The Administration is recommending to the Board of Trustees to consider approval of a Memorandum of Understanding (MOU) between Cascade Township and the Thornapple River Water Trail Steering Committee to formalize a cooperative partnership supporting the development, promotion, and management of the Thornapple River Water Trail.

The Thornapple River Water Trail initiative is being spearheaded by Caledonia Township in collaboration with communities located along the Thornapple River. Other communities that have approved the MOU are Ada, Caledonia, Middleville, Hastings, Barry County, Thornapple Township and the Village of Nashville. The Steering Committee is composed of representatives from these river adjacent communities and stakeholders working collectively to advance the project.

The group is currently pursuing formal water trail designation from the State of Michigan Department of Natural Resources, which would enhance regional visibility, support coordinated management practices, and strengthen opportunities for recreation and tourism development.

The MOU establishes a collaborative relationship to enhance the Thornapple River Water Trail as a regional recreational asset. The partnership aims to promote safe, accessible, and well-managed water-based recreation opportunities, including canoeing and kayaking, while strengthening community engagement and environmental stewardship.

Under the agreement Cascade Township will collaborate in promoting the trail, permit access, maintain the townships access sites, and assist in developing possible educational programs.

Participation in this initiative aligns strategically with the Township's planned improvements at Tassell Park, reinforcing ongoing investments in river access, park amenities, and recreational infrastructure.

STRATEGIC PLANS/GOALS:

N/A

BUDGET IMPLICATIONS:

The MOU does not obligate either party to specific financial commitments. It formalizes collaboration and clarifies roles, helping to reduce risk through defined responsibilities while enhancing recreational opportunities, intergovernmental coordination, and community partnerships.

IMPLEMENTATION PLAN:

N/A

DIRECTOR'S RECOMMENDATION:

N/A

MANAGER'S RECOMMENDATION:

Yes

ACTION REQUESTED:

Approve MOU to formalize a cooperative partnership supporting the development, promotion, and management of the Thornapple River Water Trail.

ATTACHMENTS:

1. Memorandum of Understanding



MEMORANDUM OF UNDERSTANDING
Between
Thornapple River Water Trail Steering Committee
and
Cascade Township

This Memorandum of Understanding (“MOU”) is by and between the Thornapple River Water Trail Steering Committee, and the Cascade Township, a municipality, with its principal office located at 5920 Tahoe Dr. SE, Grand Rapids, MI 49546 (hereinafter referred to as “Access Site Owner”) and which owns and operates Tassel Park (hereinafter the “Access Site”).

Purpose: The purpose of this MOU is to establish a cooperative relationship between The Thornapple River Water Trail Steering Committee and the Access Site Owner for the development, promotion, and management of the Thornapple River Water Trail.

Scope of Cooperation: The Thornapple River Water Trail Steering Committee and Access Site Owner agree to cooperate in the following areas:

1. Promoting the Thornapple River Water Trail, including the Access Site, as a recreational destination for canoeing, kayaking, and other water-based activities.
2. Developing and implementing educational programs and events related to the Thornapple River Water Trail and the Access Site.
3. Providing information and technical assistance to the Access Site Owner for the development and improvement of the Access Site.
4. Facilitating communication between the Access Site Owner and other stakeholders involved in the Thornapple River Water Trail.

Responsibilities of Access Site Owner:

1. Maintain the Access Site in a safe and usable condition for the public.

2. Comply with all applicable laws, regulations, and permit requirements related to the Access Site.
3. Allow Thornapple River Water Trail Steering Committee to include the Access Site in marketing and other materials for the purposes of promoting and managing the Thornapple River Water Trail.
4. Inform Thornapple River Water Trail Steering Committee of any material changes that substantially affect the Access Site or its management.

Responsibilities of Thornapple River Water Trail Steering Committee:

1. Include the Access Site in promotional and informational materials related to the Thornapple River Water Trail.
2. Provide technical assistance and support to Access Site Owner for the improvement and maintenance of the Access Site.
3. Advise the Access Site Owner of any relevant laws, regulations, or best practices related to the Access Site.
4. Facilitate communication between the Access Site Owner and other stakeholders involved in the Thornapple River Water Trail.

Term of MOU: This MOU shall commence on the date of signing and shall continue in full force and effect until terminated by either party upon 30 days written notice.

Amendments: This MOU may be amended by mutual agreement of the parties in writing.

Governing Law: This MOU shall be governed by and construed in accordance with the laws of the State of Michigan

Alison Nugent, Township Manager, Charter Township of Caledonia

Date:

Sue Slater, Cascade Township Clerk

Date:



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE • Grand Rapids, MI 49546

REQUEST FOR BOARD ACTION

MEETING DATE: March 25, 2026

ITEM: Consider an Ordinance to Amend the Zoning Ordinance Regarding Moratoriums.

PRESENTER: Kevin Garcia ,Mckenna

INDIVIDUALS PRESENT: Mike Homier, Foster Swift

EXECUTIVE SUMMARY:

Under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.), the Township is authorized to adopt reasonable zoning regulations, including those governing emerging land uses. Additionally, pursuant to Act 246 of 1945 (MCL 41.181), the Township may adopt ordinances to protect the health, safety, and general welfare of Township residents.

Currently, there is no specific mechanism in the Zoning Ordinance to allow the Township to enact moratoriums for emerging land uses, so the most legally defensible way to impose such a moratorium is to adopt an ordinance, which is cumbersome. The proposed ordinance would make a small, structural change to make land use moratoriums easier for the Township to execute going forward. Specifically, it would amend the Zoning Ordinance to give the Township Board the authority and the legal backing to impose a moratorium by resolution, either at the Board's initiative or upon recommendation from the Planning Commission. This would allow the Township to be more agile in responding to emerging land uses that are potentially problematic and would give the Township time – up to 18 months – to evaluate such uses and to develop thoughtful, legally sound regulations for them.

MARCH 16th, 2026 PLANNING COMMISSION

Summary of Public Comments

Josh Jordan (5479 Whispering Timbers Drive) requested that the Commission send the recently-approved data center moratorium amendment back to the Board of Trustees with a recommendation for a hard cap of 12 months and no extension, stating that the current language allowing up to 12 months with an additional six-month extension was drafted at the last Township meeting and lacked precision. He cited Michigan Zoning Enabling Act MCL 125.3404, which he referenced as using a 12-month benchmark for interim zoning, and argued a fixed 12-month cap would provide a clear deliverable date while keeping the township on sound legal ground.

Treasurer Korstange and Legal Counsel Genovich clarified for Jordan that the existing data center police-power moratorium, which was already set at six months with a possible six-month extension, was a separate action from the text amendment before the Commission, and that the Planning Commission had no authority to revise the Board's police-power ordinance.

Case #26-3917 Planning Commission Motion - March 16th, 2026

Motion was made by Chair Rowland for Case #26-3917, to RECOMMEND APPROVAL of the ordinance to amend the Zoning Ordinance to allow for imposing a temporary moratorium for any application permits, rezoning, licensing or approval for existing, new or merging land use in the township of Cascade, the initial moratorium shall not exceed 12 months, with one additional extension of up to six months.

Supported by Treasurer Korstange.

Motion carried unanimously.

STRATEGIC PLANS/GOALS:

Land Use and Economic Development: Priority 2 - Ensure that zoning processes are clear, efficient, and promote both economic development and Township planning goals.

BUDGET IMPLICATIONS: N/A

IMPLEMENTATION PLAN:

- March 16, 2026: Planning Commission Public Hearing
- **March 25, 2026: Introduce Ordinance No. 007 of 2026 an amendment to the Zoning Ordinance to allow the Township Board to impose, by resolution No. 018-2026, temporary moratoriums for existing, new, or emerging land uses in the Township.**
- April 22, 2026: Adopt Ordinance No. 007 of 2026 an amendment to the Zoning Ordinance to allow the Township Board to impose, by resolution, temporary moratoriums for existing, new, or emerging land uses in the Township.
- Add adopted text to the Cascade Township Zoning Ordinance and republish, effective seven (7) days after Ordinance is published.

DIRECTOR'S RECOMMENDATION: Yes

MANAGER'S RECOMMENDATION: Yes

ACTION REQUESTED: Motion to introduce an Ordinance to Amend the Zoning Ordinance to allow the Township Board to impose, by resolution, temporary moratoriums for existing, new, or emerging land uses in the Township.

ATTACHMENTS:

- Resolution No. 018-2026 To Introduce Ordinance 006-2026 to Amend the Zoning Ordinance Regarding Moratoriums.
- March 16, 2026 Planning Commission Packet (pages 95-97)
- DRAFT March 16, 2026 Planning Commission Minutes

RBA Intro: March 25, 2026
DRAFT Final: March 19, 2026
Approved:
Published Date:

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

**RESOLUTION NO. 018-2026
A RESOLUTION TO INTRODUCE AN ORDINANCE TO AMEND THE ZONING
ORDINANCE REGARDING MORATORIUMS**

At a meeting of the Township Board of Cascade Charter Township, Kent County, Michigan, held in the Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546 on the 25th day of March, 2026, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____
and seconded by _____.

WHEREAS, the Michigan Zoning Enabling Act, 2006 P.A. 110, being MCL 125.3101 *et seq.*, authorizes Cascade Charter Township (“Township”) to adopt reasonable regulations to control the establishment and use of land in the Township; and

WHEREAS, the Township wishes to consider amendments to its Zoning Ordinance to, among other things, allow for the adoption of a moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township by resolution; and

WHEREAS, the Township finds that adopting such amendments are in the best interest of the public health, safety, and welfare.

THEREFORE, the Township Board of the Charter Township of Cascade resolves as follows:

RBA Intro: March 25, 2026
DRAFT Final: March 19, 2026
Approved:
Published Date:

1. The Township hereby introduces Ordinance No.006-2026, An Ordinance To Amend The Zoning Ordinance Regarding Moratoriums (the "Ordinance"), attached as Exhibit A.

2. The Township Board will consider adopting the Ordinance at its next regular meeting on April 22, 2026.

3. Pursuant to Section 20 of the Michigan Charter Township Act, Act 82 of 1994, MCL 42.1 *et seq.* (the "Act"), the Clerk is directed to publish the Ordinance in accordance with Section 8 of the Act by posting it in the office of the Clerk and on the Township's web site. The Clerk is further directed to publish notice of the posting in a form in accordance with the law in a newspaper of general circulation in the Township within seven (7) days after the posting. The notice, which shall be substantially in the form attached as Exhibit B, shall describe the purpose of the Ordinance and state that the Ordinance is posted in the office of the Clerk and on the Township's web site.

4. Any resolutions or portions of resolutions that are inconsistent with this resolution are hereby repealed.

Upon a roll call vote, the following voted:

YEAS: _____

NAYS: _____

The Supervisor declared the resolution adopted.

RBA Intro: March 25, 2026
DRAFT Final: March 19, 2026
Approved:
Published Date:

I, Susan Slater, Township Clerk of the Cascade Charter Township, hereby certify this to be a true and complete copy of Resolution No. 018-2026, duly adopted at a meeting of the Township Board held on the 25th day of March, 2026.

Susan B. Slater, Clerk
Cascade Charter Township

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on March 25, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Susan B. Slater, Clerk
Cascade Charter Township

RBA Intro: March 25, 2026
DRAFT Final: March 19, 2026
Approved:
Published Date:

EXHIBIT A

**CASCADE CHARTER TOWNSHIP
ORDINANCE NO.006-2026
AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING
MORATORIUMS**

Cascade Charter Township ordains:

Section 1. Addition of New Section _____ to the Zoning Ordinance.

A new Section _____ is added to the Zoning Ordinance and reads in its entirety as follows:

Section _____ – Moratorium by Resolution

The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months. Notice of the resolution must be published within fifteen (15) days of its adoption. The notice must include the following:

1. A summary of the resolution's effect.
2. The length of the moratorium and whether an extension is possible.
3. Where the public may inspect the resolution enacting the moratorium.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven (7) days after its publication pursuant to law.

EXHIBIT B

PLEASE TAKE NOTICE that at its meeting on March 25, 2026, the Cascade Charter Township Board received a proposed ordinance entitled “An Ordinance To Amend The Zoning Ordinance Regarding Moratoriums,” which will be considered for adoption on **April 22, 2026, at 7:00 p.m.**, at a meeting of the Township Board at Wisner Center, 2870 Jacksmith Avenue SE, Grand Rapids, Michigan 49546. The proposed ordinance would amend the Zoning Ordinance to allow the Township Board to enact moratoriums for specific land uses via resolution.

The proposed ordinance is available in its entirety for public inspection. The proposed ordinance is posted at the office of the Township Clerk, 5920 Tahoe Dr. SE, Grand Rapids, MI 49546-7123 and on the website of the Charter Township of Cascade, cascadetwp.com.

Susan Slater, Clerk
Cascade Charter Township Hall
5920 Tahoe Dr. SE
Grand Rapids, MI 49546-7123
(616) 949-1508

CASCADE CHARTER TOWNSHIP

PLANNING COMMISSION

**MONDAY, March 16, 2026
6:00 PM**

ARTICLE 9.

Case #26-3917 – Public Hearing

Applicant: Cascade Charter Township

Requested Action: Request to consider amendments to the Township Zoning Ordinance that would regulate data mining facilities and data centers and that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

CASCADE CHARTER TOWNSHIP

ORDINANCE NO. [REDACTED]

AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING MORATORIUMS

Cascade Charter Township ordains:

Section 1. Addition of New Section [REDACTED] to the Zoning Ordinance.

A new Section [REDACTED] is added to the Zoning Ordinance and reads in its entirety as follows:

Section [REDACTED] – Moratorium by Resolution

The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months. Notice of the resolution must be published within fifteen (15) days of its adoption. The notice must include the following:

1. A summary of the resolution’s effect.
2. The length of the moratorium and whether an extension is possible.
3. Where the public may inspect the resolution enacting the moratorium.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven (7) days after its publication pursuant to law.

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MINUTES
CASCADE CHARTER TOWNSHIP PLANNING COMMISSION
MONDAY, March 16, 2026
6:00 pm
2870 JACKSMITH AVE SE

- ARTICLE 1.** Chair Rowland called the meeting to order at 6:00 pm.
Members Present: Korstange, Kraemer, Rowland, Cribbs, Madiol, Kaiser, Lauer
Members Absent: None
Others Present: Downtown Development Authority (DDA) Manager Ryan Sennett, Building Official Brian Wilson, Legal Counsel Laura Genovich, Planning Administrative Assistant Nick Govan and others listed on the sign-in sheet.
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
Motion by Treasurer Korstange to approve the current agenda.
Supported by Commissioner Madiol.
Motion carried unanimously.
- ARTICLE 4. Disclose any Conflict of Interest**
There were no conflicts of interest disclosed.
- ARTICLE 5. Approve the Minutes of the March 2, 2026 meeting.**
Motion by Treasurer Korstange to approve the minutes of the March 2, 2026 meeting.
Supported by Commissioner Cribbs.
Motion carried unanimously.
- ARTICLE 6. Acknowledge visitors and those wishing to speak.**
There was no one wishing to speak.
- ARTICLE 7. Case #26-3912 – Public Hearing**
Applicant: Costco Wholesale, Josh Beach
Property Address: 5100 28th Street SE
Parcel Number: 41-19-18-100-013
Requested Action: Request for an amendment to the Waterfall Shoppes PUD, Ord. #8 of 2004, to amend a previously approved Site Plan to expand the existing gas station, reconfigure the associated parking and access area, and amend the text to increase the number of allowed signs.

DDA Manager Ryan Sennett presented the application for a PUD amendment for Costco Wholesale at 5100 28th Street SE. He explained that the applicant sought to expand the existing fuel facility and reconfigure the surrounding site. The fuel station is situated in the northwest portion of the Costco site, adjacent to the main warehouse building.

Sennett noted the purpose of the expansion was to improve Costco members' fuel purchasing experience by increasing processing capacity and reducing queues. The plan included adding six fueling dispensers and a 40,000-gallon premium underground storage tank to accommodate the increased demand. The new tank would be daisy-chained with the existing tanks, which would remain in use.

Regarding access reconfiguration, Sennett explained the current main exit is at the southwest corner and the applicant proposed moving it to the northwest corner of the fuel facility. The township engineer had reviewed the plans and raised no concerns over the egress point. He noted the relocation diverts fuel facility traffic away from the primary traffic lane and pedestrian crossings. Following staff feedback, the applicant had also added an additional crosswalk connecting the fuel facility area to the sidewalk to the south. One-way circulation within the fuel facility would be maintained, with a bypass lane between each dispenser and 28 feet of spacing between dispensers.

On parking compliance, Sennett stated the reconfiguration results in a net gain of one parking space, bringing the total to 745 spaces. The zoning ordinance requires a minimum of 584 and a maximum of 752, placing the site in compliance. The fire department reviewed the plans and raised no concerns regarding emergency vehicle access.

Sennett addressed the canopy materials, noting the canopy would continue to use materials similar and compatible with the primary building. Regarding the landscaping plan, he noted 16 trees would be removed for construction and the amended plan proposed replanting all 16 trees at the fuel facility portion of the site. The plans provide a 20-foot perimeter buffer with a three-foot high berm, meeting the requirements of the underlying zoning.

Sennett addressed the signage request, explaining the applicant was also requesting a text amendment to allow four signs on the fuel canopy, one on each elevation, where the current PUD text restricts signage to two. He noted the four signs had existed on site for at least 10 years, with streetscape images from 2016 confirming their presence, though no record of when the four signs were installed could be found. A building permit had been approved in 2025 to replace the existing four signs. In order to reinstall signage on all four elevations going forward, a PUD text amendment was required. Staff did not object to the proposed amendment but noted the Planning Commission should deliberate on whether the existing signage configuration was appropriate for the site.

Sennett concluded that staff had reviewed the request against the standards of Section 16.03 of the Zoning Ordinance and found it consistent. Key items for deliberation included the movement of the egress point, landscape screening and buffering, and the canopy signage. The staff recommendation was to recommend approval of the PUD amendment.

Commissioner Cribbs raised concern about vehicle queuing with the

reconfigured layout, referencing his experience at a Costco fuel facility in Louisville, Kentucky where cars would queue in long lines. He asked where cars would queue once additional pumps were added, expressing concern that vehicles could back out into the main parking lot or onto the internal waterfall shoppes roads, particularly on busy days.

Sennett responded that queueing would likely take place toward the main traffic lane in front of the Costco warehouse building. He added that the exit relocation to the northwest diverts traffic away from the primary pedestrian crossing area, which would be a disadvantage if the layout were reversed.

Commissioner Madiol noted that the additional pumps would allow more vehicles to be served simultaneously, reducing overall queue length.

Vice Chair Kraemer acknowledged Commissioner Cribbs' public safety concern as legitimate but noted the commission had limited ability to analyze it beyond anecdotal observation. He referenced the staff report's statement that no concerns over the egress were raised by the township engineer, and indicated he would not be inclined to require a full redesign without supporting data.

The applicant's representative, Josh Beach of Core States Group (1821 572nd Avenue, Kent, Washington), introduced his team, which included Julie Anderson (Senior Planner, Core States Group), Kayleen Burnett (Costco), and Barbara Mosier (Traffic Engineer, Kittleson and Associates). In response to questions about relocating the egress on the northwest instead of flipping the queuing lanes from the east side to the west side of the fueling station, Beach explained the intent was to expand existing infrastructure rather than tear it out and rebuilding it. He noted that three of the existing pump islands would also be shifted slightly to widen the spacing.

Chair Rowland asked about signage, noting that the allowed signage had one face of the canopy facing the adjacent cemetery and another faced the warehouse itself making those less effective. Beach indicated Costco preferred four signs as a Costco nationwide standard, but that it was not a firm position.

Rowland asked how long the construction project would take. Beach stated that no definitive schedule was set but noted the intent was to keep the facility operational during the day and conduct construction overnight to minimize disruption.

Barbara Mosier of Kittleson and Associates addressed the Commission. She explained that Kittleson had been gathering Costco-specific trip generation and gas queuing data for approximately 25 years, resulting in a far more robust dataset than comparable uses in standard traffic manuals. She stated the existing condition allows approximately five cars of queuing space per pump island. With the expansion from 12 to 24 fueling positions, data consistently showed that queues become shorter even though total

volumes may increase slightly, as more capacity reduces wait times. She confirmed that during the Saturday peak hour, the 24-pump configuration would provide sufficient queuing space for the maximum anticipated queue.

Treasurer Korstange asked whether the traffic data supported this layout as Costco's best solution. Beach confirmed that all options had been considered and this approach, expanding on the existing footprint, was determined to be the most practical.

Motion by Chair Rowland to open public hearing.

Supported by Treasurer Korstange.

Motion carried unanimously.

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance off 33rd St to Costco due to congestion at the 28th Street entrance and exit. Jordan did not raise substantive concerns regarding the fuel facility expansion.

Motion by Chair Rowland to close public hearing.

Supported by Commissioner Madiol.

Motion carried unanimously.

During deliberation, Commissioner Cribbs reiterated his concern that even with additional pumps, queuing on busy days could extend into the main parking lot and create conflicts with pedestrians. He noted the escape lanes were tight and that parking spaces near the fuel facility were limited. Treasurer Korstange noted the current site already functions without queuing extending onto the street, and that doubling the pump capacity should only improve conditions. Other commissioners indicated they would defer to the traffic data provided and did not find sufficient grounds to require a full redesign.

The Commission then turned to the signage question. Chair Rowland expressed a preference for returning to two signs, citing a desire not to set a broader precedent for fuel canopy signage. Sennett clarified that the underlying B-1 zoning and sign ordinance did not specifically address canopy signage for fuel facilities and that it would likely be treated as wall signage, which is typically one per building, with the PUD currently permitting two. Treasurer Korstange noted the precedent may already be established given the four signs had been in place for at least 10 years, and that reducing them would require removing what was already there. Commissioner Madiol and Vice Chair Kraemer indicated no strong objection to the four-sign configuration, noting it appeared consistent with other fuel facilities in the township. After discussion, the Commission generally concurred that the existing four-sign configuration was acceptable.

Motion by Vice Chair Kraemer to RECOMMEND APPROVAL of Case #26-3912, for a PUD amendment to the approved site plan to allow for site improvements and Waterfall Shoppes PUD, Ord. #8 of 2004, to approve a previously approved Site Plan to allow for site

improvements and existing signage of no more than four signs at the fuel facility at 5100 28th Street SE, for the following reasons:

- 1. The amendment to the PUD Ordinance satisfies the PUD standards of review and approval outlined in Section 16.03 of the Cascade Township Zoning Ordinance.**

**Supported by Treasurer Korstange.
Motion carried unanimously.**

ARTICLE 8.

Case #25-3905

Applicant: Harvest Health, Mitchell Nol

Property Address: 6807 Cascade Road SE

Parcel Number: 41-19-09-451-062

Requested Action: Request for Site Plan approval for an exterior remodel of an existing building.

Sennett presented the next application for a site plan review for Harvest Health at 6807 Cascade Road SE. He explained the applicant was proposing an exterior renovation of the existing building along with some interior improvements. The property is located on the north side of Cascade Road within the Thornapple Centre PUD. The overall site plan footprint would remain largely the same, with a remodel of the vestibule included. A dumpster enclosure was proposed using wood slat fencing to maintain consistency with the main building, and existing mechanical equipment to the west of the building would be screened.

Sennett described the proposed improvements, including new flooring, fixtures, and asphalt shingles on the roof. The applicant was also adding a new parapet wall on two sides of the building to break up the long, uninterrupted building face and provide architectural variety. Proposed exterior materials included brick veneer, faux wood siding, and fiber cement lap siding. The applicant planned to add five operable windows on the front and five on the rear, allowing views into the store interior where none currently existed due to the building's existing facade construction.

Sennett noted that the proposed plans required departures from Section 8.08 of the Zoning Ordinance regarding the percentage of windows and specific material types. Six standards within Section 8.08 were not met. The Village Design Review Committee (VDRC) had reviewed the elevations and proposed materials and recommended the Planning Commission grant departures from all six standards not met, which included Sections 1,3, 4, 7, 11, and 12. Sennett noted that the Planning Commission, per the Zoning Ordinance, has authority to grant such departures. Section 8.09 requires the Commission to consider the impact of modifications on future and existing development, the benefit to the community, and the public purpose to be served by permitting the modifications.

The staff recommendation was for approval of the site plan and requested departures as recommended by the VDRC, with two additional conditions requiring the applicant to meet all standard requirements for site lighting and future signage permits.

Chair Rowland asked about the light gray section of the building's exterior. Korstange responded that it was done to break up the visuals of the building.

Treasurer Korstange, who had participated in the VDRC review, provided additional context for the Commission. She noted the applicant had invested significant effort to bring the design closer to the village standards. The existing building was constructed almost entirely as a facade, with windows that appeared real but were not functional openings. As a result, the applicant could not achieve the full window transparency requirements of Section 8.08. The Applicant Mitchel Nol (6807 Cascade Road) mentioned they had gone through considerable expense and effort of cutting in five real operable windows on both the front and rear elevations to allow visible light and activity from Cascade Road. Korstange also noted the parapet addition would replace large unsightly louvers currently on each peak, improving the overall appearance. She described the VDRC's approach as evaluating how much improvement the applicant could reasonably achieve given the limitations of the existing structure, rather than requiring full compliance that would effectively mandate demolition and rebuilding.

Nol noted the building had been in operation since 1957, and that while the building's long, narrow configuration was not ideal for grocery retail, the planned renovation represented a meaningful investment to bring the building in line with the Township's standards. Nol referenced a comparable remodel at the company's Hudsonville store, which had resulted in approximately a 15% increase in sales sustained throughout the year. He and his wife had purchased the company with the intent of making substantial interior and exterior updates to reflect the company's updated branding. He noted the company was also reducing its total signage from 10 signs to two, which was consistent with the Township's vision, though the PUD currently permitted only one sign. Sennett confirmed that a PUD amendment would be required for two signs and that the applicant would need to return through the PUD amendment process separately.

Vice Chair Kraemer raised a broader concern about the design standards. He acknowledged the visible improvement the project represented but questioned whether granting departures from six of the Section 8.08 standards effectively rendered those standards meaningless. He noted the standards existed to guide the area's long-term design vision and expressed concern that if every redesign resulted in exceptions for cost reasons, the vision would never be realized. He highlighted walkability and visible street-facing entrances as particularly important given the building's location on Cascade Road, which is central to the village district.

Treasurer Korstange responded that the VDRC's process was not simply accommodating cost concerns but was evaluating the practical constraints of the existing building stock. She noted the applicant was moving from meeting virtually none of the standards to meeting approximately 70 to 80 percent of them. She emphasized that requiring full compliance would necessitate a complete tear-down and rebuild, which was not feasible for

the type of renovation that was being done.

Chair Rowland noted he would have liked to see a pedestrian sidewalk connection to Cascade Road. Mitchell Nol acknowledged the idea had been explored but explained the elevation change of two to three feet and the presence of utility infrastructure made a sidewalk connection between the building and the adjacent bank extremely difficult. Treasurer Korstange confirmed this had been a point of discussion during the VDRC review, and that while she had advocated for the sidewalk connection, the committee had reached a consensus that it was not feasible at this time. The applicant indicated openness to revisiting the issue in the future.

Commissioner Cribbs asked for clarification on which version of the zoning ordinance applied to this application. Sennett confirmed the review was based on the current Zoning Ordinance standards within Section 8.08, not the newly adopted Zoning Ordinance that is currently on hold due to a petition submitted for a referendum. Chair Rowland and Treasurer Korstange clarified this distinguished the Harvest Health application from others, such as the International Beverage application, which had been processed under proposed future standards and was now in a different status.

Motion by Treasurer Korstange to APPROVE case #25-3905, for Site Plan approval for an exterior remodel of the existing building at 6807 Cascade Road SE, with the following conditions:

- 1. Departure from the requirements of the following subsections of Section 8.08 is granted: Sections 1,3, 4, 7, 11, and 12.**
- 2. The applicant shall meet the sign requirements of the Thornapple Centre PUD Ordinance.**
- 3. Lighting levels shall meet the requirements of Chapter 19 of the Zoning Ordinance.**

Supported by Commissioner Madiol.

Motion carried unanimously.

ARTICLE 9. Case #26-3917 – Public Hearing

Applicant: Cascade Charter Township

Requested Action: Request to consider amendments to the Township Zoning Ordinance that would allow the Township Board to implement a short-term moratorium for existing and new or emerging land uses.

Legal Counsel Laura Genovich of Foster Swift addressed the Commission, on amendments to the zoning ordinance related to moratoriums. She clarified that a subcommittee had been formed to study potential data center regulations but had not yet met, and that the focus of the evening's discussion was solely the proposed text amendment to establish a moratorium mechanism in the Zoning Ordinance, not the development of data center-specific regulations.

Genovich provided background on the purpose of moratoriums in zoning law. She explained that municipalities have increasingly encountered new or emerging land uses, including wind energy, solar energy, battery storage, and now data centers, that require time to study and regulate in the zoning ordinance. A moratorium

allows a temporary pause on approvals while that study and amendment process takes place. She noted that case law has evolved significantly on the procedural requirements for valid moratoriums, generally indicating that a moratorium should be implemented by ordinance rather than by resolution or motion alone. In some circumstances, however, a resolution may be used if the zoning ordinance specifically authorizes it.

Genovich explained there were two different actions related to moratoriums before or related to the Commission. First, the Township Board had already exercised its police powers to adopt an ordinance placing a moratorium on data center approvals pending regulatory development in the Zoning Ordinance. Second, the text amendment before the Planning Commission that evening proposed a structural change to the Zoning Ordinance itself, which would authorize the Township Board to impose moratoriums by resolution on a forward-going basis for any existing, new, or emerging land uses that needed to be regulated. She emphasized that this mechanism was broader than data centers and was intended to make the township more agile when new land uses arose.

Chair Rowland asked how the mechanism worked procedurally, including whether the board voted to set the duration. Genovich confirmed the board would adopt a resolution and set the time period, which could not initially exceed 12 months. She noted that an additional extension of up to six months could also be granted with public notice.

Commissioner Madiol sought clarification on whether the agenda item included both the moratorium mechanism and data center-specific regulations. Genovich confirmed only the moratorium mechanism was before the Commission that evening. Treasurer Korstange added context, noting the Township Board had already acted under its police powers with a six-month moratorium on data centers with a possible six-month extension.

Chair Rowland raised a question about whether the moratorium mechanism would apply retroactively to existing pending applications. Genovich clarified that the mechanism was intended for emerging land uses in need of zoning regulation and would not affect applications already approved. She also noted the mechanism was not a tool for excluding land uses entirely, but rather for ensuring the zoning ordinance provided adequate regulatory standards before applications were processed.

**Motion by Chair Rowland to open public hearing.
Supported by Treasurer Korstange.
Motion carried unanimously.**

Josh Jordan (5479 Whispering Timbers Drive) noted he regularly uses the south entrance to Costco. He commended Commissioner Cribbs on the correct pronunciation of Louisville. Jordan did not raise substantive concerns regarding the fuel facility expansion.

**Motion was made by Chair Rowland to close public hearing.
Supported by Treasurer Korstange.
Motion carried unanimously.**

Motion by Chair Rowland for Case #26-3917, to RECOMMEND APPROVAL of the ordinance to amend the Zoning Ordinance to allow for imposing a temporary moratorium for any application permits, rezoning, licensing or approval for existing, new or emerging land use in the township of Cascade, the initial moratorium shall not exceed 12 months, with one additional extension of up to six months. Supported by Treasurer Korstange. Motion carried unanimously.

ARTICLE 10. Acknowledge visitors and those wishing to speak.

There was no one wishing to speak.

ARTICLE 11. Other Business

There was no other business.

ARTICLE 12. Adjourn

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Commissioner David Madiol, Planning Commission Secretary



CASCADE CHARTER TOWNSHIP

5920 Tahoe Drive SE Grand Rapids, Michigan 49546-7140

REQUEST FOR BOARD ACTION

MEETING DATE: 3/25/2026

ITEM: Payment of Claims Until April 22 Meeting

PRESENTER: Lorna Nenciarini, Finance & Budget Director

INDIVIDUAL PRESENT:

EXECUTIVE SUMMARY: Per State law, invoices (“claims”) submitted to the Township must be approved by the Board, preferably prior to payment. This presents a practical difficulty when there is a sizeable gap between Board meetings. Such an instance will occur in the near future: there are 4 weeks between the March 25th meeting and the next regularly-scheduled meeting on April 22nd. *Not* paying invoices for this length of time would undoubtedly trigger late payment fees, and inconvenience the Township’s vendors.

As a method to bridge this gap, it is not uncommon for Boards to authorize the Township Manager or their designee to review and approve claims for payment, and then submit those paid claims for Board approval at the next meeting. Only claims that would be considered a late payment would be processed in this manner.

STRATEGIC PLANS/GOALS: Maintain financial stability and transparency.

ACTION REQUESTED: Authorize the Township Manager and/or his designee to review and approve claims against the Township between March 25, 2026 and April 22, 2026. Further direct that the list of claims paid in this manner be included in the next Board meeting packet for review and approval.

BUDGET IMPLICATIONS: Township resources will be conserved, through the avoidance of late fees.

MANAGER’S RECOMMENDATION:

ACTION: Authorize the Township Manager and/or his designee to review and approve claims against the Township between March 25, 2026 and April 22, 2026. Further direct that the list of claims paid in this manner be included in the next Board meeting packet for review and approval.

ATTACHMENTS: None