



**Board of Trustees Meeting
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Township Board Room
Monday, January 12, 2026 ~ Time: 7:00 PM**

1. **Opening Prayer ~ Supervisor Terpstra**
2. **Pledge of Allegiance**
3. **Call to Order and Attendance ~**
 - a. Trustee Tim Haagsma - Absent With Notice
4. **Declaration of Conflict of Interest**
5. **Review of Consent Agenda ~ *items must be removed from the consent agenda in order to be discussed***
6. **Approval of Agenda**
7. **Communications ~ Informational items ~ *letters, reports, updates, etc.***
 - a. December 2025 Building Inspections Revenue Report
[BldgRevenue Summary Report December 2025.pdf](#)
 - b. 2025 4th Qtr. Kent County Sheriff Dept. Crime Report
[Gaines Twp Q4 2025 Report.pdf](#)
 - c. December 2025 Community Policing Officer Report
[Township Monthly for December 2025.pdf](#)
 - d. NOTE - Due to the implementation of new report software, December run numbers are not available at this time.
 - e. Public Comments Regarding Data Centers
[Public Comments 12_18_25 PC.pdf](#)
 - f. Kent County Digest
[KentCountyDigest.pdf](#)
 - g. Service Recognition - Brian Koster

[ServiceResolutionBKoster.docx](#)

- h. Service Recognition - Chris Melton
[ServiceResolutionCMelton.docx](#)

8. Scheduled Speakers

- a. Joe Agostinelli - Dutton Center Brownfield TIF Request

9. Public Comments - *Public may speak regarding anything on the agenda which is NOT scheduled for a public hearing (comments limited to 3 minutes per speaker)*

10. Public Hearings - NONE

11. Consent Agenda

- a. Draft Minutes - December 8, 2025 Meeting
[Draft Minutes 12-08-2025.pdf](#)
- b. Treasurer's November 2025 Financial Report
[TreasurersNov2025FinancialReport.pdf](#)
- c. December 2025 Check Registers:

Dec 2025 General Fund	\$254,596.61
Dec 2025 Public Safety	\$348,654.69
Dec 2025 Building Inspections	\$ 10,563.33
Dec 2025 Water & Sewer	\$ <u>677,603.05</u>

TOTAL **\$1,291,417.68**
[101GenLedgerCheckDisbursementReport.pdf](#)
[205PublicSafetyCheckDisbursementReport.pdf](#)
[549BLDGCheckDisbursementReport.pdf](#)
[W&SDec 2025 check register.pdf](#)

12. New Business

- a. Dutton Center Brownfield TIF Request
[Dutton Center TIF Request Board Packet.pdf](#)
- b. Rescind Chapter 32, Section 32-23 Waste Haulers; Licenses from Code of Ordinances
[MEMO.RescindSection32-23Waste HaulersLicenses.docx](#)
[CurrentWasteHaulers32-23and32-24pdf.pdf](#)
[REsolutionEliminationTrashHaulersOrdinance.docx](#)
- c. Sec. 4-26 (C) Alcoholic Liquors Ordinance - Annual Renewal Fee
[2007Resolution_Liquor_License_Renewal.pdf](#)
[MEMO.EliminationofLiquorLicenseRenewalFee.docx](#)
[REsolutionLiquorLicenseRenewalFeeEliminiation.docx](#)

- d. Amendments to Fire Prevention and Protection (Chapter 20) of the Code Of Ordinances
[Sec._16_19.____Definitions..pdf](#)
[2024 Fire Code Adoption Draft.pdf](#)
[Alarm Systems Ordinance.pdf](#)
[ARTICLE_I.____IN_GENERAL \(1\).pdf](#)
[MEMOFirePreventionOrdinance.docx](#)
[REsolutionFirePreventionOrdinance - Copy.docx](#)
- e. Signage Request - Parks and Trails Committee
[Memo - P&T Signage Request.docx](#)
[P&TVendor info for #'s 1 2 3 Jan'26.docx](#)
[P&TQ#1032716 updated Dec 19'25.pdf](#)
[P&TPannier quote Jan 6.pdf](#)
[Quote - GT 8-1-2025- 080125.pdf](#)
- f. Branding
[Memo - Brand Public Exposure.docx](#)
[West Michigan Glass Coatings Quote.pdf](#)
[Postema Signs Quote.pdf](#)
- g. Committee Assignments
[Memo2026CommitteeAssignments.docx](#)
[2026 Committee Appointments2.docx](#)
- h. Water & Sewer Annual Utility Bill Relief ~Information Only No Action Required
[W&S2025 Billing Adjustments board memo 1.7.26.docx](#)
[W&SCopy of 2025 Billing Adjustments.xlsx](#)
- i. Water & Sewer Year-End Payment Plan Balances ~ Information Only No Action Required
[W&S2025 YE payment plan balances Board Memo 1.7.26.docx](#)
[W&A2025 YE payment plan balances.pdf](#)
- j. IAFF Local 4385 Collective Bargaining Agreement-*TOWNSHIP BOARD RESERVES THE RIGHT TO MEET IN CLOSED SESSION*
[Memo - IAFF Local 4385 CBA.docx](#)
[Gaines Ch Twp - 2026-2028 IAFF CBA \(TA Copy - 12.16.2025\).docx](#)
[Closed Session Notice.docx](#)

13. **Public Comments** ~ *On any topic (comments limited to 3 minutes per speaker)*

14. **Manager's Comments**

15. **Supervisors Comments**

16. **Trustee Comments**

17. **Adjournment**

NEXT SCHEDULED BOARD OF TRUSTEES MEETING: February 9, 2026 @ 7PM

ANY INTERESTED PERSONS ARE INVITED TO ATTEND AND PARTICIPATE IN ALL TOWNSHIP BOARD OF TRUSTEE MEETINGS. PERSONS WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS SHOULD CONTACT THE TOWNSHIP OFFICES ONE WEEK PRIOR TO THE MEETING TO REQUEST MOBILITY, VISUAL OR ANY OTHER ASSISTANCE.

Preliminary Agenda - Subject to Change

Revenue Breakdown Report Records from
12.1.2025 through 12.31.2025

Record Type: Permit	Records	Revenue
Building	21	\$12,622.00
Deck	1	\$130.00
Residential Roofing	1	\$90.00
Storm Drain	4	\$340.00
Electrical	23	\$4,984.00
Fire Suppression	1	\$177.00
Mechanical	46	\$6,470.00
Plumbing	19	\$3,351.00
Irrigation Meter	2	\$180.00
Total:	118	\$28,344.00



Gaines Twp 4th quarter stats 2025

Michelle LaJoye-Young

SHERIFF

Bryan Muir

UNDERSHERIFF

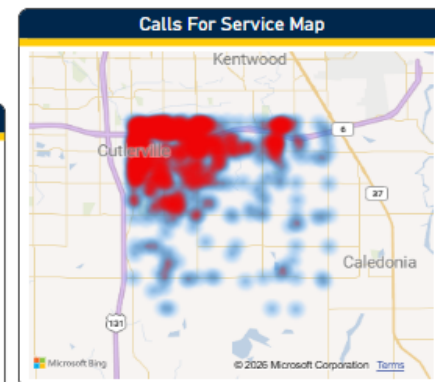
Township	Date Range
Gaines Twp	10/1/2025 12/31/2025

Calls For Service	Crimes	Traffic Stops	Proactive Actions
1365 ↑	342 ↓	789 ↑	216 ↑

CRIME STATISTICS			
Crime Type	Prior Time Period	Current Time Period	Percent Change
DOMESTIC SIMPLE ASSAULT	61	70	15%
SUICIDE - ATTEMPT/COMPLETED	40	32	-20%
RETAIL FRAUD	49	28	-43%
NONAGGRAVATED ASSAULT	52	26	-50%
MISC. FRAUD	23	21	-9%
AGGRAVATED ASSAULT	16	18	13%
MISC. FAMILY CRIMES	12	18	50%
CSC	14	14	0%
MISSING PERSONS	12	14	17%
INTIMIDATION/STALKING	22	13	-41%
MISC. LARCENY	22	12	-45%
JUVENILE RUNAWAY	15	9	-40%
VCSA	8	9	13%
BURGLARY	9	8	-11%
SEX OFFENSE OTHER	5	8	60%
MOTOR VEHICLE THEFT	4	7	75%
THEFT FROM MOTOR VEHICLE	9	6	-33%
WEAPONS OFFENSES	3	4	33%
MOTOR VEHICLE AS STOLEN PROP	2	3	50%
DRUG OVERDOSE	0	1	100%
ROBBERY	1	1	0%
HOMICIDE	1	0	-100%
THEFT OF MOTOR VEH PARTS	0	0	0%

CFS by Township

SectorName	# of CFS
GAINSTWP	1365
PLNFLOTWP	1207
BYRONTWP	1072
CASCADETWP	1038
ALPINETWP	776
GRTWP	602
CALEDNATWP	402
ADATWP	394
ALGOMATWP	387
CANNONTWP	294
CEDARSPRNG	264
SOLONTWP	221
LOWELLTWP	191
SPARTATWP	185
COURTLTWP	180
NELSONTWP	166
OAKFLDTWP	157
SPENCERTWP	124
TYRONETWP	119
VERGNSTWP	103
BOWNETWP	87
GRATTANTWP	77
CALEDONIA	74
KENTCITY	66
SANDLAKE	29
CASNOVIA	6



Top 5 CFS Addresses (> 1 CFS)

Address	# of CFS
300 blk 68TH ST SE	69
1800 blk MARKETPLACE DR SE	47
8500 blk KALAMAZOO AVE SE	46
4500 blk 68TH ST SE	30
6000 blk KALAMAZOO AVE SE	23

Top 5 Calls for Service

Call Type	# of CFS
WELFARE CHECK	118
ASSIST	117
TRAFFIC CRASH - PROPERTY DAMAGE	117
SUSPICIOUS CONDITION/NOISE/SUBJECT	99
ALARM	92
DOMESTIC ARGUMENT - NO ASSAULT	83

Day	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
1. Sun	1	9	12	4	4	7	5	4	4	4	2	6	6	4	7	8	3	7	14	18	5	14	10	5	163
2. Mon	6	5	3	1	3	3	2	8	9	6	6	8	12	9	11	6	21	13	19	8	8	13	10	3	193
3. Tues	3	1	3	1	1	2	2	9	9	12	7	13	5	13	13	10	12	15	19	13	7	5	5	6	186
4. Wed	8	4	6	3	3	2	4	5	11	9	12	10	10	13	6	22	18	14	15	27	7	12	12	7	240
5. Thur	6	2	1	2	1	3	5	7	6	8	11	5	15	13	7	13	16	14	10	6	16	10	7	11	195
6. Fri	5	3	5	3	3	3	5	4	16	11	13	9	8	10	12	13	17	14	22	12	13	12	8	16	237
7. Sat	12	7	5	4	2	4	1	2	2	6	5	9	8	6	4	6	10	7	14	9	6	10	7	5	151



Michelle LaJoye-Young

SHERIFF

Bryan Muir

UNDERSHERIFF

MONTHLY REPORT FOR DECEMBER 2025

- Parking complaint for a semi parked in Hartman.
- Missing person incident on Maplebrook Street.
- Assist citizen with gun registration information.
- Sex offender falsely reported address they were residing at on N. Kenbrook. Warrant issued.
- Sex offender falsely reported address they were residing at on S. Kenbrook. Warrant issued.
- Suspicious vehicle on Marketplace Drive.
- Stolen wallet investigation that occurred at Meijer. Suspect used victim's credit card at various locations. Video obtained and suspect was identified. Suspect admitted to crime, felony charges were requested.
- Suspicious vehicle Fieldstone Apartments.
- Blocking accident 84th / Kalamazoo.
- Assist Southwood Village with a domestic incident that occurred in September.
- Investigated several parking complaints of inoperable vehicles on streets in residential neighborhoods.
- Shopping with a sheriff event at Meijer on Marketplace.
- Attended the Gaines Township Board Meeting.
- Attended the Gaines Township Planning Commission Meeting.
- Third offense for ordinance violation at Creekside Storage.
- Attended the Gaines Chamber Luncheon.
- Suspicious vehicle near 76th / Breton Avenue. Vehicle registered to property owner.
- Responded to an eviction at Southwood Village where court officer was assaulted.
- Car accident at 84th / Breton.
- Car accident at 60th / Wing.
- Assist citizen with previous filed report.
- Informal hearing for ordinance violation.
- Attempt to locate sex offender with warrant.
- Scam concern near 68th / Eastern.
- Assist SCHS with reported school threat. After further investigation, no threat occurred.
- Assist Fieldstone Apartments with domestic incident.
- Panhandler complaint Kalamazoo /M-6.



616.632.6100



701 Ball Ave NE, Grand Rapids, MI 49503



www.kentcountymi.gov/sheriff



- Neighbor dispute on S. Amber Drive.
- Neighbor dispute on Piedmont Drive.
- Assist citizen with fraudulent social media account that was created under their name.
- Assist citizen with CPL information.
- Provided suggestions to Leisure Creek resident seeking information on how to avoid scams.
- Suicidal subject transported to Pine Rest's Urgent Care by girlfriend for being suicidal and intoxicated. Subject was reported to have a knife. Deputies arrived and secured subject and the knife was left in subject's car.
- Business alarm at BGUA.
- Met with a recent South Christian graduate who was interested in career with KCSO.
- Gave tour of South Substation to Dutton Christian small group who showed appreciation to KCSO by providing breakfast to deputies. The small group was also given an armored vehicle presentation.
- Traffic enforcement.

*Was off work for one week due to illness/vacation.

Data center public comment 12/18

From Devin Anderson <imdevinanderson@gmail.com>

Date Thu 12/18/2025 4:05 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello! I've worked in Gaines Township for 3 years and want to advocate for NO DATA CENTER. There's plenty of strong industry that could better support the community. The promise of AI is overblown.

Thanks

Devin Anderson

[Draft] Fw: Kent County: Microsoft Data Center

From dan.wells@gainestownship.org

Draft saved Mon 12/15/2025 3:15 PM

Sent: Monday, December 15, 2025 2:31 PM

To: Dan Wells <dan.wells@gainestownship.org>

Subject: Kent County: Microsoft Data Center

Dan,

I'm sure you're being inundated with emails from local, Grand Rapids and Kent County citizens expressing their deep desire for this data center to NOT be built.

This is one of those emails.

I am a Grand Rapids resident and homeowner in the Ottawa Hills neighborhood and I vehemently do not want this data center to be built in Kent County. This isn't about job creation, but rather a strategic play by Microsoft to build by our Great Lakes so they can 'cool' these massive data centers with Michigan's finite, fresh water resource.

I plan on attending the meeting this Thursday and will be encouraging all of my friends in Grand Rapids to do the same.

I'd ask you keep me anonymous.

Thank you,
[Anonymous]

Data Center

From Ryan Austhof <rysthof@yahoo.com>
Date Thu 12/18/2025 4:33 PM
To Dan Wells <dan.wells@gainestownship.org>

Dan,

I am extremely alarmed at the idea of a big data center being in our area. These data centers have caused major issues for people around the country and the world. They increase energy costs substantially. They also cause issues with outages and instability due to the extremely high demand they put on infrastructure. They they also heavily polute the environment and water supply in the area. Please do not let this rezone happen. This data center will only bring hardship and health issues to the surrounding area. Thank you for your time.

Ryan Austhof

[Yahoo Mail: Search, Organize, Conquer](#)

RE: Gaines Data Center

From Baker, Lauren <Lbaker1@13onyourside.com>
Date Mon 12/15/2025 2:04 PM
To Dan Wells <dan.wells@gainestownship.org>
Cc Rod Weersing <rod.weersing@gainestownship.org>

Hi Dan,

Thank you so much for responding. Unfortunately, that is too late for my deadline today.

I'll let my team know you are the contact person for this project and when we follow up later this week, I will direct them to you.

Thanks!

Lauren

From: Dan Wells <dan.wells@gainestownship.org>
Sent: Monday, December 15, 2025 1:57 PM
To: Baker, Lauren <Lbaker1@13onyourside.com>
Cc: Rod Weersing <rod.weersing@gainestownship.org>
Subject: Gaines Data Center

CAUTION - EXTERNAL EMAIL - Please use caution opening attachments and never share your password. Send suspicious email to infosec@tegna.com.

Hello Lauren,

I'm your point of contact for this project. I'm in meetings until about 4pm today but can talk after that.



www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188

Concerns of Possible AI Data Center Development

From Luke Barnum <lukebarnum1@gmail.com>

Date Sat 12/13/2025 10:22 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

I hope you are enjoying the snow! I am a Gaines Township resident writing to express my concerns regarding the proposed Microsoft AI Data Center.

In short, I am concerned because there are reports all over the country where these newly constructed data centers place enormous strain on power grids and water supply. It seems that oftentimes, residents nearby experience dramatic hikes in energy bills, and in the worst case, severe water pollution.

In order to prevent these terrible problems from happening to us, while still reaping the benefits that this AI center can provide, I am urging the establishment of strong regulations that benefits the community before allowing this rezoning to occur. Is this possible?

Please let me know your thoughts, and have a wonderful Christmas season!

-Luke Barnum

Datacenter Opinion - AGAINST

From jakebentley0330@gmail.com <jakebentley0330@gmail.com>

Date Thu 12/18/2025 3:52 PM

To Dan Wells <dan.wells@gainestownship.org>

Why is this even a debate? Are we really trying to sell out natural land and our resources, hiking the energy rates of many citizens in the area who already can't afford to stay or barely afford to pay, and poison our land and great state? This is not what we are supposed to live for. We are supposed to take care of our area and the people in it, NOT poison them due to corporate greed and government overreach. If you think this ends with a data center being built and no push back, think again because some of the things I've seen show people are sick, tired, and fed up. You represent THEM. If THEY are not well, or doing well, then YOU are not. Just imagine if they get worse.

You CANNOT allow this datacenter to happen

Sent from my iPhone

Proposed Microsoft Data center

From Lani Bleu <comingnaturally@gmail.com>

Date Thu 12/18/2025 12:43 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

I hope this email finds you well.

I am reaching out to expressly give my negative feelings towards the proposal for the Microsoft Data center.

Simply put data centers provide not benefit to Michigan as they provide minimal permanent jobs, suck up an outrageous amount of resources, and the amount of pollutants created is ridiculous. Creating a wasteland in our state is not a win in anyone's books.

Please consider rejecting this proposal.

A concerned Michigander.

Gaines Township resident comment – Opposition to proposed data center (meeting tonight)

From Frank Boenzi <bellabayboenzi@gmail.com>

Date Thu 12/18/2025 11:56 AM

To Dan Wells <dan.wells@gainestownship.org>

Hi Dan Wells,

My name is Frank Boenzi, and I'm a Gaines Township resident at 1024 Harvester Street SE, Grand Rapids, MI 49508. I can't make tonight's meeting, but I want my comments entered into the record.

I'm writing to clearly state my opposition to the proposed data center in Gaines Township.

While I understand the promise of "investment," this type of development brings real, long-term impacts that residents live with every day, including:

- Noise and vibration from 24/7 industrial cooling systems and backup generators
- Heavy utility demands (power/water) that can strain local infrastructure and raise concerns about reliability and long-term costs
- Light pollution and a loss of rural/suburban character
- Traffic, construction disruption, and road wear during build-out and ongoing service activity
- Public safety and environmental risks, including fuel storage, emergency response needs, stormwater runoff, and potential contamination issues
- Property value and quality-of-life impacts for nearby homeowners
- A poor jobs-to-land-use tradeoff compared to other forms of development that better match our community goals

If the Township is considering moving forward at all, I strongly believe it should not happen without clear, enforceable protections and full transparency. At a minimum, I ask the Township to:

1. Slow down / pause approvals until residents have complete information
2. Require an independent noise study, environmental review, and infrastructure (power/water) impact analysis, paid for by the applicant but selected by the Township
3. Require strict, written conditions: decibel limits at property lines, limits on generator testing (time/day), lighting controls, landscaping buffers, stormwater controls, and a decommissioning/cleanup bond
4. Consider a moratorium on data centers until zoning, standards, and setbacks are updated to reflect real impacts

Gaines Township should not be pressured into approving an industrial-scale use that doesn't fit our community or protect existing residents.

Please confirm this email will be included in the public record for tonight's meeting and any future hearings on this topic.

Thank you,

Frank Boenzi

1024 Harvester Street SE, Grand Rapids, MI 49508

Bellabayboenzi@gmail.com

Request to Deny Rezoning for Proposed Data Center

From Vanya Boranova <vanya.boranova@gmail.com>

Date Wed 12/17/2025 11:09 AM

To Dan Wells <dan.wells@gainestownship.org>

To the Gaines Township Planning Commission,

I am writing to formally express my opposition to the proposed rezoning and construction of a large data center within Gaines Township. After reviewing the applicable zoning standards and considering the likely impacts of this development, **I believe the proposal fails to meet the requirements of the Township's Zoning Ordinance and would result in long-term harm to nearby residents, natural resources, and public infrastructure.**

First, the proposed rezoning does not satisfy the ordinance requirement that permitted land uses be compatible with surrounding uses. The subject property is adjacent to, and in close proximity to, established residential neighborhoods. A large-scale data center is an industrial use that operates continuously and fundamentally differs from residential land uses in scale, intensity, and impact. Industrial facilities of this nature require substantial buffering and separation to protect neighboring homes, which is not adequately addressed in the proposal. Introducing a light industrial use into a predominantly residential area undermines the character of the neighborhood and conflicts with the intent of the zoning ordinance.

Second, the proposal does not meet the requirement that rezoning cause no adverse physical impacts on surrounding properties. Data centers are known to generate constant noise, low-frequency vibrations, and artificial lighting around the clock due to cooling systems, backup generators, and mechanical equipment. These impacts are incompatible with residential living and can negatively affect residents' health, well-being, and quality of life. Continuous noise and vibration can disturb sleep, cause stress-related health issues, and disrupt the peaceful enjoyment of nearby homes. **Additionally, such facilities can negatively impact local wildlife and the natural environment.**

Third, the requirement that rezoning not adversely affect surrounding property values has not been adequately demonstrated. There is limited long-term data on how proximity to large data centers affects residential property values, particularly in semi-rural or suburban communities like Gaines Township. The uncertainty alone should give the Planning Commission pause. Homeowners in the surrounding area have invested in their properties with the expectation that nearby land uses would remain compatible and residential in nature. Introducing a large industrial facility risks diminishing those investments and altering the desirability of the area.

Finally, the proposal raises serious concerns regarding public utilities and services. Data centers are among the most resource-intensive facilities in operation today. They consume enormous amounts of water for cooling and require massive, continuous electrical power. At a time when Michigan faces increasing pressure on its freshwater resources, approving a development that could consume millions of gallons of water places an unacceptable burden on our water supply. Likewise, the substantial

electrical demand of a data center could strain the local power grid, increasing the risk of outages and compromising reliability for residents and existing businesses.

For these reasons, the proposed rezoning and development do not meet the standards set forth in the Township's Zoning Ordinance. The anticipated impacts on nearby properties, public utilities, environmental resources, and overall community character are significant and irreversible. I respectfully urge the Planning Commission to deny the rezoning request and protect the long-term interests of Gaines Township and its residents.

Thank you for your time and consideration.

Sincerely,
Vanya Boranova
Ada, MI

Microsoft Rezoning Proposal

From Jake Boudreau <boudreaujake@gmail.com>

Date Wed 12/17/2025 9:10 AM

To Dan Wells <dan.wells@gainestownship.org>

Dan, my name is Jake Boudreau and I'm building a home for my family in Gaines Township. We hope to move in in July and closed on our property a few months ago. I am aware that the township is considering a rezoning request from Microsoft. I myself am a Systems and Security Engineer, working for a company with a location in Kentwood but locations all around the world, including some equipment in datacenters that I've visited on multiple occasions to service said equipment.

I'm not sure what data the township has been shown as far as the impacts of such a datacenter, but the drawbacks absolutely outweigh any benefits. The township needs to be aware of the hidden issues that normally are missed:

- NOISE - these buildings are very noisy. Not in the extreme overall decibels, but they raise the base noise level of the area within several miles. This has been known to cause sleep issues with those located in proximity to the datacenter
- ELECTRICITY - kind of obvious, this equipment uses a TON of electricity. If the datacenter is not self-sustaining, or there is ANY agreement for reduced electrical rates, this will get passed on to the Gaines Township residents in the future. Electric rates almost always go up.
- WATER - This equipment requires a ton of cooling, and will use a ton of fresh water. This can result in decreased water supply and quality for those located in proximity to the datacenter.

I don't know what benefits Microsoft may be touting with their datacenter, but I doubt they outweigh the potential drawbacks. I'm providing a link to a YouTube video by BusinessInsider going into details about what others have experienced when datacenters have been implemented within their proximity:

[Exposing The Dark Side of America's AI Data Center Explosion](#) | [View From Above](#) | [Business Insider](#)

"The explosion of AI across every industry has seen hundreds of water- and power-hungry server farms sprout up across the US. Already, one-third of the world's internet traffic flows through data centers in just one US state: Virginia.

However, until now, there has been no official record of the number of data centers in America, who owns them, or how much electricity they consume. In an exclusive deep dive into the industry, Business Insider reporters cracked the code and, for the first time, revealed the true cost of the data warehouses feeding our growing appetite for cloud computing and AI. We travelled to Virginia to meet people living in the shadow of 80-foot-high boxes that emit a constant drone, and to the drought-ridden state of Arizona, where some data centers are using as much as a million gallons of water a day to help cool their computer servers. Business Insider also discovered that the power needs of data centers have forced some states to withdraw from their carbon emissions targets. Power companies are even looking to extend the life of coal and gas plants to help meet the unprecedented demand."

<https://www.businessinsider.com/ai-data-center-development-true-cost-environmental-impact-2025-6>

Thank you for your time and I hope you can consider the above as part of the decision related to this datacenter. I am excited to be a resident in Gaines Township, but moving these datacenters into these areas will cause all kinds of run-on issues and not provide much benefit for the Gaines Township residents. Issues I'd like my family to not be impacted by, especially so locally.

Jake Boudreau

Rezoning

From Tim Bradshaw <timbradshaw10@gmail.com>

Date Mon 12/15/2025 7:19 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan,

I'm against the Township rezoning to light industrial. A data center is a heavy industrial use due to its significant power and water use. These are huge drains on the community that can locate anywhere else in the country. We don't need this extra burden in our town that doesn't even pay taxes for our schools. 1 is enough. Lesson learned.

Thanks,

Tim Bradshaw, PE

Sent from my phone

Microsoft Data Center Opposition

From Kevin M. Brennan <kevinmbrennan@gmail.com>

Date Thu 12/18/2025 9:10 AM

To Dan Wells <dan.wells@gainestownship.org>

Hello Dan,

I will be unable to attend the public hearing this evening. I wanted to express my vehement opposition to the Microsoft data center being proposed.

I believe there are significantly more studies that need to be done regarding electricity and water just to name a few concerns.

Thank you for taking my opinion into consideration.

Kevin Brennan

Microsoft hearing

From Randall Scot <oskarscots@gmail.com>

Date Wed 12/17/2025 6:17 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan,

I am out of town during this hearing but would love to go on record as a longtime resident of Gaines township and also a local Gaines township business owner.

I am absolutely opposed to a Microsoft Data center being built in Gaines township. The long term negative impact on our community, on our water supply, on our electricity, far outweighs any potential job creation opportunities. Furthermore, it is well documented that data centers do not create long term employment opportunities. These data centers, once built and running, require 7-10 people to monitor them and that's even temporary. Once running, they do so all by themselves.

I respectfully and firmly oppose this.

Randall S Bryant

6467 Avalon DR SE

Caledonia 49316

Also:

OSKAR SCOTS restaurant owner at 3555 68th st Dutton 49316

Oppose Data Center in Caledonia, MI

From Skylar Buchan <buchanskyilar@gmail.com>
Date Thu 12/18/2025 4:56 PM
To Dan Wells <dan.wells@gainestownship.org>

Hello,

I am writing as a resident of Grand Rapids to state my strong opposition to the construction of any data centers in our community. Data centers will raise energy prices, pollute and toxify our environment, and will do so while providing minimal economic impact to our local community. Their construction must be opposed.

Best,

--

Skylar Buchan

Data center public hearing

From Morgan Bueter <morganbueter@gmail.com>

Date Tue 12/16/2025 1:29 PM

To Dan Wells <dan.wells@gainestownship.org>

This message is regarding the public hearing on December 18 2025,

Parcel Numbers:

41-22-12-100-031

Address:

7147 Patterson Ave SE, Caledonia, MI 49316

May this message be presented at the hearing and entered into public records as applicable, as I will be at work at that time.

As a resident, and parent, of Gaines township I STRONGLY oppose re-zoning to allow for a data center to be built at the above listed address, and all addresses in and around Gaines township. One of the reasons we moved to this area was the safety and access to nature outside of a large city. Data centers have known and tangible impacts on the environment, water supply, and therefore natural areas surrounding them. I fear for the safety of myself and my family if this is allowed to proceed as requested. Gaines township deserves better than to be steamrolled by large companies looking to throw money at growing communities and effectively squelch their growth. I do not know my longevity for this area if large unfettered growth is allowed to occur, putting profits over people.

A concerned mother, healthcare worker, and community member,

Morgan Bueter-Bajka, BSN RN

6953 Glen Creek Dr SE, Caledonia, MI 49316

Comment for 12/18 meeting - opposition to rezoning petition

From Peter Burke <camdynburke@gmail.com>
on behalf of
Camdyn Burke <petercburke36@gmail.com>
Date Thu 12/18/2025 10:47 AM
To Dan Wells <dan.wells@gainestownship.org>

I personally oppose the construction of AI data centers in Michigan due to their numerous negative consequences for residents and the environment. I do not think this land should be rezoned in order to build a data center. My lead concern is the demand for fresh water that is harming our Great Lakes. In order to preserve our lakes, we must not allow the construction of AI data centers in Michigan. Another concern is power usage and noise pollution which affect nearby residents.

Issues with data centers:

1.) Cooling. The more computations done, the more heat that is generated. Servers can drop almost 1/2 the speed due to thermal throttling. It's amazing how much heat a CPU/GPU can produce. So in comes evaporative cooling. The impact of basically flash boiling 4 million gallons a day can seriously impact the local water supply.

2.) Energy. So a data center needs a steady supply of power, obviously. Not only is supply vs demand changed, but infrastructure required to power the place is needed. That cost is divided among everyone. Theoretically, that cost will subside eventually.. but there's always a new project.

Another issue with energy is how MI gets it - namely natural gas. More power requires more natural gas, which creates more pollution.

3.) Noise. All that cooling is not quiet. Noise pollution is a serious problem for residents

4.) Traffic - 'internet traffic'. ISP's will upgrade if needed (creating higher costs for internet), but data centers still have to use the backbone lines we all use. So if pathway between A-B is full, your pathway will be rerouted to what ever stable connection it can maintain.

Meaning, you're probably working with 20ms - 40ms for general internet use. Being rerouted around high traffic areas will drive that up to 40ms-100ms causing lag. Then new backbone lines go in, your bill goes up, your ping returns to normal.

Thank you,
Kent County Resident

Powering Michigan's Growth

Count on us to deliver



Growth is Good for Michigan

- **More Jobs:** New projects create jobs, from construction to operations, and boost local businesses that support workers and companies.
- **More Tax Revenue:** Economic growth expands the local tax base, giving the state, cities, municipalities, and schools more resources to fund roads, teachers, and public safety.
- **More Opportunities:** When businesses grow, families have more choices—better jobs, stronger schools, and thriving communities where people want to live and stay.

We Have the Energy Supply

- We have plenty of reliable energy supply to meet growth demands even on the hottest days.
- We are already on track to add more natural gas, dispatchable renewable energy and battery storage projects to support additional generation in the near term to meet growing demand and replace retiring resources.
- Our long-term plans include building a diverse portfolio of energy supply to meet growing demand.

Data Centers Will Not Raise Your Rates

- When data centers come online, they pay for the energy and infrastructure they use.
- Data centers will help spread fixed costs across a broader customer base. This helps reduce cost pressure for all customers.
- Michigan's regulatory safeguards ensure rates are just and reasonable for all customers.

We are Committed to Reliability

- Infrastructure investments made by the data center can also improve area reliability with upgraded poles, lines and equipment.
- This can mean improved reliability without additional costs for customers.

We are Committed to the Environment

- We are committed to the environment—to clean air, water, and land and to protecting the planet which matters to all of us.
- Our Energy Supply Plan will not just comply with Michigan's 2023 energy law but also add cost-effective resources to ensure new growth is served with a diverse portfolio of reliable energy.

Learn more at
ConsumersEnergy.com/MichiganGrowth

Consumers Energy

Count on Us®



Frequently Asked Questions

Will new data centers in Michigan raise my rates?

No. Not only will data centers not raise residential rates; but they will pay their share of the energy they use and infrastructure they need¹. As new, large business customers come online and share the benefits of the electric system, they also share in the cost. By distributing system costs across more customers, the cost pressure is reduced.

Where is the energy coming from to support these large projects?

Consumers Energy has plenty of energy supply to meet today's customer demands. With natural gas plants in our portfolio, along with dispatchable renewable resources and energy storage, we will continue to supply reliable, on-demand electricity to meet Michigan's energy needs. Our experts, armed with advanced modeling technology, are forecasting how much power we'll need in the coming decades and identifying the best options to meet that demand, which includes new large-load projects. We continue to grow our supply capacity each year to meet the needs of all customers and through our industry-leading energy waste reduction and demand response efforts, continue to encourage responsible and efficient energy use.

What about the environmental impacts of data centers?

We are committed to the environment, which includes clean air, water and land, and to protecting the planet we all care about. Our Energy Supply Plan will comply with Michigan's 2023 energy law, while adding cost-effective resources to ensure new growth is served with a diverse portfolio of reliable energy.

Does Consumers Energy have enough power to support these large projects, and should we expect brownouts?

We have plenty of reliable energy to meet today's growth demands and support future expansion across our state, contrary to what third-party stakeholders may claim. We detail in our long-term Energy Supply Plan (Integrated Resource Plan)² the evolving energy landscape and how we will meet demand with cost-effective generation for the next twenty years. As future large customers come online, our blueprint will transparently demonstrate how we will reliably meet the demand of all customers including proposed projects in Michigan's pipeline.

¹MPSC approves terms of service between Consumers Energy and data centers, other very large customers; adds protections for existing customers. 2025, November 6. michigan.gov/mpsc

²MPSC Resource Planning, michigan.gov/mpsc

Data center - don't do this

From tylercookson1@gmail.com <tylercookson1@gmail.com>

Date Thu 12/18/2025 11:25 AM

To Dan Wells <dan.wells@gainestownship.org>

Please please don't allow a data center here.

Please.

Your friend,
Tyler Cookson

December 16, 2025

Gaines Township Planning Commission
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

Dear Gaines Township Planning Commission:

As a resident of Gaines Township, I strongly oppose the rezoning request by Microsoft for the parcel located at 7147 Patterson Avenue SE, Caledonia, Michigan 49316 (hereinafter the “Parcel”). As detailed below, Microsoft’s rezoning request does not meet the requirements of the Zoning Amendment Approval Standards in § 31.40 A of the Township’s Zoning Ordinance. Additionally, if the Planning Commission approves this request, it will cause irreparable harm to the community and environment.

I will address portions of the Zoning Amendment Approval Standards under § 31.40 A of the Township’s Zoning Ordinance in turn below.

2. The rezoning of the land will not negatively impact adjacent and nearby property:

a. The allowable land uses within the proposed zoning district are compatible with nearby land uses and zoning districts.

The Report submitted by Dan Wells, Community Development Director (hereinafter the “Report”), states that the rezoning request meets the standard for this requirement. However, the Report fails to state in this section that the properties located to the east of the Parcel are zoned as rural residential.

Pursuant to the Township’s Zoning Ordinance § 12.10 A, a light industrial zone “should have . . . significant separation and buffering from residential areas.” A buffer, at a minimum, is “[a] strip of land which provides visual separation and aesthetic relief between potentially incompatible uses or provides protection to natural resources through the use of landscaping, preservation of existing vegetation, berms, or screening, or a combination of materials.” Zoning Ordinance § 35.10. Significant separation is not defined under the Zoning Ordinance, but it can be assumed to mean a greater distance than abutment.

Microsoft’s Addendum to its Rezoning Application (hereinafter the “Application”) notes that a “set of residential lots [are located] to the east of the property.” Their Application tries to dismiss this issue by saying that “[t]he majority of those are in Caledonia Township and

separated from the subject parcel by Patterson Avenue. Only two residential lots abut the property.”

The Zoning Ordinance is clear that a light industrial parcel requires “significant separation and buffering from residential areas.” § 12.10 A. Unlike Microsoft implies, there is no distinction in the law between a few residential properties or many. Residential properties that share a property line with a light industrial property would directly violate the zoning law as they would not be “significantly separated.” § 12.10 A. Furthermore, Patterson Avenue does not qualify as a buffer between a light industrial zone and a residential zone. By definition, a buffer is a “strip of land” and separates areas through “landscaping, berms, preservation of existing vegetation, or screening.” Zoning Ordinance § 35.10. An asphalt road, Patterson Avenue specifically, does not fall under the definition of a buffer as it is not vegetation, landscaping, a mound of dirt, etc.

Overall, the Report and Application fail to address the residential properties that are adjacent to the Parcel. When those residential properties are considered, rezoning the Parcel would be in violation of the Zoning Ordinance’s requirements for significant separation and buffers between light industrial areas and residential areas.

b. There will be no adverse physical impact on surrounding properties.

Unlike the Report and Application state, there will be adverse physical impacts on surrounding properties. Microsoft and the Mr. Wells are again ignoring the residential properties that abut the Parcel and the community at large.

The Zoning Ordinance prohibits any activity from emitting “vibration” that “will adversely affect permitted used on an adjacent property” or activity that “emit[s] noise that is readily discernable to the average person in any adjacent residential zoning district.” § 18.160 A and B. The Township’s Master Plan further states that “[i]ndustries that traditionally cause excessive noise, vibration, odors, visual blight, environmental pollution, or are[] involved in potentially hazardous processes, should be avoided or allowed only on a discretionary basis.” Master Plan, Page 55.

Data centers are notorious for their 24/7 buzzing noises and vibrations caused by their cooling systems.¹ The noise pollution from data centers impacts the physical health of people by causing permanent hearing loss, severe migraines, nausea, and even panic attacks.² Data Centers also adversely impact the environment by scaring away wildlife with their noises, causing

¹ <https://www.npr.org/2025/07/17/nx-s1-5469933/virginia-data-centers-residents-saying-no>.

² <https://www.aipowerweekly.com/p/how-bad-are-the-health-effects-of>.

significant pollution through the use of fossil fuels to meet their tremendous electricity demands, and using up between hundreds of thousands up to millions of gallons of water per day.³

Allowing the Parcel to be rezoned for a light industrial use for a data center violates the Zoning Ordinance's prohibitions on noise, vibrations, and environmental pollution and is inconsistent with the Township's Master Plan.

c. There will be no adverse effect on property values in the adjacent area.

Mr. Wells confidently claims in his Report that the parcel's development by Microsoft will "increas[e] values over the long term." Even Microsoft in its Application does not make this bold claim. In fact, Microsoft argues that "[a]ny impact on property values would have already occurred."

Developing the Parcel into a data center will likely have an impact on property values, particularly the residential properties that both abut and are located across the roadway from the Parcel. However, data centers are relatively new, and there is not enough long-term data to make a sound determination if there will or will not be adverse effects on property values in the adjacent area.

Without further information, it cannot be claimed that Microsoft meets the Zoning Ordinance's standard here.

d. It will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Mr. Wells claims in his Report that "[r]ezoning [the Parcel] to Light Industrial will have no effect on future development of the parcels to the west and south, as they are identical and compatible in use." However, yet again, Mr. Wells is ignoring that the parcels to the east of the Parcel are residential properties. Developing the Parcel into a data center will create a deterrent to improve or develop the adjacent residential parcels.

As data centers cause signification noise and environmental pollution, individuals near the Parcel would likely want to leave, not improve, and/or not develop the adjacent residential properties.

3. The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.

³ <https://www.bbc.com/news/articles/c93dnnxewdvo>; <https://www.staxengineering.com/stax-hub/the-environmental-impact-of-data-centers/>.

As stated earlier, data centers use tremendous amounts of water. A large data center can use up to five million gallons of water per day.⁴ This incredible amount of water usage leads to depleted water resources which harms the community and environment at large.⁵ Michigan is already in a drought, and the state's watersheds are at risk of depletion.⁶ Our community's and state's water supply would be at risk if this Parcel is rezoned and a data center is built on it.

Additionally, data centers use colossal amounts of electricity. In 2024, data centers located in the United States collectively used more electricity than the entire country of Pakistan.⁷ The electricity consumed by data centers significantly strains the power grid and causes unreliability.⁸ Across the United States, data centers have already caused numerous power outages, and that risk is only increasing.⁹ A data center in our Township may strain the power grid and cause power outages.

Based on this information, if the Parcel is rezoned, the data center cannot be adequately served by public utilities and will impact the delivery of public services.

In conclusion, rezoning the Parcel is inconsistent with the Township's Zoning Ordinance. Additionally, the proposed data center would significantly and irreversibly harm the community and environment. As such, the Planning Commission should deny Microsoft's request to rezone the parcel located at 7147 Patterson Avenue SE, Caledonia, MI 49316 to light industrial.

Respectfully,



Jordan Chrispell
Attorney and Gaines Township Resident
2921 Valley Spring Drive
Caledonia, MI 49316

⁴ <https://www.eesi.org/articles/view/data-centers-and-water-consumption>.

⁵ <https://www.npr.org/2022/08/30/1119938708/data-centers-backbone-of-the-digital-economy-face-water-scarcity-and-climate-ris>.

⁶ <https://www.theguardian.com/technology/2025/dec/16/great-lakes-us-data-centers>;
<https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?MI>.

⁷ <https://www.pewresearch.org/short-reads/2025/10/24/what-we-know-about-energy-use-at-us-data-centers-amid-the-ai-boom/>.

⁸ <https://www.pewresearch.org/short-reads/2025/10/24/what-we-know-about-energy-use-at-us-data-centers-amid-the-ai-boom/>.

⁹ <https://www.reuters.com/technology/big-techs-data-center-boom-poses-new-risk-us-grid-operators-2025-03-19/>.

Data center in Gaines Township

From Clayton VanElst <ctve61@gmail.com>

Date Thu 12/18/2025 10:23 AM

To Dan Wells <dan.wells@gainestownship.org>

Good morning Mr. Wells,

I write this as a concerned citizen and a resident of Kent County who frequently visits Gaines Township. I want you to consider the irreparable damages a data center would inflict on Gaines Township with the effects of pollution and water consumption. Per the "Environmental and Energy Study Institute", large data centers can consume 5 millions gallons DAILY, which is the equivalent to a town populated of 10,000 to 50,000 people (which the population of Gaines Township falls into that range per the 2020 census). The article can be found below. This data center will also emit carbon emissions that will affect the immediate area, which would be your residents. They just want us for our water supply, don't give in to greedy companies!! Please keep our beautiful state beautiful! No matter the "economic boost" it would give us, think of the environmental issues it will raise. No one will remember the money, they will remember how we leave this world for our future generations to come. Just say NO.

Sincerely,

A concerned citizen

<https://www.eesi.org/articles/view/data-centers-and-water-consumption>

Data Center

From Kayla Dandelion <kayla8dandelion@gmail.com>

Date Tue 12/16/2025 9:14 AM

To Dan Wells <dan.wells@gainestownship.org>

Hello Season Greetings and all that,

My name is Kayla. And I just moved to Gaines Township. So I'm new here. Sorta. I've lived in Michigan for over 15 years.

For years people have been mad about windmills and solar power panels taking up acres and making our state look ugly. I sort of disagree. I think we should be moving them to more Urban areas and makes more sense to have solar panels above parking lots but I digressed - this isn't about windmills and solar panels. It's about a data center.

Windmills and solar panels help reduce our costs to energy. It's why I think we should be using more. A little side note, but over in South Korea they put kinetic plates on sidewalks and every step that a person takes collects kinetic energy in one step equals to roughly 8 minutes for a light bulb to be on. So I'm all about renewable energy. Science is way too cool sometimes.

Data centers are the complete opposite. This data center is going to raise all of our electricity costs. We are even seeing it in other areas who have added data centers and everyone in the area is seeing rising costs. We are currently in a time where people are being told to buy only one or two dollies for their kids for Christmas.

This data center is not good for us in the long run. This data center is not good for you in the long run either.

I hope that you come to the realization of what is best for the people of Michigan. Because this is much more than Gaines township. This is going to affect every single one of us here in the Great Lakes State (fun side note. I have an animal named after every great lake)

I hope you can as the rezoning committee take my words as a concerned citizen for our beautiful state. And the great people who live here and just want to keep living and not surviving.

Thank you for your time and I hope that this season brings you nothing but love and cheer.

Kayla the concerned citizen

(No subject)

From Eleanor Daniels <eejjdd62@gmail.com>

Date Thu 12/18/2025 12:02 PM

To Dan Wells <dan.wells@gainestownship.org>

No data centers

Ellie Daniels

Opposition to Microsoft Rezoning Request

From Leonard Daniels <ldhomestuff@gmail.com>

Date Wed 12/17/2025 12:39 PM

To Dan Wells <dan.wells@gainestownship.org>

Subject: Opposition to Microsoft Rezoning Request

Dear Planning Commission,

I strongly oppose the Microsoft Rezoning request.

Microsoft's rezoning request fails to meet the Township's Zoning Amendment Approval Standards (§31.40A).

- **Compatibility (§31.40(A)(2)(a)):** Light Industrial zoning is incompatible with adjacent residential properties and lacks required buffers.
- **Physical Impact (§31.40(A)(2)(b)):** Data centers emit constant noise and vibrations, prohibited under §§18.160(A)–(B). These are linked to migraines, nausea, panic attacks, hearing loss, and disruption of local wildlife.
- **Property Values (§31.40(A)(2)(c)):** Traffic congestion, industrial noise, air pollution, and strain on water and electric grids all reduce the desirability of nearby homes. These impacts directly threaten residential property values, contrary to ordinance requirements.
- **Public Services (§31.40(A)(3)):** Data centers consume millions of gallons of water daily, worsening drought risk, and use massive electricity, already causing grid instability and outages in other U.S. communities.
- **Traffic & Infrastructure (§31.40(A)(3)):** Heavy construction equipment, service trucks, and employee traffic will overwhelm roads not designed for industrial use, increasing congestion, road wear, and safety risks.

Approval would cause irreparable harm to residents, property values, wildlife, infrastructure, and Michigan's most precious resource—fresh water. The Commission must deny Microsoft's rezoning application.

Sincerely,

Leonard Daniels

1161 & 1159 76th St. SE

Byron Center, MI 49315

Microsoft Data Center

From Matthew DenHerder <matthew@denherder.net>
via gmail.com

Date Thu 12/18/2025 4:18 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr Wells,

I am writing to you to express my opposition to the proposed data center in Gaines Township. I'm a programmer and tech enthusiast who has been living in Gaines Township for 15 years. I work with AI every day and while LLM style AI has some valid uses, it is at best a 10-20 billion dollar industry being sold as a trillion dollar industry that will achieve sentience, solve climate change, and any other problem we have. Thus opposing it is dooming humanity. It is no different than the promises made by snake oil salesmen.

On the other side, the AI doomers believe it will gain sentience and kill us all.

Neither are accurate. LLMs are probability based data sets that essentially work by taking all the words in the English language and assigning a value to link them to every other word. It's like having rows and columns in a spreadsheet, with a tab for each context it's in. While it can seem much more complex, at the end of the day that's all it is, a glorified spreadsheet that takes massive amounts of processing to tweak those values just so in order to output text that sounds similar enough to human words that enough people believe it works. It cannot gain sentience and cannot actually solve problems. Even when used inside its actual use case, due to the probabilistic nature of the data set, it will "hallucinate" often, which puts more and more misinformation into the world.

I love technology. In my lifetime, technology has made life easier, faster, more efficient, and more reliable. LLMs are harder to use, slower, way, way less efficient, and utterly unreliable. It is bad technology. It is a bubble being pumped up by a shell game of corporations investing in each other, while hoping to not be the ones left holding the bag when the whole thing implodes.

You know who will definitely be holding the bag when this bubble bursts? The communities that allow data centers to be built. Data centers that use huge amounts of water, power, and resources, polluting the environment and raising the cost of energy for every community they go into while giving nothing in return besides temporary construction work and then a handful of jobs to babysit them once they're built. When the bubble bursts, and it will burst, our community will be left with a vacant husk of a building and irreparable damage to our local environment, along with some interesting cancers.

Please do not let them build this in our community.

Thank you for your time,
Matthew DenHerder

Public Comment on Data Center

From Jill DeVries <jillcdevries@gmail.com>

Date Thu 12/18/2025 12:07 PM

To Dan Wells <dan.wells@gainestownship.org>

I'm not able to make the town hall tonight, so I'm writing to passionately share my voice: NO data center in Kent county!

Data centers create almost no jobs post-construction and don't support the economy, as documented in earlier developments elsewhere in Michigan. They use massive, unpredictable amounts of the precious resources that make Michigan habitable and desirable, and drive up energy rates despite energy company denial. This is a rare, passionately bipartisan issue. Inviting data centers into Kent county is a bad deal from all angles, and the fastest way to lose public good will and constituent support. Besides all this, the process has been wildly non-transparent, which speaks for itself.

Thank you!

Jill DeVries-Dryer
resident of Kent county in the 49507 zip code

I vehemently oppose Microsoft's rezoning appeal

From Parker Doornbos <parkerdoornbos@gmail.com>

Date Thu 12/18/2025 4:40 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan Wells,

I am writing to express my extreme opposition to Microsoft's recent request for Rezoning in Gaines Township. Gaines and the surrounding Grand Rapids metro area does not need another large, concrete monstrosity that does nothing for its surrounding community but strip it of its dignity and livelihoods, while polluting and wasting its most important natural resource.

Shame on Microsoft for having the gall to bring that to our side of the state. Shame on Governor Whitmer for fast tracking these types of deals, shame on the corporate fat cats for believing they can take advantage of our communities.

This project will not create lasting jobs. It will not feed our community. It will not house my neighbors. It will do nothing but pollute and stink up our great state.

Myself and my community say NO to the rezoning appeal, NO to a data center in our backyard, NO to Microsoft and NO TO AI.

Angrily,
Parker Doornbos
Lifelong Grand Rapids Resident.

Public Comment on Patterson Ave.

From Evie Džomba <eviesdzomba@gmail.com>

Date Thu 12/18/2025 1:57 PM

To Dan Wells <dan.wells@gainestownship.org>

I'm writing to share my concerns about the proposed data center in Gaines Township, including environmental impacts on our water and natural resources, a lack of transparency about job growth (and several indicators that there will be no job growth), and the clear examples of negative impacts in other communities across the country. This action benefits only the extremely wealthy and goes against the general health and well-being of our communities and our state.

I live in zip code 49505.

Thank you for your time,

Evie S. Dzomba

eviesdzomba@gmail.com

No to Data Center

From Trevor Elliott <elliottt@mail.gvsu.edu>

Date Thu 12/18/2025 4:20 AM

To Dan Wells <dan.wells@gainestownship.org>

Please do not allow for the building of a data center in Gaines Township. The people do not want this. Allow the desires of the people to sway the outcome of this proposal. We do not want a data center in our land.

Concerned citizen

Sent from my iPhone

In Opposition of the Microsoft Data Center - Parcel 41-22-12-100-031 rezoning

From Bradley England <bradengl@umich.edu>

Date Thu 12/18/2025 4:43 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

I live in Caledonia and am writing to express my opposition to rezoning Parcel 41-22-12-100-031.

Very few local jobs would be created by this endeavor after initial construction.

Local electricity rates would increase to subsidize the data center electricity usage, as we have seen across the country.

Our taxes would subsidize a data center of dubious utility for a massive corporation that will staff it with remote workers rather than local system administrators and engineers.

We have also seen a spike in negative health outcomes in communities surrounding these data centers due to various forms of pollution including acoustic and thermal leakage.

Thanks for your time,
Bradley England

We oppose Microsoft data center near Grand Rapids, MI

From Debbie Ermiger <debbieermiger@gmail.com>

Date Thu 12/18/2025 11:43 AM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

As a resident of Michigan, I would like to convey my opposition to the planned Microsoft data center near Grand Rapids, Michigan in Gaines Township.

Please look past immediate short-term benefits to the many longer-term negative ramifications of adding this data center.

Thank you for your consideration,
Deborah Ermiger

Microsoft Data Center

From Natalie Espeland <natalie.a.espeland@gmail.com>

Date Thu 12/18/2025 2:37 PM

To Dan Wells <dan.wells@gainestownship.org>

Good afternoon,

I'm writing in regard to the data center plans Microsoft has for Kent County in Gaines Township.

An unfortunate caveat of data centers is the massive amounts of energy and water utilized in cooling and maintaining servers.

The median income per household in Gaines Township was recorded to be \$41,584 in the year of 2023. In 2025, this falls far below what a household would need to be earning in order to keep up with the current cost of living. ([Source: US Census](#))

Raising energy prices by allowing a multi-billion dollar corporation to build on Grand Rapids soil is a direct contradiction to the progressive changes our lawmakers have been working to create for our community.

Thankfully, you, as the representative in charge of rezoning, have the opportunity to make a positive impact on the individuals your position calls you to serve for.

This Christmas season, I urge you and your committee to uphold the voices of the community and the values we strive by.

Thank you, and have a Merry Christmas.

-Natalie Espeland

Microsoft Data Center

From Diana FK <dfk1220@yahoo.com>

Date Thu 12/18/2025 11:08 AM

To Dan Wells <dan.wells@gainestownship.org>; Diana <dfk1220@yahoo.com>

Good Afternoon Mr. Wells,

Our entire family stands with a multitude of Caledonia families and the majority of residents of the greater Caledonia area in OPPOSITION to the rezoning application by Microsoft Corporation.

We urge you to vote NO to this proposition during the meeting of the Board on Thursday December 18, 2025.

Thank you,
Diana Krynycky

Sent from my iPad



Public comment on data center

From mesha florez <meshaflorez@gmail.com>

Date Thu 12/18/2025 4:49 PM

To Dan Wells <dan.wells@gainestownship.org>

AI is actively replacing jobs, not bringing them in (inefficiently I might add.) The environmental havoc this would wreak on our community is not worth a few construction jobs.

Comment on rezoning

From Robin Gelderloos <robin.gelderloos@gmail.com>

Date Thu 12/18/2025 4:21 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells,

Thank you for the information and for forwarding resident comments to the Planning Commission.

I'm very concerned about the building of data centers in Michigan. Isolating any of the concerns residents have around this issue, such as environmental impact or energy costs, should be enough to pause any forward motion. The issues together create a threat to our community that will only be harder to fix if the rezoning moves forward.

Please listen to the public and research the effects of data centers in other areas before moving forward. We deserve additions to our community that can demonstrate their benefits and won't lower the standard of living for neighbors. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Thank you,

Robin

(Grand Rapids resident)

Comment on rezoning

From Robin Gelderloos <robin.gelderloos@gmail.com>

Date Thu 12/18/2025 4:21 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells,

Thank you for the information and for forwarding resident comments to the Planning Commission.

I'm very concerned about the building of data centers in Michigan. Isolating any of the concerns residents have around this issue, such as environmental impact or energy costs, should be enough to pause any forward motion. The issues together create a threat to our community that will only be harder to fix if the rezoning moves forward.

Please listen to the public and research the effects of data centers in other areas before moving forward. We deserve additions to our community that can demonstrate their benefits and won't lower the standard of living for neighbors. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Thank you,

Robin

(Grand Rapids resident)

Data Center

From Joseph Gish <josephgish93@gmail.com>

Date Thu 12/18/2025 6:17 PM

To Dan Wells <dan.wells@gainestownship.org>

Hi,

My name is Joe Gish, I live at 386 100th st. Even though the Data Center is a ways away from me, there is no guarantee that my power bills will not go up. or my Well to be contaminated. there is not enough regulatory legislation written to regulate Data Centers effectively. I would encourage a no vote on changing the zoning for the 40 acres. because without any regulatory protections I'm fearful of such a large corporation moving in without, ill call it community guide rails set to protect ourselves. Sure short term job growth, steady tax revenue. but at what cost?

Opposed to Kent County Data Center

From Abriel Goosen <abrielcousineau@gmail.com>

Date Thu 12/18/2025 4:49 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells,

My name is Abby Goosen and I am a resident of Kent county. I am unable to attend the public hearing tonight but I am writing to share my vehement opposition to the proposed data center development in Caledonia, Michigan.

While data centers are often presented as economic opportunities, the long-term impact on our community has not been fully or transparently addressed. I have serious concerns about the following issues:

- Water strain from massive cooling demands. The jewel of Michigan is our Great Lakes and we must do everything we can to protect this vital resource. This project could threaten the safety and supply of fresh water and the living things that depend on the nearby lakes and rivers.
- Noise and light pollution from 24/7 operations and backup diesel generators will change our rural/residential landscape and disrupt our quality of life for those who are in close proximity.
- Increased utility costs for existing residents as the center's "unprecedented" energy demand strains our local grid.
- Zoning concerns, as the project may require reclassification of valuable land (e.g., from rural conservation or farmland to light industrial).

I request that you **count my vote against** the proposed data center and consider a moratorium on such developments until a thorough, independent analysis of the impacts is conducted.

We deserve responsible development that protects our homes, natural resources and quality of life.

Thank you for your time and consideration of residents' concerns. I would appreciate a response from you regarding where this project currently stands after tonight's meeting.

Abby Goosen

Against Data Center!

From Stacy Gregorski <stacyanngregorski@gmail.com>

Date Sun 12/14/2025 4:40 PM

To Dan Wells <dan.wells@gainestownship.org>

Dear Dan,

Please don't do this to our beautiful town! Please! Don't make money the priority and think of those who want to live in this beautiful township and continue to make it their home. This data center will never support that. It will destroy us, not make us stronger! Your citizens do not want this, and you know it.

Sincerely,

A very concerned citizen, Stacy Gregorski

Sent from my iPhone

December 16, 2025

Support Microsoft Rezoning

TO: Gaines Township Planning Commission
ATTENTION: Dan Wells

FROM: Max Grover
Founding Partner, MOXIE Real Estate + Development

RE: Letter of Support – Rezoning Request (40-Acre Parcel)

Dear Members of the Gaines Township Planning Commission,

I am writing in support of the proposed rezoning of the referenced 40-acre parcel. As a resident of Gaines Township and a commercial real estate broker, owner and developer, the requested rezoning aligns with the Township's Master Plan and appropriately supports responsible land use and landowner rights.

I respectfully encourage the Planning Commission to consider this request favorably.

Thank you for your time and consideration.

Sincerely,

Max Grover
Founding Partner
MOXIE Real Estate + Development
3883 Clay Ave SW,
Grand Rapids MI 49548

Primary residence:

7040 Old Lantern Dr SE
Caledonia, MI 49316

Comments for Meeting Dec 18th

From Jade Gustman <jadebgus@gmail.com>

Date Sat 12/13/2025 5:11 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello Dan,

My husband and I recently bought the neighboring property directly next to 7174 Patterson Avenue. The property being considered for the rezoning surrounds our land and home. As people that will be the most impacted, we are extremely against the rezoning of the property.

We looked for our house for two years before finally finding this one. The potentially planned data center will extremely disrupt our water table, impacting our well and fresh water. The eye sore of another industrial building and noise from the data center will disrupt our lives. The cost of our electricity will rise. Claims state that the building will not do these things - but we both know that can not be proven. My husband and I will face the consequences the most. We chose this area specifically for its peaceful and private surroundings and will not stand for being the house trapped between industrial buildings. The result of approving this proposal will defeat the whole purpose of moving here and directly impact our quality of life. It was a long process of getting into this house in the first place, we are just finally getting settled in, and we would rather move out again than have this get approved.

This is not sustainable for our way of life or the future of our land. Not to mention a majority of this land is agricultural land which is a vital resource that is steadily being depleted due to developments exactly like this. We ask that you vote against this and support our stance against it. This will ruin our quality of life in our new home. This is unfair and unethical.

I ask you kindly, to refuse the rezoning.

Sincerely,
Jade Gustman

Notice of Opposition: Rezoning for Parcel Numbers 41-22-12-100-031

From Danielle Hackert <danielle.hackert@gmail.com>

Date Wed 12/17/2025 6:20 PM

To Dan Wells <dan.wells@gainestownship.org>

To Whom it May Concern,

This message is regarding the public hearing on December 18 2025,

Parcel Numbers:

41-22-12-100-031

Address:

7147 Patterson Ave SE, Caledonia, MI 49316

May this message be presented at the hearing and entered into public record.

As a resident of Gaines township I STRONGLY oppose re-zoning at the above listed address, and all addresses in and around Gaines township which would support the development of data centers.

Thank you,

Danielle Hackert

Sent from my iPhone

Notice of Opposition: Rezoning for Parcel Numbers 41-22-12-100-031

From jordan.hackert@gmail.com <jordan.hackert@gmail.com>

Date Tue 12/16/2025 7:50 PM

To Dan Wells <dan.wells@gainestownship.org>

To Whom it May Concern,

This message is regarding the public hearing on December 18 2025,

Parcel Numbers:

41-22-12-100-031

Address:

7147 Patterson Ave SE, Caledonia, MI 49316

May this message be presented at the hearing and entered into public record.

As a resident of Gaines township I STRONGLY oppose re-zoning at the above listed address, and all addresses in and around Gaines township which would support the development of data centers.

Thank you,

Jordan Hackert

Microsoft AI Data center Rezoning

From Hazen Harter <htharter21@gmail.com>

Date Thu 12/18/2025 2:17 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello I hope this email finds you well. I was made aware of a public hearing tonight I wont be able to attend but wanted to make my voice heard. Im Grand Rapids born and raised and dont want to see corporate interests raising my cost of living and lowering my standard of living. All while making money ill never see. These datacenters are a blight and shouldn't be anywhere near our great lakes or our cities.

Public Comment on Data Center

From Lis Hatfield <lis.hatfield@gmail.com>

Date Thu 12/18/2025 8:11 PM

To Dan Wells <dan.wells@gainestownship.org>

I'm not able to make the town hall tonight, so I'm writing to passionately share my voice: an emphatic NO data center in Kent county!

Data centers use massive, unpredictable amounts of the precious resources that make Michigan habitable and desirable, and drive up energy rates despite energy company denial. In a time where we should be doing all we can to prepare our beautiful state for climate crisis impacts, building an unwanted resource-sucking facility like this is a horrible idea.

This is a rare, passionately bipartisan issue. PLEASE listen to the constituents of this county. We are loudly telling you we DO NOT want this project.

Inviting data centers into Kent county is a bad deal from all angles, and the fastest way to lose public good will and constituent support. Besides all this, the process has been wildly non-transparent, which speaks for itself.

Thank you!

Elisabeth Hatfield

resident of Kent county in the 49506 zip code

Datacenter Meeting Comments

From Danny Heck <danieltheck@gmail.com>

Date Mon 12/15/2025 11:04 AM

To Dan Wells <dan.wells@gainestownship.org>

Good morning,

My name is Danny Heck and I am resident of Kent County. I am extremely opposed to the plans for Microsoft to build a datacenter in Gaines Township, and the lasting effects such a project would have on the greater community.

Communities who have allowed the construction of datacenters end up with higher energy costs and outsized water usage, with little or nothing to show for it. Microsoft Lawyer Lyndi Stone publically admitted as much, saying that these project represent no long-term job growth for the communities they claim to be investing in.

The AI boom, largely credited with the influx of datacenter construction across the country, is fated to bust. Michigan is all too familiar with the impact on a community when an industry uses, abuses, and loses its host. More and more evidence is found every day that AI is bad for business and bad for us as humans, and as such we should be instead investing in projects that are sustainable and present real long-term value to our community.

Danny Heck (he/him, they/them)

Microsoft Data Center Comments - 12/18 Meeting

From Krystal Henry <krystalhenry8@gmail.com>

Date Thu 12/18/2025 2:14 PM

To Dan Wells <dan.wells@gainestownship.org>

Good afternoon Dan!

I'm writing to express my strong concern and opposition to the rezoning that would allow Microsoft to build a data center in Gaines Township on Patterson Ave. I am a resident of Kentwood and live near Horrocks, and Gaines Township is the main area I use to run my errands, get groceries, and go to restaurants. I and many other residents are extremely concerned about the resources that data centers use - both electricity and water. A massive data center would put way too much strain on the local power grid and drive electricity rates even higher. And the water usage will undoubtedly have a massive impact on the local watersheds, Plaster Creek, and the Grand River. Data centers do not create enough jobs to make the resource strain and cost passed onto residents worth it. We need to pump the brakes on these huge data center projects; when the AI bubble inevitably bursts, they will be nothing but decommissioned warehouses and it will be a massive waste of land and resources. I strongly ask our local officials to deny the rezoning and fully assess the impact of this project. Residents everywhere are making their voices heard and we are clearly AGAINST this project.

Thank you so much for reading,
Krystal Henry
2170 Highlander Dr SE
Kentwood MI 49508

Comment Opposing Rezoning for Microsoft Data Center

From Megan Herrema <megjherrema@gmail.com>

Date Wed 12/17/2025 10:23 PM

To Dan Wells <dan.wells@gainestownship.org>

 1 attachment (798 KB)

Signed Public Comment Opposing Data Center.pdf;

Hello,

I'm writing to share my public comment opposing the rezoning for the Microsoft Data Center in Gaines Twp.

Public Comment Opposing Rezoning for the Microsoft Data Center

I urge the board to pause or deny the rezoning for the proposed Microsoft data center due to serious water concerns for our local community.

- **Water is not unlimited:** The Alliance for the Great Lakes reports that large data centers can use hundreds of millions of gallons of water each year, much of it lost through evaporative cooling and not returned to the watershed.
- **Risk to wells and Marshall aquifer:** Many residents in Byron and Gaines Township rely on private well water. A data center could lower groundwater levels, because water released by centers using evaporative cooling is not necessarily returned to the watershed. Ottawa County is already experiencing groundwater shortages due to declining aquifer levels, showing this is not a hypothetical risk.
- **Lack of transparency and protections:** Michigan does not require clear, public reporting on data center water use, especially when water is purchased through municipal systems. We often don't know the real impact until after construction.
- **Threat to farmers:** Agriculture is a critical part of our local economy. The Alliance for the Great Lakes warns that data center water use can compete with irrigation needs during peak summer months, putting crops and livelihoods at risk.

I understand that data centers and AI are part of our future, but we should not rush development without detailed disclosure about water and energy usage and sustainable planning. I urge the board to deny or postpone rezoning until we can guarantee protections for our wells, our farmers, and the aquifer that sustains life in West Michigan.

Thank you for prioritizing the welfare of your community on this matter,

Megan Herrema

<https://www.fox17online.com/news/local-news/ottawa-county-faces-water-shortage-despite-proximity-to-lake-michigan>

https://greatlakes.org/wp-content/uploads/2025/08/AGL_WaterUse_Report_Aug2025_Factsheet.pdf

December 18th planning meeting

From Catherine Hevia <catherine.hevia@live.com>

Date Sat 12/13/2025 6:54 PM

To Dan Wells <dan.wells@gainestownship.org>

Cc Catherine Hevia <catherine.hevia@live.com>

Mr. Wells,

I am planning in attending this meeting on Thursday, December 18th 2025. I am a resident of Gaines Township. I would like to submit questions to the committee in regards to the Microsoft data center development. In what format do you accept questions to be addressed by committee and MS representatives?

Thank you for your attention,
Catherine Hevia

1 Thessalonians 5:18

In every circumstance give thanks, for this is God's will for you in Christ Jesus

.

Data center public comment

From Amy Hinman <amy.e.hinman@gmail.com>

Date Wed 12/17/2025 8:23 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello! This is a public comment in advance of the Gaines Township Planning Commission meeting on 12/18. If this is not the correct email address for this comment, please forward to the public

Please do not vote to rezone or grant the special land use permit for data center use. Please stand with your residents and the people you represent.

As a resident who's kept very close tabs on AI development (and by extension, data centers), I can tell you that these facilities will cause nothing but harm. The water pollution, spiking utilities, constant sound, 24/7 lights—these all make it impossible to live by data centers. Please do not fall into the all or nothing trap that opposing a data center means opposing economic development. We can have nuanced and thoughtful conversations, but that means listening and learning, too.

I strongly suggest reading Karen Hao's book "Empire of AI" to understand why AI development and data centers are harmful. These issues won't go away and our local electeds need to be informed.

Again, please do not rezone or grant the special land use permit for data center use.

Thank you for your time and consideration,

Amy Hinman

[Draft] Re: Data centers in Gaines Township

From dan.wells@gainestownship.org

From: Timothy hirschberg <hirschbergt@gmail.com>
Date: December 12, 2025 at 8:32:34 PM EST
To: Kim Triplett <kim.triplett@gainestownship.org>
Subject: Data centers in Gaines Township

Hello.

I recently learned that Microsoft is pushing to have property it bought in Gaines Township rezoned for data centers. This greatly concerns me, as data centers are known to increase electricity costs for consumers who have no interest in them, and they are known for significant water consumption.

Is there a way residents in Gaines Township and the surrounding area can share their concerns with the township in a public forum? I for one do not want to see data centers in Michigan.

Best Regards,

Tim Hirschberg



Outlook

Public comment on data center

From Abigaile Holcomb <abigaileholcomb@gmail.com>

Date Thu 12/18/2025 1:33 PM

To Dan Wells <dan.wells@gainestownship.org>

I'm unable to make it to the town hall tonight so I am writing to share my voice as a Kent county resident: NO DATA CENTER.

Please do your part to protect our beautiful state and community by NOT allowing the data center.

Thank you

Public Comment on 7147 Patterson Avenue rezoning

From jakexhudson <jakexhudson@proton.me>

Date Thu 12/18/2025 12:28 PM

To Dan Wells <dan.wells@gainestownship.org>

 1 attachment (844 bytes)

publickey - jakexhudson@proton.me - 0xE21C84CE.asc;

Good Afternoon,

I am a resident of Kent County (area code 49507) and I am strongly opposed to the construction of a data center in Gaines Township. The emphasis on the number of jobs that data centers create is greatly exaggerated, most of which are only involved in the construction of the data center. Data centers also pose an immediate environmental threat in the way that they consume a blatantly irresponsible amount of our fresh water, one of Michigan's most valuable natural resources. Energy companies have also been caught lying about not having customers foot the bill as a result of higher energy use that data centers create, but time and time again consumers end up paying more for utilities as a result of data centers being constructed in their neighborhoods. This is a rotten deal for our community and there would be a great deal of broken trust if our elected officials laid down and let these big tech companies have their way in our neighborhoods. All of the backdoor negotiations and secrecy around the construction of data centers tells us everything that we need to know about the environmental and existential threat that these data centers impose. I oppose it in the strongest possible terms.

Sent with [Proton Mail](#) secure email.

Opposition to Data Center

From Maddie Hunt <maddiehuntt@gmail.com>

Date Mon 12/15/2025 8:53 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

My name is Maddie Hunt and I am a resident of Kent county. I am reaching out to voice my opposition to the development of the Microsoft data center in Gaines Township. We have seen the negative effects on citizens' homes and the environment that can come via these centers. We do not maintain an infinite power grid nor should citizens have to worry about the array of contamination proven to stem from these centers. I urge you to please support Kent County residents by speaking out against this project.

Regards,
Maddie Hunt

Oppose data center

From Jesse Keegstra <jessekeegstra@gmail.com>

Date Thu 12/18/2025 4:31 PM

To Dan Wells <dan.wells@gainestownship.org>

I am a kent county resident and I want to voice my opposition to the data center. I live in Kentwood and I love the balance this area has between natural beauty and modern life. This data center is a step in the wrong direction. Building this data center would change the entire culture of this community. This community would start turning into something more industrial instead of family friendly, and the cost would just be passed to the people that live here. These data centers have consistently increased the cost of living to the people near them with both cost of electricity and impacts on local water. Building a data center in Gaines township would not help the township grow and would not help its future. It would stunt its growth and change what this community is trying to become.

Public comment on 7147 Patterson Avenue rezoning

From Cotter Koopman <cotter@cotterkoopman.com>

Date Thu 12/18/2025 11:01 AM

To Dan Wells <dan.wells@gainestownship.org>

No data center in Kent county! Data centers create almost no jobs post-construction and don't support the economy, as documented in earlier developments elsewhere in Michigan. They use massive, unpredictable amounts of precious resources that make Michigan habitable and desirable, and drive up energy rates despite energy company denial. This is a rare, passionately bipartisan issue. Inviting data centers into Kent county is a bad deal from all angles, and the fastest way to lose public good will and constituent support. Besides all this, the process has been wildly non-transparent, which speaks for itself. Thank you! I'm a resident of Kent county in the 49503 zip code

—
Cotter Koopman

Designer | Cotter Koopman Creative LLC

cotterkoopman.com | [LI](#) | he/him

ck

Data Center

From Keith Kosten <keithkosten@gmail.com>

Date Thu 12/18/2025 11:24 AM

To Dan Wells <dan.wells@gainestownship.org>

Hello. I'm a resident of Michigan and love this state. I don't want to see it ruined by these new data centers popping up. They don't provide the community with the jobs they say they will. They suck up all of the water and energy which will lead to further utility increases for Michiganders. They create a ludicrous amount of noise. Please look into how the citizens of other parts of the nation truly feel about these data centers when they are added to their community. Please, don't let the Microsoft data center come to fruition.

Thank you.

Data Centers

From K R <katzgocc@hotmail.com>

Date Thu 12/18/2025 12:48 PM

To Dan Wells <dan.wells@gainestownship.org>

Wholy opposed to data centers in the state of Michigan. Our water is our greatest resource. From reading about other data centers across the country, citizens have experienced polluted drinking water wells, constant noise, and exorbitant electricity charges. Our grid already had a hard time keeping up with demand, data centers will make it worse. Why should Michiganders be on the hook for some rich men's folly? So they can collect data to use against us? And if push comes to shove, who will get electricity first - humans or data centers? It's time to cancel all future data centers in Michigan now. Let the wealthy build them off shore and not in Michigan or the Great Lakes.

Kathryn Russell

Get [Outlook for Android](#)

Gaines Data Center

From Trevor Lamson <trevorlamson26@gmail.com>

Date Tue 12/16/2025 7:19 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells:

Thank you for the information and for forwarding resident comments to the Planning Commission. I appreciate that you provided to citizens, through meeting notes and the Michigan Public Service Commission about the data center and protections.

I want to be direct. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Our community will not be different.

While this is framed as a rezoning request and not a site plan review, rezoning is the decision that enables these outcomes. Approving zoning without concrete, enforceable data on power usage, long-term grid reliability, noise, heat discharge, expansion plans, and environmental impact shifts risk entirely onto residents.

Statements about utility sourcing and rate protection do not address the full picture. Protecting residents from rate hikes does not protect them from grid strain, infrastructure wear, land devaluation, or cumulative environmental impact. Once zoning is approved, residents lose leverage.

I urge the Planning Commission to consider the documented outcomes of similar projects elsewhere and to recognize that absence of submitted plans does not equal absence of impact. If a project cannot demonstrate a clear, measurable benefit to the local community, it should not be enabled by zoning changes.

Additionally I will continue to encourage fellow residents to engage in this process and to share their perspectives with the Planning Commission. Decisions of this magnitude deserve broad community participation, and many residents have legitimate concerns about the long-term impacts of data center development in our community.

Trevor Lamson

Data center opposition

From Josh Langerak <jlanger279@icloud.com>

Date Mon 12/15/2025 6:14 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello Dan,

I would just like to email expressing my strong opposition to the data center project. As a lifelong Grand Rapids resident it saddens me to see us being bought out by these large companies. Data centers to serious damage to the environment, air and water of the communities they are put in. As well as raising energy costs for all of us. I hope you will do whatever is possible to block this from happening

Sent from my iPhone

Concern with data center proposal

From William Loomis <wloomis@umich.edu>

Date Thu 12/18/2025 2:08 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello, I am a Michigan resident concerned with the proposed data center construction in Gaines Township. I am concerned that the proposed data center would be a net negative to the community and the state overall due to the subpar economic impact and infrastructure drain these centers put upon the communities they're constructed in.

The jobs these centers create are primarily short-term construction work with the long-term operation being performed by a small handful of technicians brought in from out of state. Some data centers are even operated totally remotely providing zero employment opportunities to the region. Meanwhile, AI as a technology has been steadily running Michigan workers out of our jobs.

These data centers consume large amounts of water and electricity which raises utility prices for everyone living on the same grid. This places additional strain on our already aging infrastructure making outages and disruptions more likely should the data center come online. Their water use especially has a severe environmental impact damaging, polluting and draining local water supplies as they're drawn on to cool the computers.

These data centers contribute little to the local or state community and place us at risk. I strongly urge Gaines Township to reconsider the proposed data center construction.

Thank you,
William Loomis

Get [Outlook for iOS](#)

OPPOSITION to Rezoning Request for AI Data Center – Demand ECPA/CBA Before Land Use Change

From T Lopez <wethepeoplethespiritofamerica@gmail.com>

Date Sun 12/14/2025 2:01 PM

To Dan Wells <dan.wells@gainestownship.org>; Dakota Swan <dakota.swan@gainestownship.org>

Cc Tyra Home Lopez <tyraalopez@gmail.com>

Dear Gaines Township Planning Commission/Board,

I am writing and submitting comments in strong opposition to the rezoning request for the proposed AI data center, scheduled for discussion on or around December 18, 2025.

Before any land use change is approved, the Township must prioritize the long-term financial stability and quality of life for its current residents.

Therefore, I demand the Township VOTE NO on rezoning until the developer signs a legally binding Equitable Compute Partnership Agreement (ECPA) / Community Benefit Agreement (CBA) with the community.

This agreement must include:

Strict Noise Limits: A mandatory operational noise limit of ≤ 45 {dBA} at the property line, enforced with immediate fines for violations.

Community Impact Fee (CIF): Implementation of a guaranteed CIF fee to ensure the facility pays for the burden it places on our local infrastructure and utilities.

Please **Do not allow** Gaines Township to be blindsided by a rapid, secretive deal. Protect our zoning, protect our quality of life, and protect our future.

Please see attached financial impact analysis, deep dives , CBA templates, case studies and summarized concerns from ratepayers, citizens and local leaders as noted in newspaper articles referenced. - We the People - Spirit of America - PAC - Think Tank

Documents Link:

<https://drive.google.com/drive/folders/16NvXkzJ4740PPzo2wiinl8TjqL26T0Ra>

Sincerely,

Tyra M. Andrews Lopez
Detroit & Farmington Hills, Michigan

- Energy and Water Consumer / Ratepayer & Concerned Citizen

- Public Action Committee - Think Tank - We the People - Spirit of America, Founding Economist
- Michigan Small Business Owner

Re: Rezoning For A Data Center

From Alison Passino <passino.lopez@gmail.com>

Date Tue 12/16/2025 1:37 PM

To Dan Wells <dan.wells@gainestownship.org>

Cc Dakota Swan <dakota.swan@gainestownship.org>; newsroom@mlive.com <newsroom@mlive.com>

Mr. Wells:

Thank you for the information and for forwarding resident comments to the Planning Commission. I appreciate that you provided to citizens, through meeting notes and the Michigan Public Service Commission about the data center and protections.

I want to be direct. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Our community will not be different.

While this is framed as a rezoning request and not a site plan review, rezoning is the decision that enables these outcomes. Approving zoning without concrete, enforceable data on power usage, long-term grid reliability, noise, heat discharge, expansion plans, and environmental impact shifts risk entirely onto residents.

Statements about utility sourcing and rate protection do not address the full picture. Protecting residents from rate hikes does not protect them from grid strain, infrastructure wear, land devaluation, or cumulative environmental impact. Once zoning is approved, residents lose leverage.

I urge the Planning Commission to consider the documented outcomes of similar projects elsewhere and to recognize that absence of submitted plans does not equal absence of impact. If a project cannot demonstrate a clear, measurable benefit to the local community, it should not be enabled by zoning changes.

Additionally I will continue to encourage fellow residents to engage in this process and to share their perspectives with the Planning Commission. Decisions of this magnitude deserve broad community participation, and many residents have legitimate concerns about the long-term impacts of data center development in our community.

.

Respectfully,

The Lopez Passino Family

Planning Commission Meeting Notes - Dec. 18th

From Magali Lopez <galilopez00@gmail.com>

Date Thu 12/18/2025 4:54 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells:

Thank you for the information and for forwarding resident comments to the Planning Commission. I appreciate that you provided to citizens, through meeting notes and the Michigan Public Service Commission about the data center and protections.

I want to be direct. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Our community will not be different.

While this is framed as a rezoning request and not a site plan review, rezoning is the decision that enables these outcomes.

Approving zoning without concrete, enforceable data on power usage, long-term grid reliability, noise, heat discharge, expansion plans, and environmental impact shifts risk entirely onto residents.

Statements about utility sourcing and rate protection do not address the full picture. Protecting residents from rate hikes does not protect them from grid strain, infrastructure wear, land devaluation, or cumulative environmental impact. Once zoning is approved, residents lose leverage.

I urge the Planning Commission to consider the documented outcomes of similar projects elsewhere and to recognize that absence of submitted plans does not equal absence of impact. If a project cannot demonstrate a clear, measurable benefit to the local community, it should not be enabled by zoning changes.

Additionally I will continue to encourage fellow residents to engage in this process and to share their perspectives with the Planning Commission. Decisions of this magnitude deserve broad community participation, and many residents have legitimate concerns about the long-term impacts of data center development in our community.

No data centers

From Luda T <farandfew3@gmail.com>

Date Thu 12/18/2025 12:35 PM

To Dan Wells <dan.wells@gainestownship.org>

Absolutely NO data centers!!!

Jobs will disappear as soon as it would be build creating high unemployment / crime/ property value will plunge tremendously .

Poisoning water supply

Radiation

Unbearable noise

High electric bills ...

Etc....

Stop all before too late !!!

Our life and children's future are NOT for sale!!!!!!!

Stay strong ,

together we will prevail!!!!!!

Microsoft data center concerns

From Diani Maldonado <dianim702@gmail.com>

Date Thu 12/18/2025 10:48 AM

To Dan Wells <dan.wells@gainestownship.org>

Hello Mr. Wells,

My name is Diani, and I live near Caledonia but work in Caledonia. I'm writing ahead of today's upcoming public hearing to share my concerns about the proposed Microsoft data center.

I'm not opposed to growth or new business coming to our area, but I am worried about the long term impact this project could have on our local resources, especially water and electricity. From what I understand, data centers require a very large and constant supply of both. In a time when many residents are already seeing higher utility costs and being asked to conserve, it feels fair to ask whether our infrastructure can realistically support this without negative consequences.

I'm also concerned about how this could affect private wells, local water levels, and future availability for residents and farmers. Once this type of facility is built, the demand doesn't go away, and the community has to live with the results long after the initial excitement has passed.

I would appreciate clearer answers to questions like:

- How much water and electricity will this facility use on a daily basis?
- Where will that water come from, and how will nearby wells be protected?
- Will local residents see higher utility costs as a result?

I hope the township takes the time to fully consider these issues before moving forward. Decisions like this shape the community for decades, and I believe residents deserve transparency and caution when it comes to essential resources.

Thank you for your time!

Diani M

Opposition to data center

From Redding Martin <ram52@calvin.edu>
Date Thu 12/18/2025 7:14 PM
To Dan Wells <dan.wells@gainestownship.org>

Dan Wells,

I am writing to express my extreme opposition to Microsoft's recent request for rezoning in Gaines Township. Gaines and the surrounding Grand Rapids metro area do not need another large, concrete monstrosity that does nothing for its surrounding community but strip it of its dignity and livelihood, while polluting and wasting its most important natural resource - fresh water.

This project will not create lasting jobs. Instead, it preys on our communities, does irreparable damage to our watersheds and the Great Lakes that we are so proud of. It ultimately does not benefit the township, Grand Rapids, West Michigan, or the state. It will only pollute what we know and love.

I ask you to truly take a moment, zoom out, and think about the REAL pros and cons of this.

My community and I say NO to the rezoning appeal, NO to a data center in our backyard, NO to Microsoft, and NO to AI.

Please consider this,
Redding Martin
Civil & Environmental Engineering Student at Calvin University
Resident of Grand Rapids

Dissent to rezone property in Gaines Twp.

From Jill Martindale <Jill@velocityusa.com>

Date Thu 12/18/2025 4:01 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan Wells,

As a life-long Michigander, a 20-year resident of Kent County, a 15-year employee in the outdoor industry, and someone who utilizes outdoor spaces multiple times a week both as a recreationalist and a sponsored athlete, I must voice my concern over rezoning property in Gaines Township that would permit the development of a large-scale data center. No thank you.

Protect our resources in Kent County. My career and livelihood is far too centered around outdoor recreation, local parks and trails, and our Great Lakes to consider a large-scale data center as a neighbor.

Furthermore, I believe we should enact a statewide moratorium on AI data centers, keeping our green spaces green and healthy.

Thank you,
Jill

Jill Martindale | (She/Her) Advocacy Director, Customer Support, Sales, & High Fives |

Velocity

Public Comment on Data Center

From Conor McCarrey <cmccarrey10@gmail.com>

Date Thu 12/18/2025 4:09 PM

To Dan Wells <dan.wells@gainestownship.org>

I'm not able to make the town hall tonight, so I'm writing to passionately share my voice: NO data center in Kent County!

Data centers create almost no jobs post-construction and don't support the local economy, as documented in earlier developments elsewhere in Michigan. They use massive, unpredictable amounts of resources that make Michigan habitable and desirable, and drive up energy rates despite energy company denial. This is a rare, passionately bipartisan issue. Inviting data centers into Kent county is a bad deal from all angles, and the fastest way to lose public good will and constituent support. Besides all this, the process has been widely non-transparent, which speaks for itself.

Thank you for your consideration!

Conor McCarrey
resident of Kent county in the 49504 zip code

Opposing data center

From fergbi@aol.com <fergbi@aol.com>

Date Thu 12/18/2025 4:41 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello, as a concerned resident of Grand Rapids, MI, I want to express my concern and opposition to this data center being built. Please oppose it.

We do not have appropriate regulations to prevent the long lasting impact of these constructions to our natural resources.

We also do not have effective regulations on the power companies to ensure that residential customer rates won't go up to support what could be more power usage than all other customers on the grid.

Datacenters are not a source of many long term sustainable employment - other than initial construction jobs.

these decisions affect more than just that community - they affect this entire state.

Thank you,

Ashton Mendoza



Outlook

Information Request on Upcoming Data Center Town Hall

From Mason Michalski <masonlmichalski@gmail.com>

Date Tue 12/16/2025 1:50 PM

To Dan Wells <dan.wells@gainestownship.org>

Good afternoon Dan, is there any remote/online information to access the town hall meeting on the Microsoft rezoning on the data center?



No Data Center

From MoonCraft Art <mooncraft360art@gmail.com>

Date Thu 12/18/2025 1:42 PM

To Dan Wells <dan.wells@gainestownship.org>

We do not want a data center, they just waste people's money by increasing our electric bills. Things are bad enough as it is without a data center owned by huge corporations making life harder for us locally.

Opposition to the Microsoft Data Center in Caledonia

From Rachel Morgan <rachelmorgan1002@gmail.com>

Date Thu 12/18/2025 4:05 PM

To Dan Wells <dan.wells@gainestownship.org>

I am a resident of Grand Rapids, MI & I am writing to express my strong opposition to the proposed data center @ 7147 Patterson Ave SE, Caledonia MI.

I moved to Grand Rapids from Salt Lake City two years ago, primarily due to environmental concerns over water shortages & toxic pollution from years of irresponsible industrialization surrounding the Great Salt Lake. It is incredibly disheartening to see Michigan (who I had previously believed to be an energy conscious state) fall into line with Big Tech's agenda of destroying rural communities to promote energy wasting AI Data Centers.

Thank you,

Rachel Morgan

RE: Rezoning Request for 7147 Patterson Ave SE.

From Rachel Neva <rachelneva@hotmail.com>

Date Thu 12/18/2025 9:47 AM

To Dan Wells <dan.wells@gainestownship.org>

Dear Mr. Wells,

I'm contacting you regarding the rezoning request from Microsoft for the property at 7147 Patterson Ave SE., Caledonia to Light Industrial. Please enter my dissent on the record. I reside in Grand Rapids, but work in Caledonia at Foremost Insurance – 5600 Beech Tree Lane. Our office building is less than three miles away from this property. My colleagues and I share the grounds with many wild animals, birds, a lake and a pond. The environmental impact that rezoning to allow this Microsoft data center to proceed would be detrimental to the area's citizens, workers, wildlife and water. Michigan's natural resources are for Michiganders, not to be sold off to the highest bidder so they can be squandered and spoiled.

Please consider the long-term health and environmental consequences of this vote, not just the short-term monetary gain.

Thank you,

Rachel Neva

Re: Rezoning For A Data Center

From Alison Passino <passino.lopez@gmail.com>

Date Tue 12/16/2025 1:37 PM

To Dan Wells <dan.wells@gainestownship.org>

Cc Dakota Swan <dakota.swan@gainestownship.org>; newsroom@mlive.com <newsroom@mlive.com>

Mr. Wells:

Thank you for the information and for forwarding resident comments to the Planning Commission. I appreciate that you provided to citizens, through meeting notes and the Michigan Public Service Commission about the data center and protections.

I want to be direct. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Our community will not be different.

While this is framed as a rezoning request and not a site plan review, rezoning is the decision that enables these outcomes. Approving zoning without concrete, enforceable data on power usage, long-term grid reliability, noise, heat discharge, expansion plans, and environmental impact shifts risk entirely onto residents.

Statements about utility sourcing and rate protection do not address the full picture. Protecting residents from rate hikes does not protect them from grid strain, infrastructure wear, land devaluation, or cumulative environmental impact. Once zoning is approved, residents lose leverage.

I urge the Planning Commission to consider the documented outcomes of similar projects elsewhere and to recognize that absence of submitted plans does not equal absence of impact. If a project cannot demonstrate a clear, measurable benefit to the local community, it should not be enabled by zoning changes.

Additionally I will continue to encourage fellow residents to engage in this process and to share their perspectives with the Planning Commission. Decisions of this magnitude deserve broad community participation, and many residents have legitimate concerns about the long-term impacts of data center development in our community.

.

Respectfully,

The Lopez Passino Family

Proposed New Data Center

From Alison Pettibone <alison.pettibone@gmail.com>

Date Thu 12/18/2025 4:56 PM

To Dan Wells <dan.wells@gainestownship.org>

Hi Dan,

Hope this message finds you well.

I'm writing to add my voice to the chorus of local residents opposing the proposed Microsoft data center.

Data centers may appear to be a financial boon for the area, but once the initial construction is complete, as few as a hundred jobs to the community.

That coupled with the fact that there are numerous negative environmental factors make it an easy "no" for our city. Locals will suffer, only the top 1% benefits! Please take this into consideration.

Thank you for your time.

Best Regards,

Alison Pettibone
Creative Producer
616.250.5153

Citizen support for proposed zoning change on new Microsoft owned property Patterson Ave.

From Patrick Quist <patq911@gmail.com>
Date Mon 12/15/2025 1:08 PM
To Dan Wells <dan.wells@gainestownship.org>

Greetings, I'm writing to express my approval for any new zoning changes for the property recently purchased by Microsoft for a proposed data center on Patterson Ave, south of the Amazon Warehouse.

I'm writing because there has been such a wide swing against these data centers in the country for what I feel are misinformed reasons and overreactions. I live near the old Steelcase Pyramid, now Switch owned data center, and have had zero problems with it.

My only concern is electricity use and taxes. Please ensure Microsoft or whoever builds there pays appropriate electricity costs and pays full taxes. We already gave huge tax breaks to the Switch center and now that we're desirable property, we can leverage that for no tax breaks.

Oh, and the new Dutton Elementary is being built right down the road, so if there are any environmental concerns please make sure they are addressed.

--

Patrick Quist
Dutton MI

Vote No To Microsoft Rezoning

From Anthony Raymond <araydefender@gmail.com>

Date Thu 12/18/2025 2:36 PM

To Dan Wells <dan.wells@gainestownship.org>

Dear Dan,

My name is Dale Raymond and I'm a concerned local resident. God has blessed us with an abundant supply of water and a clean ecosystem and I believe that for the safety of us all it would be best to oppose Microsoft's request for rezoning. It would be a permanent catastrophe to allow the SMR reactors to be deployed in a densely populated area. I will be attending tonight and this email serves as a public comment for your consideration on the board.

Sincerely,

Dale Raymond

Data center

From Joel Reed <joelreed89@yahoo.com>

Date Thu 12/18/2025 5:26 PM

To Dan Wells <dan.wells@gainestownship.org>

This does nothing for our community but become a drain on the people living here with higher energy costs for civilians and also destroys our environment. Look at what's happening in Memphis. I'm so tired of giant corporations destroying what normal people have. We deserve a place to live that's affordable and clean, not picked to pieces by conglomerates that have no investment other than profits that don't even go into our communities. It's not even going to significantly increase jobs. Government big and small is failing its citizens all for kickbacks and helping "friends" be different for once

Objection to Microsoft Data Center

From Kevin Roach <kevjaroch@gmail.com>
Date Thu 12/18/2025 10:53 AM
To Dan Wells <dan.wells@gainestownship.org>

Dear Mr. Wells,

I am writing as a citizen of the state of Michigan to voice my objection to Microsoft's planned AI Data Center, as well any other Data Center plans in the entire state.

All these Data Centers are going to do in the long term is raise power and energy bills for communities, use up and contaminate water supplies, and not bring in nearly enough jobs that the companies pushing for them will bring in.

There is also the fact that all AI as a technology is really just a bubble, and when that bubble bursts, people will loose money and jobs.

Below are links to several articles related to how the construction and presence of these Data Centers have affected communities, as well as issues with the technology itself.

For the good of the state of Michigan and your township, DO NOT ALLOW ANY DATA CENTERS TO EXIST IN THE STATE.

Sincerely,
Kevin Roach.
3134104175
Ferndale, MI

<https://www.currentaffairs.org/news/ai-is-destroying-the-university-and-learning-itself>

<https://news.cornell.edu/stories/2025/11/roadmap-shows-environmental-impact-ai-data-center-boom>

<https://www.lincolnst.edu/publications/land-lines-magazine/articles/land-water-impacts-data-centers/>

<https://andthewest.stanford.edu/2025/thirsty-for-power-and-water-ai-crunching-data-centers-sprout-across-the-west/>

<https://www.npr.org/2025/11/26/nx-s1-5613755/construction-of-meta-data-center-causing-dangerous-and-reckless-road-conditions>

<https://www.corralldesign.com/writing/ai-harm-hypocrisy>

<https://www.bloodinthemachine.com/p/ai-killed-my-job-translators>

<https://www.aclu.org/news/privacy-technology/machine-surveillance-is-being-super-charged-by-large-ai-models>

<https://thebulletin.org/2024/06/how-ai-surveillance-threatens-democracy-everywhere/>

<https://www.reuters.com/business/media-telecom/voice-actors-push-back-ai-threatens-dubbing-industry-2025-07-30/>

<https://www.reuters.com/world/china/ai-frenzy-is-driving-new-global-supply-chain-crisis-2025-12-03/>

<https://www.joneswalker.com/en/insights/blogs/ai-law-blog/from-enhancement-to-dependency-what-the-epidemic-of-ai-failures-in-law-means-for.html?id=102l04x>

Video Reports by "More Perfect Union"

We Went to the Town Elon Musk is Poisoning
<https://youtu.be/3VJT2JeDCyw?si=IDmh3bfJqPPAgNV1>

How Amazon's Data Center affects a town in Indiana
<https://www.instagram.com/reels/DO1KahADiEo/>

Proposed Data Center - 12/18 Hearing

From Jessie Robertson <jessierobertson25@gmail.com>

Date Thu 12/18/2025 5:01 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello,

I'm reaching out to register my opposition to the Microsoft data center proposal being discussed tonight.

It appears that similar proposals in Wisconsin have been rejected by locals due to their concerns about impact on the surrounding area. I share their concerns, including potentially excessive energy usage and air quality issues.

It is much easier to reject this request than to deal with its potential environmental concerns for years to come.

Best,
Jess Robertson

Proposed Data Center.

From Theresa Ronan <gail48101@yahoo.com>

Date Thu 12/18/2025 12:57 PM

To Dan Wells <dan.wells@gainestownship.org>

I wish to express my negative response to the proposed data center for Gaines Township. Why aren't these facilities being built in states that vacant, unusable land like Nevada or Wyoming? Because they want to exploit our power and water and that will not stand. No. Full stop.

Comments regarding the Data Center

From Edwin Royce <mredwinroyce@gmail.com>

Date Thu 12/18/2025 12:04 PM

To Dan Wells <dan.wells@gainestownship.org>

Hey there; I won't be able to make to the public hearing, but I did want to add my comment if it can help:

Even ignoring the copious ethical concerns of adding more AI slop to the world, building a data center would have severe environmental effects on the surrounding area. It shouldn't happen, and our water and citizens should be protected from it.

-Edwin Royce

PLEASE protect us and say NO to data centers in Gaines Twp!

Protecting our land, water source and air is **above else** and is the very basis to all human life. Serving the constituents in Gaines township is not Microsoft's job but it is yours.

I live in Caledonia near Kraft and 76th, therefore the proposed data center expansion *directly* affects me, my family and all my neighbors. There are too many reports sharing how data centers negatively impact our environment and communities and I don't want any more of it in mine. They are targeting rural areas like ours for a reason and they will exploit all of us should we allow them to. I am asking you to not allow them to.

Data centers are not good for the economy. It is an absolute myth that they provide jobs. There is **zero** evidence of this as most are simply construction based and are eliminated once construction is complete. They offer false and fabricated promises. They promise thousands of jobs and end up employing a mere fraction of those numbers.

Few people actually work at data centers, and their technology has already started to replace human labor. Hyper skilled data centers have also caused energy increases up to 267%, which translates to our pocketbooks.

Nearly all data centers require huge amounts of drinking water. Our Great Lakes makes Michigan a hot spot for Microsoft and others to expand on. The problem is the water used can never be reused or returned to the water cycle because of the contamination. Data centers are already consuming over 25% of local community water supplies in certain areas. In 2023, Google data centers alone used over 6 billion gallons of water for cooling. This is enough water for the entire city of Los Angeles.

It's a fact that by 2030, 2.5 billion tons of CO2 may be released into the atmosphere by hyper scale data centers globally. That is more than 40% of U.S. total emissions. One data center alone can release 200,000 to 400,000 metric tons of CO2 annually, which is as much as a small city.

These are just a few major points debunking the myths they are attempting to tell us to inundate our communities. I could list so many more but I will end by saying we do not need another water crisis in Michigan. Protect Gaines township neighbors and say no to their proposal!

Thank you for your time and attention to this very serious matter,



12/18/2025

Robin Sanchez
7398 Cabaline Drive SE
Caledonia, MI 49316
6160780-5538 (c)
Robin.Sanchez@macys.com

p 42

I vehemently oppose Microsoft's rezoning appeal

From Sofie Schumerth <sofieschumerth@gmail.com>

Date Thu 12/18/2025 6:53 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan Wells,

I am writing to express my extreme opposition to Microsoft's recent request for rezoning in Gaines Township. Gaines and the surrounding Grand Rapids metro area do not need another large, concrete monstrosity that does nothing for its surrounding community but strip it of its dignity and livelihood, while polluting and wasting its most important natural resource - fresh water.

This project will not create lasting jobs. Instead, it preys on our communities, does irreparable damage to our watersheds and the Great Lakes that we are so proud of. It ultimately does not benefit the township, Grand Rapids, West Michigan, or the state. It will only pollute what we know and love.

My community and I say NO to the rezoning appeal, NO to a data center in our backyard, NO to Microsoft, and NO to AI.

Please consider this,
Sofie Schumerth

Civil & Environmental Engineering Student at Calvin University
Resident of Grand Rapids

Microsoft hearing

From Randall Scot <oskarscots@gmail.com>

Date Wed 12/17/2025 6:17 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan,

I am out of town during this hearing but would love to go on record as a longtime resident of Gaines township and also a local Gaines township business owner.

I am absolutely opposed to a Microsoft Data center being built in Gaines township. The long term negative impact on our community, on our water supply, on our electricity, far outweighs any potential job creation opportunities. Furthermore, it is well documented that data centers do not create long term employment opportunities. These data centers, once built and running, require 7-10 people to monitor them and that's even temporary. Once running, they do so all by themselves.

I respectfully and firmly oppose this.

Randall S Bryant

6467 Avalon DR SE

Caledonia 49316

Also:

OSKAR SCOTS restaurant owner at 3555 68th st Dutton 49316

Data centers

From Lisa Skidmore <lisaskidmore1956@yahoo.com>

Date Thu 12/18/2025 11:25 AM

To Dan Wells <dan.wells@gainestownship.org>

While I live in Muskegon, I believe I have an invested interest in this. I DO NOT want any data centers in our state. We are being overwhelmed by people wanting to take advantage of our resources. These centers do not benefit the people. Stop it. Now.

Lisa Skidmore
Muskegon MI
Sent from my iPad

Public Commet - Opposition to the proposed data center on 7147 Patterson Ave

From Madalyn Slubowski <mslubowski@acrisure.com>

Date Thu 12/18/2025 4:43 PM

To Dan Wells <dan.wells@gainestownship.org>

Hello Team,

I am writing to express firm opposition to the proposed data center development project on 7147 Patterson Ave.

As a life-long resident of Grand Rapids, I am very concerned about the impact a data center would have on our natural resources and our communities. Strain on individual utility bills, impact of the build on the land, and issues regarding potential water use for such an operation make this a true threat to West Michigan.

We need to enact a statewide moratorium on AI data centers, and focus on initiatives that will bring green planning, sustainable jobs, and resources into the community.

Best,

Madalyn Slubowski, SHRM-CP

Human Resources – Benefits Administrator



100 Ottawa Avenue, SW

Grand Rapids, MI 49503

 : MSlubowski@Acrisure.com

 : 616.265.1166

This email, including any attachments or subsequent replies thereto or forwards thereof, (a) may include confidential, proprietary or other protected information; (b) is sent based upon a reasonable expectation of privacy; and (c) is not intended for unauthorized persons. If you are not the intended recipient of this email, you must not use, disclose or disseminate it or any information contained herein, including attachments. If you are not the intended recipient of this email, please immediately notify its sender and permanently delete it, including any attachments or replies thereto or any forwards, copies or portions thereof. Any unauthorized review, use, disclosure or distribution of this email is prohibited and may be a violation of law or regulation. It is the responsibility of the recipient of this email to take steps to protect against viruses and to ensure that this email (and any attachments hereto) does not adversely affect any computer system into which it is received or in which it is opened.

[Draft] Fw: Strong Opposition to Microsoft's 356-Acre Data Center Proposal in Gaines Township

From dan.wells@gainestownship.org

Draft saved Thu 12/18/2025 12:55 PM

From: smithsony <smithsony321@gmail.com>

Sent: Wednesday, December 17, 2025 10:37 PM

To: Rod Weersing <rod.weersing@gainestownship.org>

Subject: Strong Opposition to Microsoft's 356-Acre Data Center Proposal in Gaines Township

Dear Gaines Charter Township Planning Commission and Board of Trustees,

I am writing to express my fierce opposition to Microsoft Corporation's proposal to develop a massive data center on 356 acres at the intersection of Patterson Avenue and 76th Street in Gaines Township. This project, along with the relentless wave of data center developments being pushed on Michigan communities, represents a dangerous assault on our environment, our infrastructure, and our quality of life. What we are witnessing is not economic progress but a systematic takeover of our land and resources by corporate giants driven purely by greed, and I believe it is clear that you understand this is not in the best interest of Michigan or its people.

The environmental devastation that would result from this project cannot be overstated, and the harm extends far beyond what our eyes can immediately see. Microsoft has already demonstrated a disturbing pattern of secrecy and deception when it comes to the environmental impacts of their data centers. In Wisconsin, Microsoft fought desperately to keep hidden the fact that their Mount Pleasant data center would consume more than eight million gallons of water annually from Lake Michigan, and the company even argued that this water usage data should be treated as a trade secret, like the Coca-Cola recipe. They only revealed this information after environmental groups sued the city of Racine for refusing to comply with public records requests. According to the Alliance for the Great Lakes, a hyperscale data center can use between one and five million gallons of water per day, which would place an absolutely catastrophic strain on our water resources. Here in Michigan, we are already seeing communities struggle with water access and quality, and Microsoft's refusal to be transparent about their water consumption is a massive red flag that they know the numbers are unacceptable.

The energy consumption of this facility would be absolutely staggering and completely unjustifiable. Data centers account for around 2% of total U.S. energy consumption, and their emissions contribute to air and soil pollution that causes respiratory issues and heart conditions in surrounding communities. Data centers can consume up to 2 megawatt hours of power, which is equivalent to powering 2,000 homes, and analysts have found that these facilities could keep fossil fuel plants running well beyond 2040, completely undermining Michigan's clean energy goals and commitments to our children's future. Environmental groups have warned that data centers could nearly triple energy use in some Michigan communities, and an analysis found a 267% increase in energy prices in areas located near data centers. We residents will be forced to shoulder higher electricity bills and deal with an unreliable power grid while Microsoft reaps billions in profits and tax breaks. The

Michigan Public Service Commission approved stringent new requirements for data centers in November 2025, but Attorney General Dana Nessel is challenging whether these protections go far enough, and she has held up heavily redacted documents from DTE Energy to show the public just how little transparency exists in these deals.

The economic promises attached to these projects are nothing but lies designed to manipulate our communities into accepting corporate exploitation. Michigan's data center tax breaks, passed in 2024, require companies to invest at least \$250 million but only create 30 jobs paying 150% of the local median wage. Reporting by Business Insider and the Wall Street Journal has found that the jobs promised by data center developers almost never materialize, with even the largest data centers in Ohio and Texas hiring fewer than 150 permanent employees. According to the watchdog group Good Jobs First, data center job creation can cost as much as \$2 million in tax breaks per job, which is an absolute joke when wealthy tech firms like Microsoft don't need these subsidies in the first place. Michigan City, Indiana Mayor Angie Nelson Deutch rejected an \$800 million data center in July 2025 for lacking meaningful job commitments, community benefits, and substantial tax impact, proving that local leaders can stand up to these companies when they prioritize residents over corporate interests. Meanwhile, community organizers throughout Michigan have succeeded in delaying or stopping data center projects in places like Ypsilanti, Augusta Township, and Dundee Township because residents are waking up to the reality that we are being used.

What makes Microsoft's proposal particularly insidious is the complete lack of transparency and the pattern of potential misconduct surrounding these deals. Microsoft has not yet submitted specific development plans for the property, meaning we are being asked to approve a rezoning with absolutely no information about what they actually intend to build or how much damage it will cause. The publicly available versions of energy contracts for other Michigan data centers are so heavily redacted that it is impossible to know whether they are good deals for ratepayers, and Attorney General Dana Nessel has publicly asked, "Does that seem transparent to you?" when holding up these blacked-out documents. Tech companies are pushing local governments to sign non-disclosure agreements that cover not just proprietary secrets but potential community impacts, and in Virginia, which hosts more data centers than any state, these NDAs have become the primary tool to cover up water and energy use. Michigan has locked in deals with Big Tech without requiring companies to disclose electricity consumption, meaning billions in public subsidies disappear while we face rising energy bills and environmental destruction. Currently, twelve states fail to disclose aggregate revenue losses from data center subsidies, and water usage often disappears into generic categories, making it impossible for communities to understand the true costs.

This pattern of secrecy and the refusal to provide basic information strongly suggests deep-rooted misconduct and potentially fraudulent dealings. When a corporation fights this hard to hide environmental impact data, when they refuse to provide specifics about resource consumption, when they push through projects at lightning speed before communities can organize opposition, and when they demand tax breaks worth millions while promising only a handful of jobs, it is clear that something is fundamentally wrong. These companies are wealthy beyond measure—wealthier than entire nations—yet they demand that small municipalities build transmission lines and water infrastructure to serve them, even if it raises prices for residents. The fact that utilities have no legal obligation to disclose the usage of individual buyers, even when a buyer requires millions of gallons of water or fifty megawatts of power per year, creates a system where corporate exploitation is not just possible but essentially guaranteed. The devil is in the details, and Microsoft and other tech giants are doing everything in their power to keep those details hidden from us.

This is not economic development. This is a massive takeover of our land, infrastructure, and water sources for the sake of greed, and there is no way to justify it. These projects are being pushed on us day by day to tire us out and wear down our resistance, but we will not be broken. I urge you to deny Microsoft's rezoning request immediately, require full environmental impact assessments with complete transparency on water and energy consumption before any further consideration, demand

binding commitments on job creation and community benefits with severe penalties for non-compliance, and prioritize the health and wellbeing of Gaines Township residents over the profit margins of one of the wealthiest corporations on Earth.

I will be attending all future meetings on this matter, and I encourage every one of my neighbors to do the same. Our community deserves better than to be sacrificed for Microsoft's AI ambitions and corporate greed. This is dangerous, and I think it is safe to say that you know this is not in the benefit of Michigan or its people.

Respectfully,

Janae Smith

Opposition to Microsoft Rezoning Appeal

From Soul Stories <soulstories.us@gmail.com>

Date Thu 12/18/2025 5:36 PM

To Dan Wells <dan.wells@gainestownship.org>

Dear Mr. Wells,

I am writing to formally express my strong opposition to Microsoft's rezoning request in Gaines Township.

Our township and the greater Grand Rapids area do not need another large-scale industrial development that offers little benefit to local residents while placing long-term strain on our land, water, and infrastructure. This proposal prioritizes corporate interests over community well-being and risks permanent damage to our natural resources.

This project will not meaningfully address housing, food insecurity, or sustainable job growth for our community. Instead, it introduces pollution, excessive resource consumption, and irreversible environmental impact.

I respectfully urge you and the township to deny this rezoning appeal. Our community deserves thoughtful development that preserves our land, protects our livelihoods, and reflects the values of the people who live here.

Sincerely,

Shelton R

Concern regarding rezoning request for 7147 Patterson Ave

From Benjamin Thomas Sykes <btsykes@purdue.edu>

Date Wed 12/17/2025 5:51 PM

To Dan Wells <dan.wells@gainestownship.org>

Dear Mr. Wells,

I am a Grand Rapids native writing to share my concerns about Microsoft's request to rezone the 40.5-acre parcel at 7147 Patterson Ave. I appreciate the work the township does to balance growth and planning, but I respectfully urge the Planning Commission to deny this rezoning request.

As someone with an engineering mindset and currently finishing my studies, I'm particularly concerned about the long-term infrastructure impacts large data centers bring... especially water use, continuous noise from cooling systems and generators, and the strain placed on local power and utility resources. These are not short-term construction issues, but ongoing operational impacts that nearby residents live with for decades.

Gaines Township and the greater Kent County area already host major data center infrastructure, including the Switch campus on East Paris Avenue and several smaller facilities in the region. Those sites have been added incrementally and are more limited in scope. What Microsoft is proposing appears to be a new, hyperscale facility that would significantly increase cumulative demands on local resources and set a precedent for further large-scale industrial development in similar areas.

More broadly, this proposal highlights a gap in how data centers are defined and regulated. It may be worth considering whether clearer local or statewide standards are needed to define facilities of this scale and limit where they can be built, particularly near residential or resource-sensitive areas.

I would be attending the public hearing tomorrow (Thursday, December 18 at 7:00 p.m.), but I am currently out of state finishing my final week of school. I still wanted to ensure my concerns are included in the public record.

I care deeply about this community and do not want to see our local resources strained by another large, disruptive data center. I respectfully ask that the township require greater transparency and long-term planning safeguards, or deny the rezoning altogether, to protect nearby neighborhoods and the future of the area.

Thank you for your time and consideration.

Sincerely,



Benjamin Sykes
Senior, BSEE
(248) 808-8816
btsykes@purdue.edu

No to the data center

From Christopher Symons <chrissymons358@gmail.com>

Date Thu 12/18/2025 1:16 PM

To Dan Wells <dan.wells@gainestownship.org>

I've lived in Grand Rapids almost my entire life, and this is the worst thing I've seen. Nobody wants this, its not economical, its not healthy, its not politically savvy, its not healthy.

So who is this for? Its not people that live here. Im not sure who is being represented by a choice to rush this forward, other than data industry lobbyists bribing their way to rushed contracts. I want to believe you are above this.

We have not even fully recovered from the logging and fishing booms that wiped those industries clean. Now they want to sell off the water too? This is outrageous and unwanted. Reject this notion entirely, or at the barest minimum put it through a full, rigorous series of preliminary tests. There is no reason to give them a blank check without testing beforehand, if everything theyre doing is above the table.

Chris Symons

Oppose Data centers in Michigan

From Christopher Taylor <tophertaylorchemengineer@gmail.com>

Date Thu 12/18/2025 11:58 AM

To Dan Wells <dan.wells@gainestownship.org>

I want my Michigan voice to be heard that I oppose the building of corporate data centers in Michigan or using Michigan resources. Do not allow for privatized gains and socialized losses in Michigan.

Thank you,

Topher Taylor

(231)373-0756

TopherTaylorChemEngineer@gmail.com

R&D Plastics Pyrolysis

Order of the Engineer

American Institute of Chemical Engineers

Transcribed from voicemail:

“This is Henry Telman of 6575 Summer Shores Drive. I want to voice my approval of the proposed rezoning for the center for AI, I believe it’s probably called, that’s going to be held tonight. I won’t be able to attend the meeting, but I am highly in favor of the proposed project. Please pass this along to the powers that be, thank you very much”

Feedback: Data Center in Gaines Township

From Bradley Scott Tindall <bradstindall@gmail.com>

Date Thu 12/18/2025 1:38 PM

To Dan Wells <dan.wells@gainestownship.org>

Good afternoon Mr. Wells,

I am reaching out to note my concerns about the data center and associated re-zoning request being discussed this evening at the township hall.

As I'm sure you are receiving a fair amount of feedback, including the forthcoming public comment this evening, but I wanted to summarize my concerns as a Caledonia resident:

1) Water consumption: bringing data centers online has documented impact on consumer prices, per the below study from UofM, specifically citing Switch data center right up the road.

Additionally, if the data center indicates they will use a closed loop system, there is no obligation/requirement to validate that this is the case.

Usage of water and potential impacts to residents with 1) wells (if drawing from an aquifer this could be impacting surrounding areas) or 2) if drawing off city water, also concerning for that overall system and the folks who depend on city water and pay for it. Documented increase of GR city water rates associated with Switch.

2) Power grid constraints: data centers should be required to contribute to, or create themselves, sustainable energy sources to offset, at least in some part, their impact to the grid.

Placing massive power draws on our grid without creating net new sources of energy is short sighted at best. Thinking that this will not increase overall rates for electricity from a supplier like Consumers energy is quite hilarious as a concept.

3) Economic growth locally, or rather, promises that will not be fulfilled: again referencing the study, temporary construction jobs may be created, but often these jobs are done via contracted workers preferred by the company instead of local labor. Data centers after being built do not sustain high paying jobs, rather, only those for facilities, maintenance and janitorial duties. The township, county or state should be requiring guarantees associated with jobs for something of this magnitude.

4) Opportunity cost of Tax revenue for township and school systems: as noted in the article, tax breaks for construction and not being taxed on assets in use may result in lesser tax revenues going into the township and school system - Caledonia specifically noted as being impacted. If there is no other item in my list that is concerning to you, I hope this one is most of all.

https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf?fbclid=IwdGRleAOketZleHRuA2FlbQlxMQBzcnRjBmFwcF9pZAo2NjI4NTY4Mzc5AAEeYIJ2nW6y_PQKB5

[DWxHdCES46aNd8e37Yd_5IP7K3z_7f3C32HajPLmuhV2w_aem_p7lQd0maJuo7RRA_Wdc7Hw](#)

Thank you for your consideration and best of luck this evening.

Regards,

- Brad Tindall

Brad Tindall, MBA, PMP

Lead Project Manager - APMO

Township meeting Microsoft

From Brian VanderHorst <BVanderHorst@bzcpas.com>
Date Wed 12/17/2025 8:53 AM
To Dan Wells <dan.wells@gainestownship.org>
Cc Dakota Swan <dakota.swan@gainestownship.org>

Good morning Dan,

Hope you are doing well.

I live in Carpet Rose Estates which is directly west of the land Microsoft bought and saw the meeting for tomorrow night on the news and social media. Not sure what the rules are regarding notices, but was surprised that we didn't get notices in the mail for this meeting. That isn't required for something like this?

Apologize if you are not the one to ask this so feel free to re-direct to the person who is.

Thanks,

Brian VanderHorst, CPA

Director

Direct 616.871.1417 | **Fax** 616.698.1907

Main 616.698.2000 | www.bzcpas.com

4665 Broadmoor Ave SE Suite 210 Grand Rapids, MI 49512

Bredeweg & Zylstra, PLC

CPAs and Advisors

[Draft] Fw: Data center in Gaines Township

From dan.wells@gainestownship.org

From: Clayton VanElst <ctve61@gmail.com>
Sent: Thursday, December 18, 2025 8:57 AM
To: Bob Terpstra <Bob.terpstra@gainestownship.org>
Subject: Data center in Gaines Township

Good morning Mr. Terpstra,

I write this as a concerned citizen and a resident of Kent County who frequently visits Gaines Township. I want you to consider the irreparable damages a data center would inflict on Gaines Township with the effects of pollution and water consumption. Per the "Environmental and Energy Study Institute", data centers can consume 5 millions gallons DAILY, which is the equivalent to a town populated of 10,000 to 50,000 people (which the population of Gaines Township falls into that range per the 2020 census). The article can be found below. This data center will also emit carbon emissions that will affect the immediate area, which would be your residents. They just want us for our water supply, don't give in to greedy companies!! Please keep our beautiful state beautiful! No matter the "economic boost" it would give us, think of the environmental issues it will raise. No one will remember the money, it will be remembered how we leave this world for future generations to come. Just say no.

A concerned citizen,

Clayton VanElst

<https://www.eesi.org/articles/view/data-centers-and-water-consumption>

Microsoft data center

From meg vannette <megvannette@gmail.com>

Date Mon 12/15/2025 6:26 PM

To Dan Wells <dan.wells@gainestownship.org>

As a member of the community I'm very concerned about damage to our local environment & risks to the health of our local community that the data center would impose. I feel we should opt for this company to find another location and reject any bids to operate here. We should prioritize protecting our environment and people, not big business.

Data Center Zoning Decision

From Elizabeth Visser <elizabeth.a.visser@gmail.com>

Date Wed 12/17/2025 10:07 PM

To Dan Wells <dan.wells@gainestownship.org>

Good Evening, Dan!

As a resident of Kent County, I request that you consider denying the proposed zoning change in Gaines township that would allow for the construction of a data center by Microsoft.

While the decision in question is related to future land use, and there are not as yet concrete plans to review from Microsoft, the sudden influx of data center proposals across the state, and the pace of decision making on those proposals, leave me with concerns. Recent proposed projects across the state (for example, the proposed data center for Saline township) have been handled with disregard for the township's initial denial of zoning changes, requests for expedited timelines and reviewal processes, heavily redacted publicly available contracts, and uncertainty regarding long term job creation.

What assurances would there be that future data center development projects would be conducted in a way that is transparent and accountable? With tax benefits making Michigan a desirable location for these projects, how are the potential benefits for these projects being weighed against the potential detriments? With the Swift data center seeking to expand at the same time as new projects are being proposed in the area, what would the collective impact on the power grid and water sources for the area be? What metrics would be considered and measured to determine the impact of these projects?

I believe the pace of decision making should allow for more consideration for the long term affects of these projects. By requesting that you deny this zoning request, my hope is that the pace of these projects can be slowed to get a more full understanding of what regulatory structures should be in place before development at this scale across the state begins.

With industry leaders at odd with Michigan's Attorney General around what the regulations should be for these projects, it seems there are some large questions that need to be answered before the way is paved to make these projects possible.

Thank you for considering my thoughts as you determine your course of action.

Liz

Fwd: Formal Opposition to Rezoning Request for Proposed Data Center Development

From Christina Visser <christina.visser21@yahoo.com>

Date Tue 12/16/2025 8:44 AM

To Dan Wells <dan.wells@gainestownship.org>

Christina Visser

Begin forwarded message:

From: Christina Visser <christina.visser21@yahoo.com>

Date: December 15, 2025 at 20:05:37 EST

To: dan.wells@gaintownship.org

Subject: Formal Opposition to Rezoning Request for Proposed Data Center Development

Dear Members of the Gaines Charter Township,

I am writing to formally express my opposition to the proposed rezoning of approximately 40 acres of land in our rural farming community for the development of a data center.

(7147 Patterson Ave, Caledonia, MI 49316. Parcel numbers 41-22-12-100-031)

This area has long been zoned and utilized for agricultural and rural residential purposes. The proposed rezoning represents a significant departure from the land use character and long-term vision of our community. While I understand the desire for economic development, this particular project is not appropriate for this location and raises serious concerns that outweigh any potential benefits.

First, the loss of 40 acres of productive farmland is a permanent and irreversible change. Our community's agricultural land is a finite resource that supports local farmers, contributes to food production, and preserves the rural character that residents value deeply. Once converted to industrial use, this land can never be returned to its original purpose.

Second, data centers are industrial facilities that bring impacts inconsistent with rural zoning. These include increased traffic from construction and service vehicles, significant infrastructure demands, noise from cooling systems and backup generators, light pollution, and potential strain on local roads and emergency services that were not designed to support industrial-scale development.

Additionally, data centers typically require substantial water and energy resources. In a farming community where water availability is critical, this raises serious concerns about

long-term sustainability and competition for limited resources. The rezoning could also set a precedent that opens the door for further industrial development, fundamentally altering the nature of our community.

Finally, data centers provide minimal long-term local employment relative to the scale of land consumed and the impacts imposed. The economic benefit to local residents is limited, while the burdens—loss of farmland, environmental impacts, and reduced quality of life are shared by the entire community.

I respectfully urge you to deny this rezoning request and instead uphold the existing zoning regulations that protect our agricultural land, rural character, and community values. Thoughtful growth should align with the long-term interests of residents and preserve the qualities that make our community a desirable place to live.

Thank you for your time, consideration, and service to our community.

Sincerely,

Christina Visser
resident of Caledonia, MI
Christina.visser21@yahoo.com

No data center in Gaines Township

From Tanner Ward <tanner.w.ward@gmail.com>

Date Thu 12/18/2025 1:24 PM

To Dan Wells <dan.wells@gainestownship.org>

Mr. Wells,

Please do not allow a data center to be built in Gaines Township. These centers are a blight on the power infrastructure, they raise energy costs for nearby residents, they don't create a meaningful number of jobs, and the profit from them doesn't reinvest back into the community.

The BEST case scenario is that when the AI bubble bursts (and it will) this data center is one of the first to shutter, leaving a massive box of a building to urban decay.

Please don't allow this data center to be built.

Thank you,
Tanner Ward
Grand Rapids, MI

Zoning Change for Parcel 41-22-12-100-031

From Cam Warner <cameroncwarner@gmail.com>

Date Thu 12/18/2025 2:31 PM

To Dan Wells <dan.wells@gainestownship.org>

Hi Dan,

As a homeowner in Gaines Township, I am strongly opposed to the amendment of the zoning map to allow Parcel 41-22-12-100-031 or any other parcel to be used for the construction of a data center. Data centers bring in very few jobs, especially after construction is finished, and are a huge drain on the local water and electric infrastructure, while providing no benefits to the taxpayers of our township.

I urge you and the planning commission to deny this request for the zoning change and prevent changes like this from occurring in the future.

Thank you,
Cameron Warner
7218 Meadowgrass Ct SE, Caledonia, MI 49316

Kent County: Microsoft Data Center

From katie weckesser <katieweckesser@gmail.com>

Date Mon 12/15/2025 2:31 PM

To Dan Wells <dan.wells@gainestownship.org>

Dan,

I'm sure you're being inundated with emails from local, Grand Rapids and Kent County citizens expressing their deep desire for this data center to NOT be built.

This is one of those emails.

I am a Grand Rapids resident and homeowner in the Ottawa Hills neighborhood and I vehemently do not want this data center to be built in Kent County. This isn't about job creation, but rather a strategic play by Microsoft to build by our Great Lakes so they can 'cool' these massive data centers with Michigan's finite, fresh water resource.

I plan on attending the meeting this Thursday and will be encouraging all of my friends in Grand Rapids to do the same.

I'd ask you keep me anonymous.

Thank you,
Katie Weckesser

Opposition to Microsoft data center

From Ashley Williams <irishgirlm77@gmail.com>

Date Thu 12/18/2025 12:17 PM

To Dan Wells <dan.wells@gainestownship.org>

Hi Dan,

Please share with the board my opposition to Microsoft's planned data center near our house. Will there be enough room for everyone at the 7pm meeting tonight? What is the total capacity allowed by the fire chief? Thank you for clarifying!

Ashley Williams, very concerned resident

data centers in michigan!

From Madisyn Wiper <wipermadisyn2@gmail.com>

Date Thu 12/18/2025 4:15 PM

To Dan Wells <dan.wells@gainestownship.org>

Please, fight against data centers! we don't need more of them. I saw a really great comment that I think will get my point across.

Thank you for the information and for forwarding resident comments to the Planning Commission. I appreciate that you provided to citizens, through meeting notes and the Michigan Public Service Commission about the data center and protections.

I want to be direct. Data centers have not proven to be a net positive for the communities that host them. They create very few permanent jobs, consume significant infrastructure capacity, strain power systems, and introduce long-term environmental and land-use risks that far outweigh their local benefits. Communities across the country are left with the impacts while the economic upside largely flows elsewhere.

Our community will not be different.

While this is framed as a rezoning request and not a site plan review, rezoning is the decision that enables these outcomes. Approving zoning without concrete, enforceable data on power usage, long-term grid reliability, noise, heat discharge, expansion plans, and environmental impact shifts risk entirely onto residents.

Statements about utility sourcing and rate protection do not address the full picture. Protecting residents from rate hikes does not protect them from grid strain, infrastructure wear, land devaluation, or cumulative environmental impact. Once zoning is approved, residents lose leverage.

I urge the Planning Commission to consider the documented outcomes of similar projects elsewhere and to recognize that absence of submitted plans does not equal absence of impact. If a project cannot demonstrate a clear, measurable benefit to the local community, it should not be enabled by zoning changes.

Additionally I will continue to encourage fellow residents to engage in this process and to share their perspectives with the Planning Commission. Decisions of this magnitude deserve broad community participation, and many residents have legitimate concerns about the long-term impacts of data center development in our community.

Oppose Data Center Zoning

From Zoe Zeerip <zeeripz@gmail.com>

Date Thu 12/18/2025 4:11 PM

To Dan Wells <dan.wells@gainestownship.org>

Hi Dan,

I'm writing to express my opposition to the proposed Microsoft data center in your township and my community. I love Michigan for its beautiful natural features, affordability, and practical leadership. I hope that we will see those characteristics protected tonight at the township meeting as you consider allowing a massive corporation into our county that threatens our way of life.

Please hear our concerns and value them over corporate greed.

Zoe Zeerip



Kent County Administrator's Digest - January 6, 2026

Kent County, Michigan sent this bulletin at 01/06/2026 02:00 PM EST

[View as Webpage](#)



**Administrator's
Digest**

January 6, 2026

A Note From The Administrator

I hope you and your family had a lovely Christmas and New Year. The holidays are a special time to gather, reflect, and celebrate the many good things that have happened throughout the year and with loved ones.

As we turn the page on a new year, we're also looking ahead with optimism and purpose. In the months ahead, Kent County will continue advancing efforts that strengthen our community - ranging from health and human services, behavioral health, and veteran support to courts and justice programs, and public safety. We're grateful for the partnerships, engagement, and trust of our residents, and we look forward to building on that progress together in the year ahead.



As always, please [let us know](#) if you have articles, topics, or ideas that you would like to include in future newsletters.

- Al Vanderberg

Two County Leaders Announce Their Retirements

We are marking the retirement of two long-serving leaders whose dedication, expertise, and commitment to public service have made a lasting impact on our organization and the community.



Linda Howell has decided to retire from her role as **Corporation Counsel**, effective January 23, 2026. Linda has served Kent County for nearly 20 years, providing trusted legal guidance that helped shape nearly every major County initiative during her tenure. Her thoughtful counsel, steady leadership, and collaborative approach have been invaluable.



Darius Quinn will also be retiring after more than 25 years of service to Kent County, effective January 23, 2026. Darius held several leadership roles within the Human Resources Department, most recently serving as **Human Resources Manager** for Employee Relations and Labor Relations. Throughout his career, he played a key role in strengthening workplace culture and advancing effective employee and labor relations practices. He also built meaningful, collaborative relationships across the organization and throughout the broader community.

I have had the privilege of working with both Linda and Darius during an earlier tenure and again upon returning to Kent County. I will greatly miss Linda's insight, professionalism, and friendship, and I have always been impressed by Darius's expertise and ability to

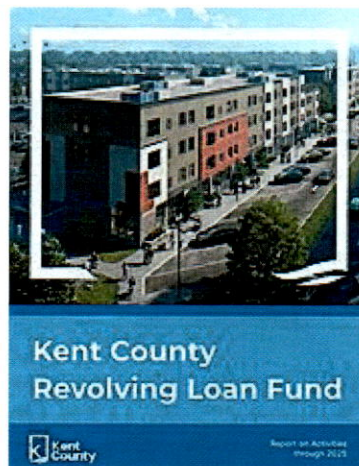
drive positive change. Their leadership, dedication, and commitment to public service have left a meaningful and enduring legacy for our organization and the community.

We are extremely grateful for the many contributions Linda Howell and Darius Quinn have made over the years and wish them both the very best in their retirements.

Reinvesting in Communities Through Our Revolving Loan Fund

We are happy to share Kent County's [2025 Revolving Loan Fund Annual Report](#), which highlights the meaningful progress we're making to **expand affordable housing across West Michigan**. This report reflects our commitment to using public resources thoughtfully and strategically to address one of the most pressing challenges facing our community.

Through a revolving investment model, the fund has leveraged more than **\$114 million to support 503 housing units**, including **428 affordable homes** for seniors, working families, and first-time homebuyers. The projects featured in this report demonstrate how reinvesting public dollars can strengthen neighborhoods, support economic stability, and deliver lasting, community-centered impact.



You can explore the full report to learn more about the partnerships, projects, and outcomes driving this work forward [here](#). Additional details are also available in our accompanying [press release](#).

Post-Holiday Reminder: Recycle Your Broken Christmas Lights



Our [Public Works](#) department wants residents to know that they shouldn't throw away your broken holiday string lights! Cords, bulbs, and electronics like tablets contain valuable materials, such as copper, that are lost forever in a landfill.

As you pack away your holiday decorations, check every bulb and gather any broken or unwanted lights.

Bring them, along with your small electronics, to [one of the locations listed here](#). By recycling, you're helping recover materials that can be reused, protecting our environment, and keeping our community green.

Emergency Management Exercise To Strengthen Regional Readiness





In December, we were proud to participate in a **full-scale emergency preparedness exercise** led by our [Emergency Management](#) team, testing the County's Emergency Operations Center (EOC), Joint Information Center (JIC), and Multi-Area Coordination Center (MACC).

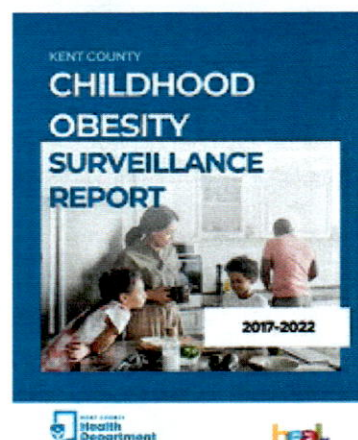
More than 125 staff and partner agencies from across Kent County worked together to navigate real-world challenges, including coordinating multi-jurisdictional response efforts, managing limited resources, making high-level policy decisions, and delivering timely, accurate information to the public. The exercise simulated a region-wide flooding event - an emergency scenario that underscores the importance of preparation and coordination before disaster strikes.

These exercises are critical to ensuring Kent County is ready to respond quickly, effectively, and collaboratively to protect our residents, infrastructure, and communities. By investing time in preparedness today, we strengthen our resilience and our ability to serve residents when it matters most.

Health Department Releases First Childhood Obesity Surveillance Report

Our [Health Department](#) has released its first ever [Childhood Obesity Surveillance Report](#) to help our community better understand trends in childhood overweight and obesity and inform future action.

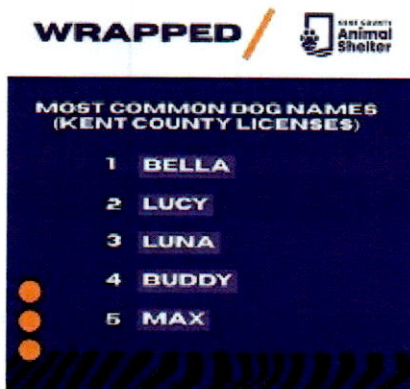
Developed in partnership with the [Kent County Healthy Eating Active Living \(HEAL\) Taskforce](#), the report analyzes data from [Corewell Health](#) well-child visits conducted between 2017 and 2022. Findings show that **4 in 10 Kent County children ages 4 to 17 were identified as overweight or obese, with 2 in 10 classified as obese.** The report also highlights geographic and demographic disparities, often linked to differences in access to



nutritious food, preventive health care, and safe opportunities for physical activity. This is the **first report of its kind** produced by the Health Department, and future reports will be released every three years to monitor changes in childhood obesity rates over time.

The HEAL Taskforce is committed to reducing obesity and chronic disease among Kent County residents by bringing together health agencies, community organizations, and parks and recreation partners to promote healthy eating and active living through evidence-based, culturally responsive strategies. The Taskforce meets monthly on the third Tuesday, and agencies interested in supporting this work are encouraged to [contact us here](#).

The Numbers Are In: Animal Shelter Year in Review



We're excited to share another [Wrapped](#), highlighting the incredible impact our [Animal Shelter](#) has had this year! From happy adoptions to dedicated volunteer efforts, 2025 has been full of tail wags and purrs. This year, **1,500+ furry friends found their forever homes**, with Luna topping the charts of our animal names. Our amazing **volunteers contributed over 6,800 hours** of love, care, and support, and **6,337 pets were licensed**, helping keep our community safe and connected. Other highlights include most common species and most common dog names in Kent County.

Every adoption, every volunteer hour, and every pet license issued helps us continue our mission of finding loving homes, promoting responsible pet ownership, and caring for animals in need. Thank you to everyone - adopters, volunteers, and supporters - who made 2025 a year to remember. [To see all of our available pets, and become a new pet owner in the new year, visit here.](#)

Breathtaking Views, Hiking, Cross-Country Skiing, And More

Winter adventures await at [Kent County Parks](#)! **Fisk Knob**, just one of our amazing 43 parks, features our **highest point at 1,070+ feet**, offering **breathtaking views up to 20 miles on a clear day**.

Many parks also offer [off-season](#) adventures like cross-country skiing, snowshoeing, and trails for hiking or dog-walking. Some amenities may be limited, so plan ahead and enjoy the beauty of the season!



Note: [Photos taken by Quan Nguyen](#)

Welcome Plan Receives Community Collaboration Excellence Award



Congratulations to our [Welcome Plan](#) team on receiving the **Community Collaboration Excellence Award** from the [Coalition of African Organizations in West Michigan](#) and the [African Collaborative Network \(ACN\)](#). The award was presented at the African Visioning Party in December and accepted on behalf of our Welcome Plan Coordinator Hollin De La Cruz.

This recognition from the newcomer community is especially meaningful. It reflects the power of collaboration and reinforces our shared commitment to working alongside organizations and communities across West Michigan to ensure new residents feel welcomed, supported, and valued - and that everyone has the opportunity to thrive.

John Ball Zoo Wraps Up First Season of Collaborative Spotted Turtle Work with Calvin University



[John Ball Zoo](#) has concluded its first season of collaborative spotted turtle work with [Calvin University](#), advancing efforts to support this threatened Michigan species.

As part of a new head starting study, 11 hatchlings are being raised at Calvin with the help of students and faculty. The effort aims to reduce risk to predators before the turtles are released next spring. Teams also collected data on 234 wild spotted turtles, providing important insight into remaining populations.

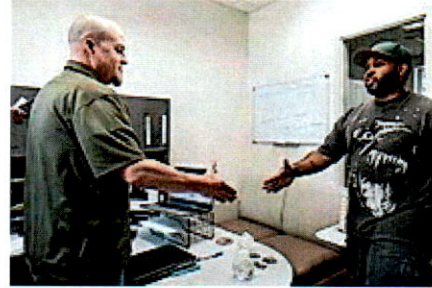
"While a combination of threats has led to their population declines, a couple of the major issues are habitat loss and a lack of knowledge regarding the status and distribution of remaining populations," said Faith Kuzma, Field Conservation Coordinator for John Ball Zoo. "Our work aims to update our understanding of where spotted turtles can be found in Michigan, so we can help land managers and state agencies design targeted conservation and management plans to maintain wild populations."

and management plans to maintain wild populations.

Researchers will continue monitoring and fieldwork in 2026.

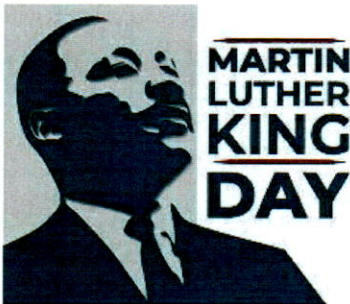
List Of Assistance Resources Available For Veterans

Emergencies don't always happen at convenient times, and we know that they can create added stress for veterans and their families. To help, our team at [Veterans Services](#) has compiled a [comprehensive list of Emergency Assistance Resources](#) available to veterans in Kent County. These resources are designed to provide support when you need it most, whether it's financial help, housing guidance, or other urgent needs.



If you or someone you know could benefit, our team of Accredited Veterans Services Officers is ready to assist. You can call 616-632-5722 to speak with a team member or schedule an appointment. [Additional information and resources are available online here.](#)

County Offices Closed in Observance of Martin Luther King Jr. Day



All Kent County offices and Health Department clinics will be closed on **Monday, January 19**, in observance of **Martin Luther King Jr. Day**. Regular business hours will resume on the next business day.

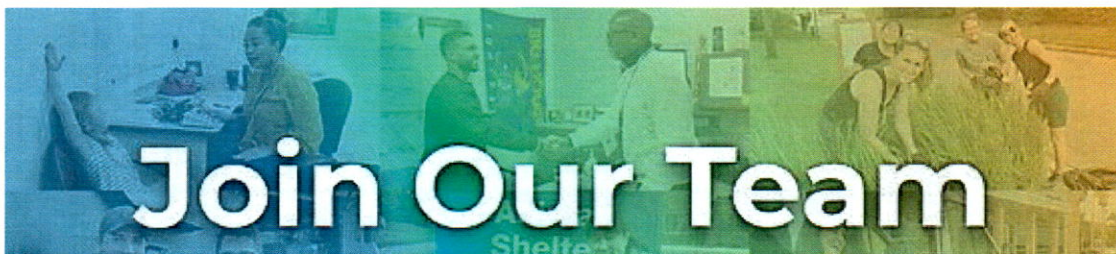
This day honors the life and legacy of Dr. King and his enduring commitment to justice and service to others. We join the community in observing this important day of

service.

For more information about County services, visit www.kentcountymi.gov.

Explore Rewarding Careers At Kent County Today

Working for the County, you will have the opportunity to serve the public and your community. We have employment opportunities in general government, health, public safety, judicial, recreational, and much more. To view our open positions and apply, visit kentcountymi.gov/jobs. To learn more about our employee value proposition, visit [here](#).





Kent County, Michigan
300 Monroe Avenue NW
Grand Rapids, Michigan 49503

[Manage Preferences](#) | [Unsubscribe](#) | [Help](#)



Subscribe to updates from Kent County, Michigan

Email Address e.g. name@example.com

Share Bulletin



Powered by



[Privacy Policy](#) | [Cookie Statement](#) | [Help](#)

GAINES CHARTER TOWNSHIP
In Recognition and Appreciation of Service by
Brian Koster

GAINES CHARTER TOWNSHIP
In Recognition and Appreciation of Service by
Chris Melton

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
December 08, 2025**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustees: Fryling, Haagsma, Vander Stel
Staff: Manager Weersing, Community Development Director Wells

Absent: Trustee: DeWard

Opening prayer was given by Board Member Vander Stel and Chris Moraitis led as the Pledge of Allegiance was recited.

1. The meeting was called to order at 07:03 p.m. by Board Member Terpstra.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

No items were removed for in-depth discussion

4. Meeting Agenda

Motion by Board Member Vander Stel and supported by Board Member Fryling to approve the published agenda.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

5. Communications ~ Non-action Informational Items

- a) November 2025 Gaines Charter Township Fire Department Run Report
- b) November 2025 Community Policing Officers' Report
- c) Building Department November 2025 Revenue Report
- d) Grand Valley Metro Council Newsletter

6. Scheduled Speakers

Chris Moraitis, District 20 State Senate Candidate spoke.

7. Recognition of Individuals and/or Delegations for agenda and non-agenda items.

No one spoke

8. Public Hearings

- A. Zoning Text Amendment for Electronic Changeable Messaging signs

Motion by Board Member Lemke and seconded by Board Member Haagsma to open the public hearing for the Zoning Text Amendment for Electronic Changeable Messaging signs.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Member Lemke and seconded by Board Member Vander Stel to close the public hearing for the Zoning Text Amendment for Electronic Changeable Messaging signs.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

B. Proposed Amendment to Water and Sewer Ordinance

Motion by Board Member Haagsma and seconded by Board Member Fryling to open the public hearing for the proposed amendment to the Water and Sewer Ordinance.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

No one spoke

Motion by Board Member Lemke and seconded by Board Member Fryling to close the public hearing for the proposed amendment to the Water and Sewer Ordinance.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

9. Approval of the Consent Agenda

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the Consent Agenda including the November 10, 2025 draft minutes; the Treasurer's October 2025 Financial Report; General fund expenditures from 11/01/2025 through 11/30/2025 totaling \$103,273.65; Public Safety Special Assessment District expenditures totaling \$173,986.60; Building inspections totaling \$8,470.94 and Water and Sewer expenditures totaling \$542,572.53.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes. Motion carried by roll call vote.

10. New Business

A. Zoning Text Amendment – Electronic Changeable Messaging Signs

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the zoning text amendment for electronic changeable messaging signs as recommended by the Planning Commission.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes. Motion carried by roll call vote.

B. Conditional Rezoning

Motion by Board Member Haagsma and supported by Board Member Vander Stel to send the reversional conditional rezone of 84th street and Eastern property to neighborhood commercial to the Planning Commission.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

C. Proposed Amendment to the Water and Sewer Ordinance

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the amendment to the Water and Sewer Ordinance.

ROLL CALL VOTE Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Fryling - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Lemke - yes. Motion carried by roll call vote.

D. 2026 Poverty Exemption

Motion by Board Member Lemke and supported by Board Member Fryling to approve the 2026 Poverty Exemption numbers.

ROLL CALL VOTE Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Haagsma - yes. Motion carried by roll call vote.

E. 2025 Budget Amendments

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the 2025 Budget Amendments.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes. Motion carried by roll call vote.

The Board recessed for a demonstration of the new Gaines Charter Fire Department fire engine at 7:30 pm. The meeting resumed at 7:43 pm.

F. New Phone System

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the purchase of a new phone system.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes. Motion carried by roll call vote.

G. In Lieu of Sidewalk Request

Motion by Board Member Lemke and supported by Board Member Vander Stel to accept payment in lieu of sidewalk installation at 6169 Wing Avenue.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Haagsma - yes, Board Member Fryling - yes, Board Member Brew - yes. Motion carried by roll call vote.

H. 2026 Property and Casualty Insurance

Motion by Board Member Haagsma and supported by Board Member Vander Stel to accept the quote from Olivier VanDyk Insurance Agency for property, casualty, cyber security, and workers comp insurance as recommended by staff.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes. Motion carried by roll call vote.

I. Proposed 2026 Meeting Dates

Motion by Board Member Haagsma and supported by Board Member Lemke to accept the 2026 meeting calendar as presented.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

J. 2026 Committee Appointments

Motion by Board Member Brew and supported by Board Member Lemke to table the 2026 committee assignments as presented.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

K. 2026 Trustees Salary

Motion by Board Member Lemke and supported by Board Member Vander Stel to approve the 2026 Trustee salary.

ROLL CALL VOTE Board Member Lemke - yes, Board Member Vander Stel - yes, Board Member Fryling - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Haagsma - yes. Motion carried by roll call vote.

L. 2026 Clerk Salary

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the 2026 Clerk salary.

ROLL CALL VOTE Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes. Motion carried by roll call vote.

M. 2026 Treasurer's Salary

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the 2026 Treasurer's salary.

ROLL CALL VOTE Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes. Motion carried by roll call vote.

N. Requirements – Public Act 152 of 2011

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the exemption from the requirements of Public Act 152 of 2011.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes. Motion carried by roll call vote.

O. 2026 Supervisor's Salary

Motion by Board Member Lemke and supported by Board Member Haagsma to approve the 2026 Supervisor's salary.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Haagsma - yes, Board Member Terpstra - yes, Board Member Fryling - yes, Board Member Brew - yes, Board Member Vander Stel - yes. Motion carried by roll call vote.

P. Updated Employee Handbook

Motion by Board Member Vander Stel and supported by Board Member Haagsma to adopt the Employee Handbook with suggested changes.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Fryling - yes, Board Member Brew - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

11. Public Comments

No one spoke

12. Manager's comments

The concept of a senior property tax exemption was discussed.

13. Supervisor's comments.

A February open house is being planned.

New fire will have a push event in early February.

14. Trustees comments

Discussion on the spending overrun from the board approved amount of \$20,000 on June 9, 2025.

The luminary walk was a successful event.

Homeless camps in Gaines Charter Township were discussed.

76th and Breton Avenue area concern about vehicles present at odd times during the day in a field.

Concern on both fire stations responding to every call.

15. Adjournment

Meeting adjourned at 9:10 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

GAINES CHARTER TOWNSHIP
LAURIE J LEMKE, TREASURER
CASH, INVESTMENTS, CD'S , MM AND POOL ACCOUNTS
NOVEMBER of 2025

Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND					
Macatawa Checking	Ckg	\$ 5,077,347.06			
Opioid Settlement	Assigned	\$ 3,590.05			
Sidewalk & Trails	Assigned	\$ 15,765.75			
CFD - Truck Fund	Assigned	\$ -			
Cemetery	Assigned	\$ 10,000.00			
Township Hall & Grounds	Assigned	\$ 10,981.00			
Division Ave. Improvements	Assigned	\$ 24,000.69			
Total General Fund Checking		\$ 5,141,684.55	4.07%		
Macatawa MM Savings					
Building Dept Reserves	Restricted	\$ 2,985,748.00			
Streetlights	Restricted	\$ 202,015.00			
	Non-restricted	\$ 250,000.00			
Interest Paid to Date		\$ 144,390.57			
	127409	\$ 3,582,153.57	4.58%		
Investments					
Michigan Class	Pooled	\$ 1,956,937.77	4.07%		

GENERAL FUND TOTAL \$ 10,680,775.89

Kent Co. Pool - ARPA Funds	Pooled	\$ -	0.00%
DIVISION AVE CORRIDOR		\$ 30,605.32	
TRUST & AGENCY		\$ 71,541.90	
TAX FUND		\$ 59,926.54	
PETTY CASH		\$ 423.81	

WATER & SEWER					
Bank		Amount	APY	Term	Maturity Date
Macatawa Bank	Checking	\$ 4,500,834.89	4.07%		
Macatawa Bank	HY SAVE	\$ 5,632,691.88	4.50%		
Michigan Class	Pooled	\$ 4,343,484.94	4.07%		
Consumers Credit Union	Share	\$ 27.74			
West MI Community Bank	CD	\$ 812,098.87	4.17%	10 Months	12.15.2025
Horizon Bank	CD	\$ 1,152,605.67	3.90%	365 Days	1.23.2026
Michigan First CU	CD/Share	\$ 790,528.82	4.10%	12 Months	3.21.2026
Choice One Bank	CD	\$ 801,343.60	4.13%	12 Months	4.10.2026
Flagstar Bank	CD	\$ 1,165,228.79	3.99%	204 Days	4.15.2025
Horizon Bank	CD	\$ 645,314.55	3.85%	12 Months	5.13.2026
Union Bank	CD	\$ 864,004.12	5.15%	12 Months	5.22.2026
Choice One Bank	CD	\$ 1,108,212.44	4.13%	12 Months	6.1.2026
West MI Community Bank	CD	\$ 560,121.03	4.36%	365 Days	6.17.2026
First National Bank of A	CD	\$ 563,936.33	4.10%	18 Months	6.17.2026
Macatawa Bank	CD	\$ 1,026,887.20	4.31%	12 Months	7.21.2026
Consumers Credit Union	CD	\$ 950,043.66	4.75%	24 Months	8.1.2026
CIBC USA Bank	CD	\$ 1,120,931.68	4.92%	364 Days	8.8.2025
Independent Bank	CD	\$ 1,000,000.00	3.35%	330 Days	9.18.2026
Mercantile Bank of MI	CD	\$ 1,162,072.32	4.00%	365 Days	10.25.2025
Flagstar Bank	CD	\$ 1,127,938.94	3.70%	364 Days	11.6.2026

Restricted W&S Fees Committed **\$ 29,328,307.47**

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
12/05/2025	GEN 2	35575	123.NET	TELECOMMUNICATIONS	853.000	265.000	250.00
12/05/2025	GEN 2	35576#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	261.000	68.23
				SUPPLIES	727.000	172.000	29.57
				SUPPLIES	727.000	215.000	23.89
				SUPPLIES	727.000	215.000	4.99
				SUPPLIES	727.000	261.000	35.05
				SUPPLIES	727.000	262.000	400.80
			Check GEN 2 35576 Total for Fund 101 GENERAL FUND				562.53
12/05/2025	GEN 2	35578#	ARROWASTE INC	TRASH REMOVAL	822.000	790.000	90.82
				TRASH REMOVAL	822.000	265.000	266.07
				TRASH REMOVAL	822.000	567.000	71.38
			Check GEN 2 35578 Total for Fund 101 GENERAL FUND				428.27
12/05/2025	GEN 2	35579#	BRENNER EXCAVATING, INC.	CAPITAL OUTLAY	972.000	446.000	134,074.46
				GROUNDS IMPROVEMENTS	973.000	567.000	10,000.00
			Check GEN 2 35579 Total for Fund 101 GENERAL FUND				144,074.46
12/05/2025	GEN 2	35580	BUIST ELECTRIC INC	BUILDING MAINTENANCE	933.000	265.000	893.30
12/05/2025	GEN 2	35581	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	315.00
12/05/2025	GEN 2	35582	CHRIS HOLWERDA	TELECOMMUNICATIONS	853.000	253.000	25.00
				SUPPLIES	727.000	253.000	18.00
			Check GEN 2 35582 Total for Fund 101 GENERAL FUND				43.00
12/05/2025	GEN 2	35584#	CONSUMERS ENERGY	ELECTRIC	920.000	448.000	115.70
				ELECTRIC	920.000	265.000	4,198.66
				ELECTRIC	920.000	567.000	29.07
				DIVISION AVE	920.001	448.000	94.46
				ELECTRIC	920.000	790.000	848.32
			Check GEN 2 35584 Total for Fund 101 GENERAL FUND				5,286.21
12/05/2025	GEN 2	35586#	FNBO	DUES AND MEMBERSHIPS	832.000	215.000	200.00
				LUNCHES/DINNERS/MEETINGS	812.000	215.000	103.11
				SUPPLIES	727.000	215.000	342.57
				SUPPLIES	727.000	262.000	311.03
				LUNCHES/DINNERS/MEETINGS	812.000	262.000	2,561.74
				LUNCHES/DINNERS/MEETINGS	812.000	262.000	(0.64)
			Check GEN 2 35586 Total for Fund 101 GENERAL FUND				3,517.81
12/05/2025	GEN 2	35587	FNBO	DUES AND MEMBERSHIPS	832.000	257.000	480.00
12/05/2025	GEN 2	35588	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	253.000	15.00
12/05/2025	GEN 2	35589#	FNBO	MISCELLANEOUS	963.001	701.000	59.00
				SUPPLIES	727.000	261.000	127.17
				LUNCHES/DINNERS/MEETINGS	812.000	101.000	99.87
				PROGRAMMING/SOFTWARE/NETWORK	809.000	172.000	30.00
				LIQUOR LICENSE FEES	478.000	000.000	(25.00)
			Check GEN 2 35589 Total for Fund 101 GENERAL FUND				291.04
12/05/2025	GEN 2	35590	FNBO	EQUIPMENT MAINTENANCE	932.000	567.000	11.64
				FUEL	741.000	567.000	99.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				FUEL	741.000	567.000	(0.99)
			Check GEN 2 35590 Total for Fund 101 GENERAL FUND				109.65
12/05/2025	GEN 2	35592#	FNBO	BUILDING REPAIR & MAINTENANCE SUPPLIES	775.000	265.000	10.17
				FUEL	741.000	567.000	21.37
			Check GEN 2 35592 Total for Fund 101 GENERAL FUND				31.54
12/05/2025	GEN 2	35593#	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	172.000	(320.00)
				LUNCHES/DINNERS/MEETINGS	812.000	172.000	61.20
				SUPPLIES	727.000	261.000	10.47
				SUPPLIES	727.000	261.000	11.07
				SUPPLIES	727.000	261.000	25.42
				SUPPLIES	727.000	261.000	35.29
				DUES AND MEMBERSHIPS	832.000	172.000	425.00
			Check GEN 2 35593 Total for Fund 101 GENERAL FUND				248.45
12/05/2025	GEN 2	35596	GFL ENVIRONMENTAL	MOSQUITO/LEAF COLLECTION	815.000	265.000	2,532.00
12/05/2025	GEN 2	35598	GREY MATTER GROUP	MISCELLANEOUS	963.001	261.000	2,000.00
				MISCELLANEOUS	963.001	261.000	2,400.00
			Check GEN 2 35598 Total for Fund 101 GENERAL FUND				4,400.00
12/05/2025	GEN 2	35599	HORIZON COMMUNITY PLANNING LLC	CONTRACTED SERVICES	808.000	701.000	506.25
12/05/2025	GEN 2	35601#	IPM SERVICES	CONTRACTED SERVICES	808.000	265.000	42.00
				CONTRACTED SERVICES	808.000	790.000	25.00
			Check GEN 2 35601 Total for Fund 101 GENERAL FUND				67.00
12/05/2025	GEN 2	35602#	JACK'S LAWN & SNOWPLOWING, INC	SNOW PLOWING/REMOVAL	819.000	265.000	2,450.00
				SNOW PLOWING/REMOVAL	819.000	265.000	1,037.42
				SNOW PLOWING/REMOVAL	819.000	790.000	1,114.85
				SNOW PLOWING/REMOVAL	819.000	567.000	324.43
				SNOW PLOWING/REMOVAL	819.000	567.000	324.43
			Check GEN 2 35602 Total for Fund 101 GENERAL FUND				5,251.13
12/05/2025	GEN 2	35604#	KENT COMMUNICATIONS INC	TOWNSHIP NEWSLETTER	902.000	261.000	1,198.68
				PROPERTY TAX NOTIFICATIONS	903.000	253.000	497.20
				POSTAGE	965.000	253.000	1,000.94
			Check GEN 2 35604 Total for Fund 101 GENERAL FUND				2,696.82
12/05/2025	GEN 2	35606	MAYNARDS WATER CONDITIONING LLC	EQUIPMENT MAINTENANCE	932.000	265.000	189.60
12/05/2025	GEN 2	35608#	MEYERS CLEANING SERVICE INC	CLEANING BUILDING	821.000	265.000	1,244.00
				CLEANING BUILDING	821.000	790.000	1,244.00
			Check GEN 2 35608 Total for Fund 101 GENERAL FUND				2,488.00
12/05/2025	GEN 2	35609	MICHAEL BREW	MILEAGE REIMBURSEMENT	817.000	215.000	198.10
				LUNCHES/DINNERS/MEETINGS	812.000	215.000	28.98
			Check GEN 2 35609 Total for Fund 101 GENERAL FUND				227.08
12/05/2025	GEN 2	35610	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
12/05/2025	GEN 2	35612	STAPLES	SUPPLIES	727.000	261.000	2.53
				SUPPLIES	727.000	261.000	42.93
			Check GEN 2 35612 Total for Fund 101 GENERAL FUND				45.46

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
12/05/2025	GEN 2	35613#	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	75.00
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	701.000	50.00
					853.000	257.000	42.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	261.000	134.76
			Check GEN 2 35613 Total for Fund 101 GENERAL FUND				351.76
12/05/2025	GEN 2	35615	WEST MICHIGAN DOCUMENT SHREDDING L	CONTRACTED SERVICES	808.000	265.000	40.00
12/11/2025	GEN 2	35618#	AMAZON CAPITAL SERVICES	DUES AND MEMBERSHIPS	832.000	261.000	349.00
				SUPPLIES	727.000	261.000	42.31
				SUPPLIES	727.000	253.000	22.75
				SUPPLIES	727.000	257.000	47.98
			Check GEN 2 35618 Total for Fund 101 GENERAL FUND				462.04
12/11/2025	GEN 2	35619#	BLOOM SLUGGETT	LEGAL SERVICES	802.000	701.000	1,435.00
				LEGAL SERVICES	802.000	257.000	730.00
			Check GEN 2 35619 Total for Fund 101 GENERAL FUND				2,165.00
12/11/2025	GEN 2	35620	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	5,192.85
12/11/2025	GEN 2	35621#	CONSUMERS ENERGY	DIVISION AVE	920.001	448.000	146.53
				ELECTRIC	920.000	567.000	29.68
				ELECTRIC	920.000	567.000	47.21
				ELECTRIC	920.000	448.000	478.82
				DIVISION AVE	920.001	448.000	127.49
				DIVISION AVE	920.001	448.000	122.96
			Check GEN 2 35621 Total for Fund 101 GENERAL FUND				952.69
12/11/2025	GEN 2	35622	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	1,205.73
12/11/2025	GEN 2	35623#	INTEGRITY OFFICE	SUPPLIES	727.000	171.000	35.00
				SUPPLIES	727.000	172.000	35.00
				SUPPLIES	727.000	215.000	35.00
				SUPPLIES	727.000	253.000	17.50
				SUPPLIES	727.000	257.000	17.50
				SUPPLIES	727.000	701.000	35.00
			Check GEN 2 35623 Total for Fund 101 GENERAL FUND				175.00
12/11/2025	GEN 2	35624	INTERURBAN TRANSIT PARTNERSHIP	INTERURBAN TRANSIT AUTHORITY	860.000	596.000	736.52
				INTERURBAN TRANSIT AUTHORITY	860.000	596.000	3,596.24
			Check GEN 2 35624 Total for Fund 101 GENERAL FUND				4,332.76
12/11/2025	GEN 2	35625	JACK'S LAWN & SNOWPLOWING, INC	CONTRACTED SERVICES	808.000	261.000	2,875.00
12/11/2025	GEN 2	35626	KENT COUNTY PARKS DEPARTMENT	TRAIL CONSTRUCTION & MAINTENANCE	960.002	446.000	1,176.65
12/11/2025	GEN 2	35630	ROBERT DEWARD	MILEAGE REIMBURSEMENT	817.000	262.000	12.60
12/11/2025	GEN 2	35631#	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	257.000	833.33
				NEW FURNITURE & EQUIPMENT	979.000	172.000	833.33
			Check GEN 2 35631 Total for Fund 101 GENERAL FUND				1,666.66
12/11/2025	GEN 2	35632#	VIEW NEWSPAPER GROUP	PUBLISHING	901.000	261.000	412.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				PUBLISHING	901.000	701.000	994.00
			Check GEN 2 35632 Total for Fund 101 GENERAL FUND				1,406.00
12/11/2025	GEN 2	35633#	VRISMAN & KORHORN LLC	ENGINEERING CONTRACTED SERVICES	808.001	701.000	941.98
				CONTRACTED SERVICES	808.000	446.000	3,277.83
			Check GEN 2 35633 Total for Fund 101 GENERAL FUND				4,219.81
12/19/2025	GEN 2	35636	ACCIDENT FUND	WORKERS' COMPENSATION INSURANCE	719.000	261.000	2,450.56
12/19/2025	GEN 2	35638#	AMBER VANDERMOLLEN	MILEAGE REIMBURSEMENT	817.000	262.000	75.04
				MILEAGE REIMBURSEMENT	817.000	215.000	321.60
			Check GEN 2 35638 Total for Fund 101 GENERAL FUND				396.64
12/19/2025	GEN 2	35641	CINTAS	EQUIPMENT RENTAL/SERVICE	805.000	265.000	63.63
12/19/2025	GEN 2	35643	CONSUMERS ENERGY	ELECTRIC	920.000	448.000	528.55
12/19/2025	GEN 2	35644#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	171.000	0.00
				HEALTH & LIFE INSURANCE173.95	717.000	172.000	185.98
				HEALTH & LIFE INSURANCE	717.000	215.000	423.12
				HEALTH & LIFE INSURANCE	717.000	253.000	38.30
				HEALTH & LIFE INSURANCE	717.000	257.000	223.41
				HEALTH & LIFE INSURANCE	717.000	443.000	87.22
				HEALTH & LIFE INSURANCE	717.000	701.000	143.43
			Check GEN 2 35644 Total for Fund 101 GENERAL FUND				1,101.46
12/19/2025	GEN 2	35647	FIRST UNUM LIFE INSURANCE COMPANY	HEALTH & LIFE INSURANCE	717.000	261.000	1,644.67
12/19/2025	GEN 2	35648	GFL ENVIRONMENTAL	MOSQUITO/LEAF COLLECTION	815.000	265.000	3,428.75
12/19/2025	GEN 2	35649	GORDON WATER	CONTRACTED SERVICES	808.000	265.000	64.94
				CONTRACTED SERVICES	808.000	265.000	98.19
			Check GEN 2 35649 Total for Fund 101 GENERAL FUND				163.13
12/19/2025	GEN 2	35650	GRAND VALLEY METRO COUNCIL	DUES AND MEMBERSHIPS	832.000	261.000	389.40
12/19/2025	GEN 2	35651#	IPM SERVICES	CONTRACTED SERVICES	808.000	790.000	25.00
				CONTRACTED SERVICES	808.000	265.000	42.00
				BUILDING MAINTENANCE	933.000	265.000	0.00
				BUILDING MAINTENANCE	933.000	790.000	0.00
				BUILDING MAINTENANCE	933.000	265.000	0.00
				BUILDING MAINTENANCE	933.000	790.000	0.00
			Check GEN 2 35651 Total for Fund 101 GENERAL FUND				67.00
12/19/2025	GEN 2	35652	JAMES ZENAS	MILEAGE REIMBURSEMENT	817.000	257.000	427.56
				LUNCHES/DINNERS/MEETINGS	812.000	257.000	121.65
			Check GEN 2 35652 Total for Fund 101 GENERAL FUND				549.21
12/19/2025	GEN 2	35653	JND SNOWPLOWING INC	CONTRACTED SERVICES	808.000	446.000	2,642.87
12/19/2025	GEN 2	35654	KAY PARK RECREATION	GROUNDS IMPROVEMENTS	973.000	751.000	361.75
12/19/2025	GEN 2	35657	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	5,971.00
12/19/2025	GEN 2	35658	MEDMUTUAL LIFE	HEALTH & LIFE INSURANCE	717.000	261.000	613.79
12/19/2025	GEN 2	35659	MENARDS- WYOMING	SUPPLIES	727.000	751.000	20.99

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
12/19/2025	GEN 2	35660	MINER SUPPLY COMPANY	CLEANING BUILDING	821.000	265.000	6.76
12/19/2025	GEN 2	35661	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
12/19/2025	GEN 2	35663	OLIVIER VANDYK INSURANCE AGENCY	INSURANCE & BONDS	958.000	265.000	7,526.38
12/19/2025	GEN 2	35665	PLUMMERS DISPOSAL SERVICE	CONTRACTED SERVICES	808.000	751.000	199.00
12/19/2025	GEN 2	35671	TECHMODE TELECOMMUNICATIONS AND CO	TELECOMMUNICATIONS	853.000	265.000	2,052.45
12/30/2025	GEN 2	35675	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	261.000	17.97
12/30/2025	GEN 2	35676	BLUE CROSS HSA	HEALTH & LIFE INSURANCE	717.000	261.000	302.00
12/30/2025	GEN 2	35677	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	315.00
12/30/2025	GEN 2	35678#	CONSUMERS ENERGY	DIVISION AVE	920.001	448.000	94.80
				ELECTRIC	920.000	790.000	831.03
				ELECTRIC	920.000	265.000	4,089.44
				ELECTRIC	920.000	448.000	117.43
				ELECTRIC	920.000	567.000	29.07
			Check GEN 2 35678 Total for Fund 101 GENERAL FUND				5,161.77
12/30/2025	GEN 2	35679#	DTE ENERGY	NATURAL GAS	923.000	265.000	2,614.85
				NATURAL GAS	923.000	790.000	668.97
			Check GEN 2 35679 Total for Fund 101 GENERAL FUND				3,283.82
12/30/2025	GEN 2	35680	ELECTION SOURCE	CONTRACTED SERVICES	808.000	262.000	10,330.00
12/30/2025	GEN 2	35681	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	215.000	9.11
				SEMINARS/CONTINUING EDUCATION	831.000	215.000	617.40
			Check GEN 2 35681 Total for Fund 101 GENERAL FUND				626.51
12/30/2025	GEN 2	35682	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	140.00
12/30/2025	GEN 2	35683#	KIM TRIPLETT	TELECOMMUNICATIONS	853.000	172.000	25.00
				MILEAGE REIMBURSEMENT	817.000	172.000	29.54
				SUPPLIES	727.000	261.000	9.98
			Check GEN 2 35683 Total for Fund 101 GENERAL FUND				64.52
12/30/2025	GEN 2	35684	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	1,494.00
12/30/2025	GEN 2	35685	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
12/30/2025	GEN 2	35686	SANGOMA US INC	TELECOMMUNICATIONS	853.000	265.000	941.62
12/30/2025	GEN 2	35687#	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	75.00
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	257.000	42.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	701.000	50.00
				TELECOMMUNICATIONS	853.000	261.000	134.76
			Check GEN 2 35687 Total for Fund 101 GENERAL FUND				351.76
Total For Fund: 101							254,596.61
Report Total:							254,596.61

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT							

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
12/05/2025	GEN 2	35576	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	336.003	13.67
				SUPPLIES	727.000	336.003	129.20
				SUPPLIES	727.000	336.003	91.51
		Check GEN 2 35576	Total for Fund 205 PUBLIC SAFETY SAD				234.38
12/05/2025	GEN 2	35578	ARROWASTE INC	TRASH REMOVAL	822.000	336.003	60.90
				TRASH REMOVAL	822.000	336.003	148.19
		Check GEN 2 35578	Total for Fund 205 PUBLIC SAFETY SAD				209.09
12/05/2025	GEN 2	35583	COMCAST	TELECOMMUNICATIONS	853.000	336.003	290.80
12/05/2025	GEN 2	35584	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,071.77
12/05/2025	GEN 2	35585	CUMMINS SALES AND SERVICE	BUILDING MAINTENANCE	933.000	336.003	668.22
				BUILDING MAINTENANCE	933.000	336.003	456.95
		Check GEN 2 35585	Total for Fund 205 PUBLIC SAFETY SAD				1,125.17
12/05/2025	GEN 2	35591	FNBO	MISCELLANEOUS	963.001	336.003	275.00
12/05/2025	GEN 2	35593	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	336.003	265.00
				SEMINARS/CONTINUING EDUCATION	831.000	336.003	(265.00)
		Check GEN 2 35593	Total for Fund 205 PUBLIC SAFETY SAD				0.00
12/05/2025	GEN 2	35594	GAINES CHARTER TOWNSHIP	WATER AND SEWER	924.000	336.003	161.67
12/05/2025	GEN 2	35595	GENUINE PARTS COMPANY-GRAND RAPIDS	VEHICLE MAINTENANCE	931.000	336.003	73.99
				VEHICLE MAINTENANCE	931.000	336.003	126.97
		Check GEN 2 35595	Total for Fund 205 PUBLIC SAFETY SAD				200.96
12/05/2025	GEN 2	35597	GORDON WATER	CONTRACTED SERVICES	808.000	336.003	10.79
12/05/2025	GEN 2	35601	IPM SERVICES	CONTRACTED SERVICES	808.000	336.003	25.00
				CONTRACTED SERVICES	808.000	336.003	25.00
		Check GEN 2 35601	Total for Fund 205 PUBLIC SAFETY SAD				50.00
12/05/2025	GEN 2	35602	JACK'S LAWN & SNOWPLOWING, INC	SNOW PLOWING/REMOVAL	819.000	336.003	1,114.85
				SNOW PLOWING/REMOVAL	819.000	336.003	1,114.85
		Check GEN 2 35602	Total for Fund 205 PUBLIC SAFETY SAD				2,229.70
12/05/2025	GEN 2	35605	KENT COUNTY TREASURER	KENT COUNTY SHERIFF PATROL	820.000	301.000	116,926.50
12/05/2025	GEN 2	35607	MENARDS- WYOMING	OPERATING SUPPLIES	740.000	336.003	15.13
12/05/2025	GEN 2	35611	PURITY CYLINDER GASES INC	OPERATING SUPPLIES	740.000	336.003	15.50
12/05/2025	GEN 2	35613	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	295.35
				TELECOMMUNICATIONS	853.000	336.003	181.02
		Check GEN 2 35613	Total for Fund 205 PUBLIC SAFETY SAD				476.37
12/05/2025	GEN 2	35614	TURNOUT MANAGEMENT	EQUIPMENT MAINTENANCE	932.000	336.003	136.25
12/05/2025	GEN 2	35616	WEX BANK	FUEL	741.000	336.003	2,112.30
12/05/2025	GEN 2	35617	WITMER PUBLIC SAFETY GROUP INC	MISCELLANEOUS	963.001	336.003	84.04
12/11/2025	GEN 2	35618	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	336.003	8.63
12/11/2025	GEN 2	35619	BLOOM SLUGGETT	LEGAL SERVICES	802.000	336.003	8,332.50

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
12/11/2025	GEN 2	35620	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	336.003	1,584.82
12/11/2025	GEN 2	35621	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,211.55
12/11/2025	GEN 2	35622	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	336.003	187.47
12/11/2025	GEN 2	35627	LAMPHEAR SERVICE COMPANY INC	BUILDING REPAIR & MAINTENANCE SUPPLIES	775.000	336.003	732.25
12/11/2025	GEN 2	35628	NOORDYK BUSINESS EQUIPMENT	CONTRACTED SERVICES	808.000	336.003	42.13
12/11/2025	GEN 2	35631	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	336.003	833.33
12/11/2025	GEN 2	35634	WONDERLAND TIRE COMPANY	VEHICLE MAINTENANCE	931.000	336.003	2,068.01
12/19/2025	GEN 2	35636	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.003	7,760.11
12/19/2025	GEN 2	35637	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	336.003	55.56
				SUPPLIES	727.000	336.003	115.96
				SUPPLIES	727.000	336.003	40.98
				SUPPLIES	727.000	336.003	53.48
				OPERATING SUPPLIES	740.000	336.003	100.95
				SUPPLIES	727.000	336.003	183.94
				SUPPLIES	727.000	336.003	57.98
				VEHICLE MAINTENANCE	931.000	336.003	27.56
				OPERATING SUPPLIES	740.000	336.003	71.90
			Check GEN 2 35637 Total for Fund 205 PUBLIC SAFETY SAD				708.31
12/19/2025	GEN 2	35639	AUTO VALUE PARTS STORES	VEHICLE MAINTENANCE	931.000	336.003	52.53
12/19/2025	GEN 2	35640	AUTOZONE	OPERATING SUPPLIES	740.000	336.003	16.74
12/19/2025	GEN 2	35642	COMCAST	TELECOMMUNICATIONS	853.000	336.003	450.61
12/19/2025	GEN 2	35644	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	336.003	1,337.32
12/19/2025	GEN 2	35645	DINGES FIRE COMPANY	TURN OUT GEAR	776.001	336.003	750.66
				TURN OUT GEAR	776.001	336.003	8,608.24
				TURN OUT GEAR	776.001	336.003	848.30
				CAPITAL OUTLAY	972.000	336.003	12,961.02
			Check GEN 2 35645 Total for Fund 205 PUBLIC SAFETY SAD				23,168.22
12/19/2025	GEN 2	35646	FIRE PENNY EQUIPMENT	OPERATING SUPPLIES	740.000	336.003	385.25
12/19/2025	GEN 2	35651	IPM SERVICES	BUILDING MAINTENANCE	933.000	336.003	25.00
				BUILDING MAINTENANCE	933.000	336.003	25.00
			Check GEN 2 35651 Total for Fund 205 PUBLIC SAFETY SAD				50.00
12/19/2025	GEN 2	35655	KENT COUNTY TREASURER	KENT COUNTY SHERIFF PATROL	820.000	301.000	120,686.95
12/19/2025	GEN 2	35656	KLEYN MOBILE REPAIR LLC	VEHICLE MAINTENANCE	931.000	336.003	468.54
				VEHICLE MAINTENANCE	931.000	336.003	571.82
				VEHICLE MAINTENANCE	931.000	336.003	1,268.88
				VEHICLE MAINTENANCE	931.000	336.003	5,177.95
				VEHICLE MAINTENANCE	931.000	336.003	3,102.02
				VEHICLE MAINTENANCE	931.000	336.003	3,303.29
			Check GEN 2 35656 Total for Fund 205 PUBLIC SAFETY SAD				13,892.50

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
12/19/2025	GEN 2	35662#	NYE UNIFORM COMPANY	UNIFORMS	776.000	336.003	72.00
				UNIFORMS	776.000	336.001	144.00
				UNIFORMS	776.000	336.003	72.00
				UNIFORMS	776.000	336.003	72.00
				UNIFORMS	776.000	336.003	18.30
				UNIFORMS	776.000	336.003	95.00
		Check GEN 2 35662	Total for Fund 205 PUBLIC SAFETY SAD				473.30
12/19/2025	GEN 2	35664	PHOENIX SAFETY OUTFITTERS	CAPITAL OUTLAY	972.000	336.003	3,074.61
				CAPITAL OUTLAY	972.000	336.003	6,803.08
		Check GEN 2 35664	Total for Fund 205 PUBLIC SAFETY SAD				9,877.69
12/19/2025	GEN 2	35666	PROFESSIONAL HEALTH SERVICES, INC	PHYSICAL EXAMINATIONS	835.000	336.003	18,532.00
12/19/2025	GEN 2	35667	PURITY CYLINDER GASES INC	OPERATING SUPPLIES	740.000	336.003	149.75
				OPERATING SUPPLIES	740.000	336.003	36.00
		Check GEN 2 35667	Total for Fund 205 PUBLIC SAFETY SAD				185.75
12/19/2025	GEN 2	35668	RISE ABOVE FIRE TRAINING	NEW FURNITURE & EQUIPMENT	979.000	336.003	295.25
12/19/2025	GEN 2	35670	STARR LAWN AND GARDEN CENTER	CAPITAL OUTLAY	972.000	336.003	1,663.98
12/19/2025	GEN 2	35671	TECHMODE TELECOMMUNICATIONS AND CO TELECOMMUNICATIONS		853.000	336.003	879.05
12/19/2025	GEN 2	35672	THE BDI TEAM	SEMINARS/CONTINUING EDUCATION	831.000	336.003	1,500.00
12/19/2025	GEN 2	35673	W L CONSTRUCTION SUPPLY, INC	OPERATING SUPPLIES	740.000	336.003	309.86
12/30/2025	GEN 2	35674	ACRISURE GREAT LAKES PARTNERS INSU INSURANCE & BONDS		958.000	336.003	1,442.00
12/30/2025	GEN 2	35678	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,176.03
12/30/2025	GEN 2	35679	DTE ENERGY	NATURAL GAS	923.000	336.003	1,192.54
				NATURAL GAS	923.000	336.003	1,053.80
		Check GEN 2 35679	Total for Fund 205 PUBLIC SAFETY SAD				2,246.34
12/30/2025	GEN 2	35686	SANGOMA US INC	TELECOMMUNICATIONS	853.000	336.003	462.42
12/30/2025	GEN 2	35687	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	181.02
				TELECOMMUNICATIONS	853.000	336.003	295.35
		Check GEN 2 35687	Total for Fund 205 PUBLIC SAFETY SAD				476.37
Total For Fund: 205							348,654.69
Report Total:							348,654.69

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 12/01/2025 - 12/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 549 - BUILDING INSPECTIONS DEPT

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 549 BUILDING INSPECTIONS DEPT							
12/05/2025	GEN 2	35576	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	371.000	15.50
12/05/2025	GEN 2	35577	APPLIED INNOVATION	CONTRACTED SERVICES	808.000	371.000	52.00
12/05/2025	GEN 2	35587	FNBO	DUES AND MEMBERSHIPS	832.000	371.000	170.00
12/05/2025	GEN 2	35600	INTEGRITY OFFICE	SUPPLIES	727.000	371.000	50.00
				SUPPLIES	727.000	371.000	79.98
		Check GEN 2 35600	Total for Fund 549 BUILDING INSPECTIONS DEPT				129.98
12/05/2025	GEN 2	35603	JOHN STUYFZAND	MILEAGE REIMBURSEMENT	817.000	371.000	256.90
				MILEAGE REIMBURSEMENT	817.000	371.000	361.90
				MILEAGE REIMBURSEMENT	817.000	371.000	345.80
		Check GEN 2 35603	Total for Fund 549 BUILDING INSPECTIONS DEPT				964.60
12/05/2025	GEN 2	35613	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
12/11/2025	GEN 2	35623	INTEGRITY OFFICE	SUPPLIES	727.000	371.000	17.50
12/11/2025	GEN 2	35629	PROFESSIONAL CODE INSPECTIONS INC	CONTRACTED SERVICES	808.000	371.000	7,390.43
12/11/2025	GEN 2	35631	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	371.000	833.33
12/19/2025	GEN 2	35644	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	371.000	266.99
12/19/2025	GEN 2	35669	ROGER STERK	SEMINARS/CONTINUING EDUCATION	831.000	371.000	280.00
				MILEAGE REIMBURSEMENT	817.000	371.000	189.00
				MILEAGE REIMBURSEMENT	817.000	371.000	154.00
		Check GEN 2 35669	Total for Fund 549 BUILDING INSPECTIONS DEPT				623.00
12/30/2025	GEN 2	35687	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
Total For Fund: 549							10,563.33
Report Total:							10,563.33

CHECK REGISTER FOR GAINES CHARTER TOWNSHIP

CHECK DATE 12/01/2025 - 12/31/2025

BANK CODE: WSCK2 - WATER/SEWER CHECKING

Check Date	Check	Vendor Name	Amount
------------	-------	-------------	--------

Bank WSCK2 WATER/SEWER CHECKING

12/30/2025	5938	BYRON GAINES UTILITY AUTHORIT	627,745.05
12/30/2025	5939	EXTEND YOUR REACH	915.32
12/30/2025	5940	GAINES TOWNSHIP GENERAL FUND	28,498.87
12/30/2025	5941	INTEGRITY BUSINESS SOLUTIONS	25.89
12/30/2025	5942	MIKA MEYERS BECKETT & JONES	560.00
12/30/2025	5943	VRIESMAN & KORHORN	19,857.92

WSCK2 TOTALS:

Total of 6 Checks:	677,603.05
Less 0 Void Checks:	0.00
Total of 6 Disbursements:	677,603.05



MEMO

Staff Communication

DATE: January 12th, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Dan Wells, Community Development Director
RE: Housing TIF Request for Dutton Center Phase

SUMMARY

Swan WFH Dutton Center, LLC, an affiliate of Allen Edwin Homes, desires to submit a Housing Tax Increment Financing Brownfield Plan (TIF) to the Board of Trustees that would apply to the Dutton Center PUD. Before they submit a formal plan, the applicant wanted to have a discussion with the Board to gauge support.

The proposed TIF plan would capture both local and state taxes on all 198 residential units for 15 years in order to pay for housing related development costs (10 years of capture) and contribute to the Kent County Local Brownfield Revolving Fund (5 years). The benefit to our future residents would be that 20 of the residential units would be available to households at a lower rental rate for 10 years (see bottom of page 1 of attached memo).

The residents that would be eligible would fall into the income range of \$59,600 to \$127,680 (see page 2 of attached memo).

FINANCIAL IMPACT

The Township captures 0.8048 mills of taxable value for the general fund. The Public Safety Assessment is not capturable. The 15-year capture period leverages over \$12 million of capture from all taxes combined, the Township portion of the overall TIF capture projection is \$334,461 (ca. 2%).

The Township would continue to capture the current taxable value of the land, and permit capture on the value of the new development until the capture period is over, at which point the Township would capture all taxes.

BUDGET ACTION REQUIRED

If the Board is amenable to reviewing a Brownfield Housing TIF plan, they could do so at a future meeting. Staff will work with the applicant to develop a formal Brownfield Plan and resolution. If approved, a formal resolution in support of the plan would be drafted and the plan would go on to the Kent County Brownfield Redevelopment Authority (KCBRA) for consideration, as well as to the Michigan State Housing Development Authority (MSHDA).

All future TIF subsidy eligibility, reporting and monitoring costs will be borne by the KCBRA and MSHDA. Those agencies will gather reporting from public sources, and may ask the Township Assessing Department for information, if necessary, but it would not be a significant time commitment for Assessing.

No additional costs are anticipated.

REVIEW

There has been an ongoing discussion locally and regionally about the affordability of housing. It has become increasingly difficult for people to afford a home, and especially at the “starter” and “downsizing” phases of life. The Brownfield TIF model allows a modest subsidy for twenty renters in this project to help them save several thousand dollars a year with the goal of saving money to put towards home ownership.

The Brownfield Subcommittee has reviewed the eligible activity costs that include due diligence, infrastructure, site preparation, Brownfield plan preparation and monitoring, and a 15% contingency, and found them to be reasonable. The Subcommittee discussed a variety of options for the TIF request but ultimately did not recommend either approval or denial.

Additional financial review of the project will be undertaken by the KCBRA and MSHDA. Any eligible activity cost reductions that occur after county and state review will be applied to local capture as well.

STAFF RECOMMENDATION

Staff recommends that the Township Board carefully review the memo provided by the applicant, and consider whether the request can be supported or not.

One way to look at the TIF capture is to look at the benefit to residents will be for the amount of taxes invested.

Housing Type	Units	Market Rent	Income-Restricted Rent	Annual Household Savings	10 Years of Savings
Single Family	5	\$3,150	\$2,500	\$7,800	$\$78,000 \times 5 = \$390,000$
Detached Single Family	5	\$2,800	\$2,500	\$3,600	$\$36,000 \times 5 = \$180,000$
Townhomes	5	\$2,350	\$1,900	\$5,400	$\$54,000 \times 5 = \$270,000$
Multi-Family	5	\$2,100	\$1,750	\$4,200	$\$42,000 \times 5 = \$210,000$
Total	20				\$1,050,000

Viewed this way, twenty households would gain about \$1,000,000 in savings for about \$334,000 in Township taxes.



45 Ottawa Avenue SW
Suite 1100
Grand Rapids, MI 49053

JARED LUTZ
Project Manager

269.823.3818
jared@michiangrowthadvisors.com

December 17, 2025

Re: Dutton Center Overview and Brownfield Plan Support Request

This memo serves to provide an overview of the housing development project contemplated by Swan WFH Dutton Center, LLC (affiliate of Allen Edwin Homes) in Gaines Township, Kent County and to provide an overview of a Brownfield Plan being pursued to make this project economically feasible.

Housing Tax Increment Financing

Public Act 381 of 1996, the Brownfield Redevelopment Financing Act (“Act 381”) was amended in 2023 to expand the definition of eligible property to include “housing property” defined as “a property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling.” The inclusion of Housing Property as eligible property under this statute allows the capture of increased tax revenues on a property by a Brownfield Redevelopment Authority (“BRA”) to reimburse a Developer for eligible activities related to the development of Housing Property.

Housing Need

A Housing Needs Assessment was updated by Bowen National Research in 2025 from its original 2022 report. According to the assessment, the balance of Kent County, excluding the City of Grand Rapids, has a demand for 4,785 rental units and 15,806 for-sale units. In the City of Grand Rapids, there is an additional demand for 6,990 rental units and 6,333 for-sale units, for a total of 33,914 housing units needed across Kent County by 2029. Of the 4,785 rental units needed in Kent County excluding the City of Grand Rapids, 1,321 units are needed for households at rents between \$1,331, to \$2,128; 1,274 units are needed for households at rents between \$2,129 to \$3,192; and 884 units are needed for households at rents over \$3,193. This project will provide housing options at price points that align with the plurality of housing need in the area.

Project Scope

The project proposes development on the 31-acre site located at 3316 68th Street SE (Parcel ID #41-22-11-101-017). The development will include 198 new residential units, including a mix of housing types available for rent. Of the rental units, 20 units will be income-restricted and affordable units to the missing middle demographic, or approximately 80% to 120% of Area Median Income.

Housing Type	Total Units	Market Rent	Income-Restricted Rent	Annual Household Savings
Single Family	51	\$3,150	\$2,500	\$7,800
Detach Single Family	14	\$2,800	\$2,500	\$3,600
Townhomes	37	\$2,350	\$1,900	\$5,400
Multi-Family	96	\$2,100	\$1,750	\$4,200

December 17, 2025

Page 2

While this project is not requesting reimbursement for housing gap financing costs associated with delivering the income-restricted units, the Development will maintain the income-restricted units on this project for a duration of 10 years, concurrent to the Developer reimbursement period. There are anticipated to be income-restricted rental units across every unit type in this Plan. In Kent County, the income-ranges for 80% to 120% of AMI in 2025 are included in the table below.

Household Size	80% AMI	120% AMI
1-Person	\$59,600	\$89,400
2-Person	\$68,160	\$102,240
3-Person	\$76,640	\$114,960
4-Person	\$85,120	\$127,680

While recent wage data is not available at the Township or Census Tract level, a sample of occupations, wages, and total employment in the Grand Rapids-Wyoming-Kentwood, MI Metropolitan Statistical Area (MSA) as of May 2024 within these household income thresholds are included in the table below.

Occupation	SOC	Total Employment	Average Annual Wage
Librarians	25-4022	280	\$60,290
Construction and Extraction Occupations	47-0000	21,170	\$61,290
Elementary School Teachers	25-2021	4,880	\$62,780
Middle School Teachers	25-0022	2,700	\$63,740
Industrial Machinery Mechanics	49-9041	3,350	\$64,010
Electricians	47-2111	2,980	\$65,560
Healthcare Social Workers	21-1022	670	\$67,050
Plumbers and Pipefitters	47-2152	1,790	\$70,110
Police and Sheriff's Patrol Officers	33-3051	1,470	\$72,260
Dental Hygienists	29-1292	1,220	\$82,960
Registered Nurses	29-1127	13,600	\$85,880
Mechanical Engineers	17-2141	2,790	\$93,550
Electrical Engineers	17-2071	1,060	\$104,840
Nurse Practitioners	29-1171	1,010	\$121,320
All Occupations	00-0000	561,410	\$60,100

Eligible Cost

The proposed plan contemplates both local and state tax capture through a Brownfield Plan and MSHDA Act 381 Work Plan. Eligible activities, as defined by Public Act 381, related to this project include:

- **Environmental:** Costs include a Phase I Environmental Site Assessment ("ESA"). Costs are estimated at \$2,095.
- **Infrastructure:** Costs include pipework, roadwork, sidewalks; sewer and water mains, connections, and fees; gas and electric infrastructure, driveways, site lighting, street trees,

December 17, 2025

Page 3

landscaping, and engineering and design of these activities. Costs are estimated at \$9,347,900.

- **Site Preparation:** Costs include clearing, grading, soil erosion, fill, land balancing, backfill, stripping and digging foundations, temporary drives and engineering and design of these activities. Costs are estimated at \$1,339,270.
- **Contingency:** A 15% contingency on infrastructure and site preparation costs are included as an eligible activity. The contingency is \$1,611,449.
- **Brownfield Plan and Work Plan Preparation and Implementation:** Costs associated with the preparation and implementation of a Brownfield Plan and Act 381 Work Plan are included as an eligible activity. The cost estimate is \$20,000 for preparation and \$50,000 for implementation.

The total eligible activities associated with this development project are estimated at \$12,426,534. The Developer reimbursement is expected to be limited to 10 years, which would only reimburse a portion of the eligible activities defined in this Plan. The estimated Developer reimbursement over a 10-year period is expected to be \$8,696,331.

Tax Increment Financing Estimates

Debt millages, special assessments, and specific millages exempt from Public Act 381 are not capturable. Therefore, these millages will remain whole and not be impacted by the implementation of this Plan and these taxing entities will receive an immediate financial benefit from the project. The Tax Increment Financing projections exclude:

- Caledonia Debt (\$2,909,077 paid over 15-year term)
- Public Safety Debt (\$519,478 paid over 15-year term)

The duration of the Brownfield Plan is expected to be 15 years. There is expected to be 10 years of reimbursement to the Developer, and 5 years of capture to the Local Brownfield Revolving Fund ("LBRF"). The LBRF is retained by the Kent County Brownfield Redevelopment Authority to fund brownfield eligible activities, such as environmental site assessments, environmental remediation, or future housing development on other projects and properties across the County. The estimated capture to the LBRF is expected to be \$2,278,863.

The current taxable value of the property will continue to be paid to all taxing jurisdictions as normal. The Kent County Brownfield Redevelopment Authority will only capture taxes paid in excess of what exists today. Following the completion of the Plan, taxes will be paid to taxing jurisdictions at the full taxable value of the redeveloped property, which is estimated to be \$35,538,057 in 2041, or a total of \$1,689,881 in taxes paid in that year.

December 17, 2025

Page 4

Over the 15-year duration, the estimated impact by taxing jurisdiction is defined in the table below.

Millage	Estimated Capture
State Education Tax	\$1,500,611
School Operating Tax	\$4,501,832
KISD	\$2,244,976
Kent Co Jail	\$311,147
Zoo/Museum	\$173,423
Ready By Five	\$99,324
Senior Programs	206,170
Veterans	20,613
Gaines Township	334,461
Kent Library	457,141
Street Lights	103,896
GRCC	704,454
Kent Co Operating	1,703,348
Caledonia Debt	<i>No Impact</i>
Public Safety Debt	<i>No Impact</i>

Approval Process

This Brownfield Plan will be considered by the Gaines Township Board of Trustees. Following Township consideration, the Plan would be considered by the Kent County Brownfield Redevelopment Authority and the Kent County Commission. These steps authorize the capture of local taxes.

Following local approval of a Brownfield Plan, the Developer will work with the Michigan State Housing Development Authority (“MSHDA”) for final approval of an Act 381 Work Plan. This step authorizes the capture of state taxes and typically takes 60 days or less from submission.

Estimated Outcomes

- 198 New Residential Units, including:
 - 51 Single Family Homes
 - 14 Detach Single Family Homes
 - 37 Townhomes
 - 96 Multi-Family Units
- 20 income-restricted rental units for a duration of 10-years
- Estimated \$635,895 administrative expense to the Brownfield Redevelopment Authority over 15-years to administer the Plan.
- \$35,538,057 in estimated taxable value returned to the taxing jurisdictions in 2041 following the completion of the Brownfield Plan



Tax Incremental Revenue Reimbursement Allocation Table
300 Hidden Meadows Drive
Hillsdale, Michigan
September 2024

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	47.9%	\$ 5,252,137		\$ 5,252,137
Local	52.1%	\$ 5,723,057		\$ 5,723,057
TOTAL		\$ 10,975,194		\$ 10,975,194
EGLE	0.0%	\$ 2,095		\$ 2,095
MSF	100.0%	\$ 12,424,439		\$ 12,424,439

Estimated Total
Years of Plan: 15

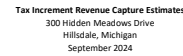
Estimated Capture	\$ 12,361,394
Administrative Fees	\$ 635,895
State Brownfield Redevelopment Fund	\$ 750,305
Local Brownfield Revolving Fund	\$ 2,278,863

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 177,480	\$ 362,254	\$ 531,122	\$ 662,789	\$ 676,240	\$ 689,959	\$ 703,953	\$ 718,226	\$ 732,785	\$ 747,635						\$ 6,002,442
State Brownfield Redevelopment Fund (50% of SET)	\$ 22,185	\$ 45,282	\$ 66,390	\$ 82,849	\$ 84,530	\$ 86,245	\$ 87,994	\$ 89,778	\$ 91,598	\$ 93,454						\$ 750,305
State TIR Available for Reimbursement	\$ 155,295	\$ 316,972	\$ 464,732	\$ 579,941	\$ 591,710	\$ 603,714	\$ 615,958	\$ 628,448	\$ 641,187	\$ 654,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,252,137
Total Local Incremental Revenue	\$ 113,153	\$ 230,956	\$ 338,619	\$ 422,564	\$ 431,139	\$ 439,886	\$ 448,808	\$ 457,908	\$ 467,190	\$ 476,658	\$ 486,315	\$ 496,166	\$ 506,213	\$ 516,461	\$ 526,915	\$ 6,358,952
BRA Administrative Fee 10%	\$ 11,315	\$ 23,096	\$ 33,862	\$ 42,256	\$ 43,114	\$ 43,989	\$ 44,881	\$ 45,791	\$ 46,719	\$ 47,666	\$ 48,632	\$ 49,617	\$ 50,621	\$ 51,646	\$ 52,691	\$ 635,895
Local TIR Available for Reimbursement	\$ 101,838	\$ 207,861	\$ 304,757	\$ 380,308	\$ 388,025	\$ 395,898	\$ 403,927	\$ 412,117	\$ 420,471	\$ 428,992	\$ 437,684	\$ 446,549	\$ 455,592	\$ 464,815	\$ 474,223	\$ 5,723,057
Total State & Local TIR Available	\$ 257,133	\$ 524,833	\$ 769,489	\$ 960,248	\$ 979,735	\$ 999,611	\$ 1,019,886	\$ 1,040,565	\$ 1,061,658	\$ 1,083,173	\$ 437,684	\$ 446,549	\$ 455,592	\$ 464,815	\$ 474,223	
DEVELOPER Beginning Balance																
DEVELOPER Eligible Activity Balance	\$ 12,426,534	\$ 12,586,065	\$ 12,643,460	\$ 12,417,725	\$ 11,953,219	\$ 11,420,239	\$ 10,817,402	\$ 10,143,296	\$ 9,396,482	\$ 8,575,493	\$ 7,678,830	\$ 7,865,340	\$ 8,051,850	\$ 8,238,360	\$ 8,424,870	\$ 8,611,380
MSHDA Gap Calc Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Gap Calc Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSHDA Housing Development Reimbursement	\$ 12,424,439	\$ 8,588,315	\$ 3,836,124													\$ 12,424,439
State Tax Reimbursement	\$ 155,269	\$ 316,919	\$ 464,653	\$ 579,843	\$ 591,610	\$ 603,612	\$ 615,855	\$ 628,342	\$ 641,079	\$ 654,071						\$ 5,251,252
Local Tax Reimbursement	\$ 101,821	\$ 207,826	\$ 304,706	\$ 380,243	\$ 387,960	\$ 395,831	\$ 403,859	\$ 412,048	\$ 420,400	\$ 428,920						\$ 3,443,613
Total MSHDA Reimbursement Balance	\$ 8,331,225	\$ 11,642,605	\$ 10,873,246	\$ 9,913,160	\$ 8,933,590	\$ 7,934,147	\$ 6,914,433	\$ 5,874,044	\$ 4,812,564	\$ 3,729,573	\$ 3,729,573	\$ 3,729,573	\$ 3,729,573	\$ 3,729,573	\$ 3,729,573	\$ 8,694,865
EGLE Reimbursement	\$ 2,095															\$ 2,095
State Tax Reimbursement	\$ 26	\$ 53	\$ 78	\$ 98	\$ 100	\$ 102	\$ 104	\$ 106	\$ 108	\$ 110						\$ 885
Local Tax Reimbursement	\$ 17	\$ 35	\$ 51	\$ 64	\$ 65	\$ 67	\$ 68	\$ 69	\$ 71	\$ 72						\$ 581
Total EGLE Reimbursement Balance	\$ 2,052	\$ 1,963	\$ 1,833	\$ 1,672	\$ 1,506	\$ 1,338	\$ 1,166	\$ 990	\$ 811	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 629	\$ 1,466
Total Annual Developer Reimbursement	\$ 257,133	\$ 524,833	\$ 769,489	\$ 960,248	\$ 979,735	\$ 999,611	\$ 1,019,886	\$ 1,040,565	\$ 1,061,658	\$ 1,083,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,696,331
LOCAL BROWNFIELD REVOLVING FUN LBRF Deposits *																
State Tax Capture	\$ -															\$ -
Local Tax Capture	\$ -										\$ 437,684	\$ 446,549	\$ 455,592	\$ 464,815	\$ 474,223	\$ 2,278,863
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437,684	\$ 446,549	\$ 455,592	\$ 464,815	\$ 474,223	\$ 2,278,863

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Footnotes:

Average Taxable Value - Single Family



Footnotes:	
Average Taxable Value - Single Family	\$ 150,000
Average Taxable Value - Detach Single Fa	\$ 120,000
Average Taxable Value - Townhomes	\$ 95,000
Average Taxable Value - Multi Family	\$ 60,000
Percentage of Homestead units (Stabilize	0%

169

Unit and Affordability Matrix					
Type	Bedroom	Units	% of Dev	Affordabl	% Affordable
Apartment	2-Bed	96	48%	0	#DIV/0!
Townhome	3-Bed	37	19%	0	#DIV/0!
Veranda	4-Bed	14	7%	0	#DIV/0!
Single Fam	4-Bed	51	26%	0	#DIV/0!
		198	100%	0	0%

MSHDA Eligible Activities	Phase I	Phase II
\$ 12,424,439	\$ 8,588,315	\$ 3,836,124

EGLE Eligible Activities Costs and Schedule			
EGLE Eligible Activities	Cost	Completion Season/Year	
Department Specific Activities Sub-Total	\$ 2,095	Spring 2025	
<i>Environmental Site Assessment</i>	\$ 2,095		
EGLE Eligible Activities Sub-Total	\$ 2,095		
MSDHA Housing Development Activities Costs and Schedule			
MSHDA Eligible Activities	Cost	Completion Season/Year	
Demolition Sub-Total	\$ 55,820		\$ 55,820
<i>Site Demolition</i>	\$ 55,820		
Infrastructure Sub-Total	\$ 9,347,900	Summer 2025	\$ 9,347,900
<i>Pipework, Roadwork, Sidewalks</i>	\$ 5,333,000		
<i>Sewer and Water Connections and Fees</i>	\$ 717,850		
<i>Gas and Electric Service</i>	\$ 66,000		
<i>Driveway Fill, Approach, and Driveway Construction</i>	\$ 438,600		
<i>Landscaping</i>	\$ 1,129,550		
<i>Sidewalks</i>	\$ 81,600		
<i>Gas Infrastructure</i>	\$ 81,000		
<i>Electric Infrastructure and Site Lighting</i>	\$ 367,100		
<i>Street Trees</i>	\$ 45,900		
<i>Design, Engineering, and Inspections of Above</i>	\$ 1,087,300		
Site Preparation Sub-Total	\$ 1,339,270	Summer 2025	\$ 1,339,270
<i>Site Tree Clearing</i>	\$ 19,500		
<i>Grading</i>	\$ 416,700		
<i>Soil Erosion and Silt Fence</i>	\$ 69,930		
<i>Strip and Dig Foundation</i>	\$ 290,340		
<i>Backfill and Land Balance</i>	\$ 151,500		
<i>Fill</i>	\$ 252,000		
<i>Temporary Drives</i>	\$ 61,000		
<i>Finish Grade</i>	\$ 78,300		
Affordable Housing Financing Gap	\$ -		
Brownfield Plan/Act 381 Work Plan	\$ 20,000	Spring 2025	
Brownfield Plan Implementation	\$ 50,000		
MSHDA Eligible Activities Sub-Total	\$ 10,812,990		
Contingency (15%)	\$ 1,611,449		
Interest			
Total Brownfield Eligible Activities	\$ 12,426,534		

TIF Eligible Items: Dutton Center
Phase: 1-2
Date: 8/21/2025

CATEGORY	QUANTITY	UNIT	AMOUNT	TOTAL	NOTES
ENVIRONMENTAL	1	LSUM	\$ 2,095	\$ 2,095	
DEMO	1	LSUM	\$ 55,820	\$ 55,820	
ABATEMENT	1	LSUM	\$ -	\$ -	
SITE PREP					
Site Tree Clearing (excluding ROW)	1	LSUM	\$ 19,500	\$ 19,500	
Mass Grading (excluding ROW)	1	LSUM	\$ 291,700	\$ 291,700	
SESC Measures (excluding ROW)	1	LSUM	\$ 17,500	\$ 17,500	
Silt Fence (excluding ROW)	1560	LFT	\$ 3	\$ 4,680	
UNIT SPECIFIC SITE PREP					
Unit Tree Removal	NA	UNIT	\$ -	\$ -	
Stump Removal	NA	UNIT	\$ -	\$ -	
Strip and Dig Foundation	102	UNIT	\$ 1,670	\$ 170,340	
Temp Driveway (winter construction)	102	UNIT	\$ 500	\$ 51,000	
Silt Fence (unit)	102	UNIT	\$ 125	\$ 12,750	
Backfill and Balance	102	UNIT	\$ 1,250	\$ 127,500	
Fill - In and Out	102	UNIT	\$ 1,500	\$ 153,000	
Fill Sand (Excl. Driveway & utility trenches)	102	UNIT	\$ 500	\$ 51,000	
Finish Grade	102	UNIT	\$ 650	\$ 66,300	
TOTAL SITE PREP:				\$ 965,270	
INFRASTRUCTURE IMPROVEMENTS					
Pipework, ROW Earthwork, Roadwork & Sidewalks	1	LSUM	\$ 3,722,000	\$ 3,722,000	Includes concrete, asphalt paving, sitework, retaining walls
Site Design, Engineering, Inspections	1	LSUM	\$ 552,300.00	\$ 552,300	
Gas Infrastructure	1	LSUM	\$ 51,000	\$ 51,000	
Electric Infrastructure & Site Lighting	1	LSUM	\$ 167,100	\$ 167,100	
Landscaping	1	LSUM	\$ 211,250	\$ 211,250	Includes Landscaping, Seeding, Irrigation, Mulch
UNIT SPECIFIC INFRASTRUCTURE					
Water & Sewer Connection Fees	102	UNIT	\$ 1,920	\$ 195,840	
Home Meter Fee	102	UNIT	\$ 675	\$ 68,850	
Sewer Connection	102	UNIT	\$ 900	\$ 91,800	
Water Connection	102	UNIT	\$ 1,000	\$ 102,000	
Gas & Electric Service	102	UNIT	\$ 600	\$ 61,200	
Fill Sand (Driveway & utility trenches)	102	UNIT	\$ 1,500	\$ 153,000	
Driveway Approach	102	UNIT	\$ 1,300	\$ 132,600	
Driveway	102	UNIT	\$ 1,500	\$ 153,000	
Curb Cut	NA	UNIT	\$ -	\$ -	
Sidewalks	102	UNIT	\$ 800	\$ 81,600	
Concrete Winter Charge (Driveway and Sidewalk)	102	UNIT	\$ -	\$ -	
Irrigation System	102	UNIT	\$ 2,500	\$ 255,000	
Landscaping	102	UNIT	\$ 1,000	\$ 102,000	
Seed or Sod	102	UNIT	\$ 2,000	\$ 204,000	
Landscaping in Public ROW	102	UNIT	\$ 350	\$ 35,700	
Street Trees	102	UNIT	\$ 450	\$ 45,900	
TOTAL INFRASTRUCTURE IMPROVEMENTS:				\$ 6,386,140.00	

TIF Eligible Items: Dutton Center Depot
Phase: Phase 3 of Dutton Center Project
Date: 8/21/2025

CATEGORY	QUANTITY	UNIT	AMOUNT	TOTAL	NOTES
ENVIRONMENTAL		LSUM	\$ -	\$ -	
DEMO		LSUM	\$ -	\$ -	
ABATEMENT		LSUM	\$ -	\$ -	
SITE PREP					
Site Tree Clearing (excluding ROW)	1	LSUM	\$ -	\$ -	
Mass Grading (excluding ROW)	1	LSUM	\$ 125,000	\$ 125,000	
SESC Measures (excluding ROW)	1	LSUM	\$ 10,000	\$ 10,000	
Silt Fence (excluding ROW)	3000	LFT	\$ 3	\$ 9,000	
UNIT SPECIFIC SITE PREP					
Unit Tree Removal	0	UNIT	\$ -	\$ -	
Stump Removal	0	UNIT	\$ -	\$ -	
Strip and Dig Foundation	8	UNIT	\$ 15,000	\$ 120,000	
Temp Driveway (winter construction)	1	UNIT	\$ 10,000	\$ 10,000	
Silt Fence (unit)	8	UNIT	\$ 2,000	\$ 16,000	
Backfill and Balance	8	UNIT	\$ 3,000	\$ 24,000	
Fill - In and Out	8	UNIT	\$ 3,000	\$ 24,000	
Fill Sand (Excl. Driveway & utility trenches)	8	UNIT	\$ 3,000	\$ 24,000	
Finish Grade	8	UNIT	\$ 1,500	\$ 12,000	
TOTAL SITE PREP:				\$ 374,000	
INFRASTRUCTURE IMPROVEMENTS					
Pipework, ROW Earthwork, Roadwork & Sidewalks	1	LSUM	\$ 1,611,000	\$ 1,611,000	Includes concrete, asphalt paving, sitework
Site Design, Engineering, Inspections	1	LSUM	\$ 535,000	\$ 535,000	
Gas Infrastructure	1	LSUM	\$ 30,000	\$ 30,000	
Electric Infrastructure & Site Lighting	1	LSUM	\$ 200,000	\$ 200,000	
Landscaping	1	LSUM	\$ 155,000	\$ 155,000	Includes Landscaping, Seeding, Irrigation, Mulch
UNIT SPECIFIC INFRASTRUCTURE					
Water & Sewer Connection Fees	98	UNIT	\$ 1,920	\$ 188,160	
Home Meter Fee	8	UNIT	\$ 3,000	\$ 24,000	
Sewer Connection	8	UNIT	\$ 900	\$ 7,200	
Water Connection	8	UNIT	\$ 5,000	\$ 40,000	
Gas & Electric Service	8	UNIT	\$ 600	\$ 4,800	
Fill Sand (Driveway & utility trenches)	0	UNIT	\$ 1,500	\$ -	
Driveway Approach	0	UNIT	\$ 1,300	\$ -	
Driveway	0	UNIT	\$ 1,500	\$ -	
Curb Cut	0	UNIT	\$ -	\$ -	
Sidewalks	0	UNIT	\$ 600	\$ -	
Concrete Winter Charge (Driveway and Sidewalk)	0	UNIT	\$ -	\$ -	
Irrigation System	98	UNIT	\$ 750	\$ 73,500	
Landscaping	98	UNIT	\$ 350	\$ 34,300	
Seed or Sod	98	UNIT	\$ 600	\$ 58,800	
Landscaping in Public ROW	0	UNIT	\$ -	\$ -	
Street Trees	0	UNIT	\$ -	\$ -	
TOTAL INFRASTRUCTURE IMPROVEMENTS:				#####	

Michigan State Housing Development Authority
Utility Schedule - Region C *Effective: December 2, 2024*

Counties in Region C: Allegan, Barry, Bay, Berrien, Branch, Calhoun, Cass, Clinton, Eaton, Genesee, Gratiot, Hillsdale, Huron, Ingham, Ionia, Isabella, Jackson, Kalamazoo, Kent, Lapeer, Lenawee, Mecosta, Midland, Montcalm, Muskegon, Newaygo, Oceana, Ottawa, Saginaw, St. Joseph, Sanilac, Shiawassee, Tuscola, Van Buren

		Standard Utility Allowance																		Calculation	
Structure Type		Apartment						Attached						Detached						Fill in the appropriate amount on the chart for each utility/appliance that you are responsible to pay. Add the total	
includes:		High-rise, Low-rise						Townhouse, Duplex, Triplex, Fourplex						Single Family Detached, Manufactured Home							
Utility		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	Natural Gas	\$22	\$26	\$31	\$35	\$40	\$44	\$40	\$47	\$50	\$54	\$57	\$61	\$32	\$38	\$44	\$51	\$57	\$63	Heating	\$
	Bottle Gas	\$67	\$79	\$92	\$105	\$119	\$132	\$118	\$139	\$149	\$160	\$171	\$181	\$95	\$112	\$131	\$150	\$169	\$189		
	Electric Resistance	\$36	\$42	\$57	\$72	\$88	\$103	\$52	\$61	\$79	\$98	\$117	\$136	\$85	\$100	\$117	\$134	\$151	\$168		
	Electric Heat Pump	\$32	\$37	\$44	\$50	\$55	\$60	\$41	\$48	\$57	\$64	\$71	\$78	\$45	\$53	\$63	\$71	\$79	\$86		
	Fuel Oil	\$84	\$99	\$116	\$133	\$149	\$166	\$148	\$175	\$188	\$201	\$215	\$228	\$120	\$141	\$165	\$189	\$213	\$237		
Cooking	Natural Gas	\$2	\$3	\$4	\$5	\$6	\$8	\$2	\$3	\$4	\$5	\$6	\$8	\$2	\$3	\$4	\$5	\$6	\$8	Cooking	\$
	Bottle Gas	\$7	\$8	\$12	\$15	\$19	\$23	\$7	\$8	\$12	\$15	\$19	\$23	\$7	\$8	\$12	\$15	\$19	\$23		
	Electric	\$8	\$9	\$13	\$17	\$21	\$26	\$8	\$9	\$13	\$17	\$21	\$26	\$8	\$9	\$13	\$17	\$21	\$26		
Hot Water	Natural Gas	\$6	\$7	\$10	\$13	\$16	\$19	\$7	\$9	\$12	\$16	\$20	\$24	\$7	\$9	\$12	\$16	\$20	\$24	Hot Water	\$
	Bottle Gas	\$17	\$20	\$29	\$38	\$48	\$57	\$22	\$25	\$37	\$48	\$59	\$71	\$22	\$25	\$37	\$48	\$59	\$71		
	Electric	\$21	\$24	\$31	\$38	\$45	\$51	\$26	\$30	\$39	\$47	\$56	\$64	\$26	\$30	\$39	\$47	\$56	\$64		
	Fuel Oil	\$22	\$26	\$37	\$48	\$60	\$71	\$27	\$32	\$46	\$61	\$75	\$89	\$27	\$32	\$46	\$61	\$75	\$89		
Other Electric		\$29	\$35	\$48	\$62	\$75	\$89	\$36	\$42	\$59	\$75	\$92	\$108	\$43	\$51	\$71	\$91	\$111	\$130	Electric	\$
Water		\$24	\$27	\$45	\$73	\$100	\$127	\$24	\$27	\$45	\$73	\$100	\$127	\$24	\$27	\$45	\$73	\$100	\$127	Water	\$
Sewer		\$31	\$34	\$57	\$91	\$125	\$159	\$31	\$34	\$57	\$91	\$125	\$159	\$31	\$34	\$57	\$91	\$125	\$159	Sewer	\$
Trash		\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	Trash	\$
Natural Gas Service Charge*		\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	Nat.Gas SC*	\$
Electric Service Charge		\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	Elec. SC	\$
Range**		\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	Range**	\$
Refrigerator**		\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	Refrigerator**	\$
Air Conditioning***		\$4	\$5	\$7	\$9	\$11	\$13	\$5	\$6	\$8	\$10	\$13	\$15	\$3	\$4	\$9	\$14	\$19	\$24	A/C***	\$
																				Total	\$

* Natural Gas Service Charge: Natural Gas service charge only allowed for Natural Gas utilities.

Natural Gas Utility Allowance	\$158	\$176	\$239	\$323	\$406	\$490	\$184	\$206	\$271	\$358	\$444	\$531	\$183	\$206	\$277	\$371	\$463	\$555	
-------------------------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	--



www.gainestownship.org

MEMO

Staff Communication

DATE: January 6, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Chapter 32; Section 32-23-Waste Haulers; Licenses and Section 32-24 Insurance requirements for Waste Haulers

SUMMARY:

The Gaines Charter Township Code of Ordinances Chapter 32-Solid Wastes; Section 32-23 Waste Haulers; Licenses; and Section 32-24 Insurance requirements for Waste Haulers, requirements duplicate the requirements of Kent County's Solid Waste Management Ordinance, Article 5.

The requirements of Section 32-23 Waste Haulers, Licenses and Section 32-24 Insurance requirements for Waste Haulers, are not currently enforced by the Township because of this duplication factor.

Should the Board determine Sections 32-23 and 32-24 be rescinded, all remaining sections of Chapter 32-Solid Wastes remain enforceable.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends the Board sets a public hearing date of 2/9/2026, regarding the rescinding of Sections 32-23 and 32-24, of Chapter 32-Solid Wastes, of the Township Ordinance.

Sec. 32-23. - Waste haulers; licenses.

- (a) No person shall engage, in whole or in part, in the business of collecting, transporting, delivering or disposing of solid waste within the township, and no vehicle shall be used for said purposes, without first obtaining a license therefor. Licenses shall be issued upon application to the township clerk on forms provided by the township clerk and upon payment of such fee as shall be designated from time to time by the township board by resolution. No such license shall be issued except upon certification by the supervisor that the equipment and ability of the licensee is such that said licensee is able to conduct a solid waste collection business in accordance with the terms of this article and the rules and regulations of the township as set forth in this article, or as adopted by the township pursuant to the terms of this article. It shall be an express condition of each license that the waste hauler comply with all of the provisions of this article. Licenses shall be valid for one year, but may be renewed upon timely application to the township.
- (b) A separate vehicle application, license and fee shall be required for each truck or vehicle to be used by a licensed waste hauler in the collection of solid waste within the township. Such vehicle license fee shall be set by the township board by resolution. The applicant shall furnish to the township clerk evidence of ownership or leasehold interest to each truck or vehicle in the form of a certificate of title or motor vehicle registration.

(Ord. No. D-2-89, § 5, 12-11-1989)

Sec. 32-24. - Insurance requirements for waste haulers.

(a) Each applicant for a waste hauler's license shall file with its application a certificate of insurance for workers compensation, as required by law, and for motor vehicle insurance for each vehicle in the minimum amounts as currently established or as hereafter adopted by resolution of the township board from time to time. The certificates must name the applicant as the insured and the township as an additional insured, and must include a clause providing for at least a ten-day notice to the township prior to cancellation. The certificates must state that they cover commercial operations or waste hauling operations, and must either extend through the full license period or be immediately renewed so as to avoid any lapse in coverage during the license period. Proof of renewal shall be furnished to the township by the licensee at least ten days prior to the insurance expiration date.

(b) Such insurance and coverage must be kept in full force and effect during the license period.

(Ord. No. D-2-89, § 6, 12-11-1989)



GAINES CHARTER TOWNSHIP

**A RESOLUTION TO RESCIND SECTIONS 32-23 – WASTE HAULERS; LICENSES
AND 32-24 – INSURANCE REQUIREMENTS FOR WASTE HAULERS- (CHAPTER
32-SOLID WASTE) FROM THE GAINES CHARTER TOWNSHIP CODE OF
ORDINANCES**

RESOLUTION NO: 2026-_____

WHEREAS, the Gaines Charter Township Board (“Township Board”) has previously adopted Chapter 32-Solid Waste, Section 32-23 – Waste Haulers; licenses; and Section 32-24 Insurance requirements for Waste Haulers; and

WHEREAS, it has been determined that the license and insurance requirements put forth in Sections 32-23 and 32-24 are a duplication of requirements of the County of Kent’s Waste Hauler Ordinance, Article 5.

NOW, THEREFORE BE IT RESOLVED, upon the adoption of this resolution, Sections 32-33 Waste Haulers; License, and Section 32-24 Insurance requirements for Waste Haulers, of the Gaines Charter Township Code of Ordinances, are fully rescinded.

Motion by Township Board Member _____, supported by Township Board Member _____, that this Resolution be adopted, the vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

(Date)

Michael A. Brew

Township Clerk

THE CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT

RESOLUTION NO. 07-JUL9-SUP-LLR

A RESOLUTION ESTABLISHING A LIQUOR LICENSE RENEWAL
APPLICATION FEE PURSUANT TO THE GAINES CHARTER TOWNSHIP
LIQUOR LICENSE AND CONTROL ORDINANCE

WHEREAS, the Gaines Charter Township Board ("Township Board") has adopted Ordinance 04-SEPT13-SUP-LL1, The Gaines Charter Township Liquor License and Control Ordinance, to, among other things, establish procedures and standards for review of applications for licenses to sell beer, wine or spirits within the Township (the "Liquor License and Control Ordinance"); and

WHEREAS, pursuant to the Liquor License and Control Ordinance and State law the Township is required to assist with criminal background investigations of applicants for liquor licenses, verify that the applicants are not in default to the Township in connection with the payment of any taxes or other obligations, and conduct certain other administrative and legal review in connection with application or renewal of liquor licenses; and

WHEREAS, the Township Board believes that it is reasonable and appropriate to place the cost of processing liquor license applications and liquor license renewal applications on the applicants involved rather than the taxpayers of Gaines Charter Township; and

WHEREAS, Section 4.G of the Liquor License and Control Ordinance establishes a fixed yearly renewal fee for each liquor licensee, the amount of which is to be set by resolution of the Township Board (the "Liquor License Renewal Fee"); and

WHEREAS, in accordance with the foregoing, the Township Board intends by this resolution to set the Liquor License Renewal Fee to be charged in connection with all

required yearly renewal applications for the continuance to sell beer, wine or spirits within the Township.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Liquor License Renewal Fee payable in connection with all yearly renewal applications to sell beer, wine or spirits for consumption on the premises within the Township shall be Three Hundred and No/100 Dollars (\$300.00) and no renewal application shall be considered until such fee is paid.
2. This resolution shall invalidate and supersede any prior resolutions to the extent of any conflict with this resolution.

Motion by Township Board Member Haagsma, supported by Township Board Member Giarmo, that this Resolution be adopted, the vote being as follows:

YEAS: Pieters Vanlaan Haagsma Fyling Giarmo Osterink Hilton

NAYS: none

ABSENT: none

ABSTAIN: none

Crystal Osterink
Crystal Osterink
Gaines Charter Township Clerk

CERTIFICATION

I hereby certify the above to be a true copy of a resolution adopted by the Gaines Charter Township Board at a regular meeting held at the Township Offices on July 9, 2007 at 7:00 p.m., pursuant to the required statutory procedures.

Dated: July 10, 2007

Respectfully submitted,

By Crystal Osterink
Crystal Osterink
Gaines Charter Township Clerk



www.gainestownship.org

MEMO

Staff Communication

DATE: January 5, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Sec. 4-26 (C) Existing Licenses Annual Renewal

SUMMARY:

The Township currently imposes a fee of \$300 per license for annual liquor license renewal. In addition to the annual fee, a license holder must be current on all taxes and have no outstanding assessments, or fees owed to the Township. Section 4-26(C) of our code of ordinances states "Existing licenses shall be subject to annual renewal by the Township Board," there is no specific listing of a renewal fee.

The Board has discussed eliminating the annual renewal fee. The practice of collecting the annual fee was implemented many years ago. However, after researching the fee, we have discovered that Gaines is one of the very few Townships that utilize this practice.

The State of Michigan charges renewal fees that generally range from around \$100 for smaller operations (like brewpubs), up to \$1,000 or more for major licenses like Class C (bar/restaurant). The addition of our renewal fee (to the existing State fees) seems to be an undue financial burden for the licenses held in our Township.

Should the Board determine that we will no longer charge the annual renewal fee, Sec. 4-26 (C) the renewal requirement that all taxes, assessments and fees be paid would remain enforceable.

FINANCIAL IMPACT:

Elimination of the renewal fee would result in a loss of \$2,400 annually.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends the Board adopt a resolution eliminating the annual Liquor License Renewal Fee.



GAINES CHARTER TOWNSHIP
A RESOLUTION ELIMINATING A LIQUOR LICENCE RENEWAL APPLICATION
FEE

RESOLUTION NO: 2026-_____

WHEREAS, the Gaines Charter Township Board (“Township Board”) adopted Ordinance No. 07-JUL9-SUP-LLR establishing an annual liquor license renewal application fee of \$300.00; and

WHEREAS, the Township no longer believes that it is reasonable and appropriate to enforce the \$300 annual liquor license renewal application fee; and

WHEREAS, Section 4-26 (C) of the Gaines Charter Township Code of Ordinances does not establish the amount of the annual renewal application fee.

NOW, THEREFORE BE IT RESOLVED, upon the adoption of this resolution, Gaines Charter Township shall require each liquor license renewal application to include a \$0.00 (per license) liquor license application fee. The adoption of this resolution eliminates the annual renewal application fee only. The adoption of this resolution does not eliminate the requirement that all taxes, assessments and fees owed to the Township be paid prior to renewal.

Motion by Township Board Member _____, supported by Township Board Member _____, that this Resolution be adopted, the vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

(Date)

Michael A. Brew
Township Clerk

Sec. 16-19. Definitions.

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

Alarm means an electronic or similar device by which a signal is sent to the Kent County Sheriff's Department, the Grand Rapids Central Fire Dispatch, the Gaines Charter Township Fire Department or any other area police agency or fire department, whether directly or indirectly, indicating that a crime or disruption is in progress, that there is a fire, medical or other emergency in any location or that police or firefighting services or assistance is needed. The word "alarm" also means any telephone call, request or signal to any of the preceding police agencies or fire departments, whether directly or indirectly, indicating that a crime or disruption is in progress, that there is a fire, medical or other emergency in any location or that police or firefighting services or assistance is needed.

Alarm call means any instance where the county sheriff's department, the Gaines Charter Township Fire Department responds to an alarm by means of sending a police vehicle, a fire or emergency vehicle or employee of the township.

Chargeable false alarm means a false alarm which is not the result of weather conditions, unavoidable power outages or in connection with tests for which advance warning is given.

False alarm means an alarm or call where the police officer, fire officer or other township employee responding to the alarm finds that no fire, crime in progress or other emergency exists such as to justify the alarm call.

(Ord. No. 01-AUG-13-AO, § A, 10-9-2001; Ord. No. 17-17, § 1, 9-11-2017)

Sec. 16-20. Alarm instructions and fees.

The township, in cooperation with the Kent County Sheriff's Department, the fire departments serving the township and any other applicable police agencies or fire departments shall prepare and provide upon request to any alarm system subscriber within the township, alarm instructions setting forth the rights, responsibilities and fees for chargeable false alarm within the township. The township board shall have the authority to set a fee or fees by resolution from time to time for police agencies or fire departments responding to false alarms, chargeable false alarms, alarms and other situations where police or a fire department responds or must respond.

(Ord. No. 01-AUG-13-AO, § B, 10-9-2001; Ord. No. 17-17, § 2, 9-11-2017)

Sec. 16-21. Chargeable false alarms.

Each subscriber and/or owner of an alarm system or owner of the property where the alarm system is located within the township shall be responsible for payment of the fees as currently established or as hereafter adopted by resolution of the township board from time to time for all chargeable false or other alarms during any one calendar year. In addition, any person, entity or owner of any property who makes, causes or prompts a false or other alarm within the township shall be responsible for payment of the fees as currently established or as hereafter adopted by resolution of the township board from time to time for all chargeable false or other alarms during any one calendar year.

(Ord. No. 01-AUG-13-AO, § C, 10-9-2001; Ord. No. 17-17, § 3, 9-11-2017)

Sec. 16-22. Duties of township fire departments.

The **Gaines Charter Township Fire Department** shall perform the following duties and responsibilities relative to alarm systems:

- (1) Prepare and maintain necessary information for alarm systems subscribers within the township.
- (2) Maintain all records relative to alarm systems, alarm agreements, alarm calls, false alarms and chargeable false alarms as provided herein.
- (3) Initiate the handling of all claims for fees for chargeable false alarms as provided herein.
- (4) In the event of unusual or extraordinary circumstances, the fire department, through the fire chief or his designee, shall have the authority to determine that a particular alarm run shall not be considered or charged as a chargeable false alarm.
- (5) Any appeal of any fees or penalties by an alarm system subscriber, relative to chargeable false alarms, shall be to the supervisor of the respective township having jurisdiction over the location of the alleged violation.

(Ord. No. 01-AUG-13-AO, § D, 10-9-2001)

ARTICLE IV. FIRE CODE¹

Sec. 20-101. Adoption of fire code standards.

The International Fire Code, 2024 Edition, copies of which are on file in the administrative offices of Gaines Charter Township, the Gaines Charter Township Fire Department and being identified as the International Fire Code, 2024 Edition, including Appendices B, C, D, E, F, G, H, I, J, K, L, M, N and O as published by the International Code Council, is hereby adopted as the fire code of the Gaines Charter Township in the State of Michigan regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices and from conditions hazardous to life and property in the occupancies of buildings and premises as herein provided; and each and all of the regulations, provisions, conditions, and terms of the fire code are hereby referred to, adopted and made part hereof, as if fully set out in this article, with the additions, insertions, deletions, and changes, if any, prescribed in section 20-102 of this article.

(Ord. No. 18-03, § 1, 4-9-2018)

Sec. 20-102. Amendments to standards.

The following sections and subsections of the International Fire Code, 2024 Edition are hereby amended, or deleted, and additional sections, subsections and items are added as indicated. Subsequent section numbers used in this section shall refer to the like numbered sections of the International Fire Code, 2024 edition.

- A. **Section 101.1 Title.** These regulations shall be known as the Gaines Charter Township " Fire Prevention and Protection - Fire Code", hereinafter referred to as "this code".

****Delete** Section 104.11.4 Unlawful boarding or tampering with fire department emergency equipment.** Without proper authorization from the fire chief or officer of the fire department in charge of the emergency equipment, no person shall cling to, attach to, climb upon or into, board, or swing upon any fire department vehicle, operate any emergency warning equipment, or any equipment or protective clothing on, or part of, any fire department vehicle. ****Delete as this section is no longer in the code****
- B. **Section 105 Permits:** Permits shall be handled by the Township Building Department (and/or) the Fire Code Official.
- C. **Section 108 Fees:** Deleted in its entirety (was section 113, now 108)
- D. **Section 113.4 Violation Penalties:** Persons, who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or a permit or certificate used under provisions of this code, shall be guilty of a *misdemeanor*, punishable by a *fine of*

¹Editor's note(s)—Ord. No. 18-03, § 1—4, adopted April 9, 2018, repealed art. IV, §§ 20-101—20-105, and enacted a new art. IV, §§ 20-101—20-103, as set out herein. The former article pertained to similar subject matter and derived from Ord. No. 08-06, §§ 1—5, adopted July 16, 2008.

not more than \$500 or imprisonment not exceeding 90 day, or both fine and imprisonment. Each day that the violation continues after due notice has been served shall be deemed a separate offense.

E. Section 113.4.1 Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. The Kent County Sheriff's Department shall be requested by the fire code official to make arrests for an offense of this code or orders of the fire code official affecting the immediate safety of the public.

F. Section 114.4 Failure to comply: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor and be issued a criminal misdemeanor ticket, punishable by a fine of not more than \$500 or imprisonment not exceeding 90 days, or both. Each day that the violation continues after due notice has been served shall be deemed a separate offense.

G. Section 307. Open Burning, Recreational Fires, and portable Outdoor Fireplaces:

Deleted in its entirety. (Ref. Article VI Burning of Chapter 20)

H. The geographic limits referred to in certain sections of the International Fire Code, 2024 Edition are hereby established as follows:

- 1. Section 5704.2.9.6.1. Location Where Above-Ground Tanks Are Prohibited.** Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited in Gaines Township unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of Class I and Class II liquids in above-ground tanks outside of buildings. Where Code provisions for the storage of Class I and Class II liquids in above-ground tanks outside of buildings are in conflict, the most rigid requirements shall apply.
- 2. Section 5706.2.4.4. Locations Where Above-Ground Tanks Are Prohibited.** Storage of Class I and Class II liquids in above-ground tanks is prohibited in Gaines Township, unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of Class I and Class II liquids in above-ground tanks. Where Code provision for the storage of Class I and Class II liquids in above-ground tanks are in conflict, the most rigid requirements shall apply.
- 3. Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in Gaines Township, unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of flammable cryogenic fluids in stationary containers outside of buildings. Where Code provisions for the storage of flammable cryogenic fluids in stationary containers outside of buildings are in conflict, the most rigid requirements shall apply.
- 4. Section 6104.2. Maximum Capacity Within Established Limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570L).

Exception: In particular installations, this capacity limit shall be determined by the Fire Code Official, after consideration of special features such as topographical conditions, nature of

occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. The provisions of this Code shall not be deemed to nullify any other ordinance pertaining to the storage of liquefied petroleum gas.

I. Appendix B - Amend the following sections:

Section B103 Decreases: ****Delete (not needed)****

B103.3 Areas without water supply systems. Upon the official determination of the Fire Code official that transportable firefighting water supply capabilities are not able of adequately satisfying fire-flow requirements in one or more areas of the Township not served by a municipal water system, the Fire official may require alternative water supplies and sources for new residential subdivisions of land. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which direct access to a municipal water system does not exist, the fire code official may refer to NFPA 1142 or the International Wildland Urban Interface Code.

J. Appendix D - Amend the following sections:

D103.2 Grade. Fire apparatus access roads shall not exceed 6 percent in grade.

Exception: Grades in excess of 6 percent may be approved by the Fire official.

D103.3 Turning Radius. The minimum turning radius shall be no less than 28 feet.

D107.1 One- or two- family dwelling residential developments: For developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, the development shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of section D104.3

Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

(Ord. No. 18-03, § 2, 4-9-2018)

Sec. 20-103. Additional powers.

Notwithstanding any other provision of the fire code, the fire code official may, but is not required to, inspect all structures and premises for which building permits have been issued, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, [contribute] to the spread of fire, interfere with firefighting operations, endanger life or any violation of provisions of the fire code, this article, or any other ordinance affecting fire safety.

(Ord. No. 18-03, § 3, 4-9-2018)

Secs. 20-104—20-121. Reserved.

ARTICLE I. IN GENERAL

Secs. 16-1—16-18. Reserved.

ARTICLE II. ALARM SYSTEMS¹

Sec. 16-19. Definitions.

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

Alarm means an electronic or similar device by which a signal is sent to the Kent County Sheriff's Department, the Grand Rapids Central Fire Dispatch, the **Gaines Charter Township Fire Department** or any other area police agency or fire department, whether directly or indirectly, indicating that a crime or disruption is in progress, that there is a fire, medical or other emergency in any location or that police or firefighting services or assistance is needed. The word "alarm" also means any telephone call, request or signal to any of the preceding police agencies or fire departments, whether directly or indirectly, indicating that a crime or disruption is in progress, that there is a fire, medical or other emergency in any location or that police or firefighting services or assistance is needed.

Alarm call means any instance where the county sheriff's department, the **Gaines Charter Township Fire Department** responds to an alarm by means of sending a police vehicle, a fire or emergency vehicle or employee of the township.

Chargeable false alarm means a false alarm which is *not* the result of weather conditions, unavoidable power outages or in connection with tests for which advance warning is given.

False alarm means an alarm or call where the police officer, fire officer or other township employee responding to the alarm finds that no fire, crime in progress or other emergency exists such as to justify the alarm call.

(Ord. No. 01-AUG-13-AO, § A, 10-9-2001; Ord. No. 17-17, § 1, 9-11-2017)

Sec. 16-20. Alarm instructions and fees.

The township, in cooperation with the Kent County Sheriff's Department, the **Gaines Charter Township Fire Department** serving the township and any other applicable police agencies or fire departments shall prepare and provide upon request to any alarm system subscriber within the township, alarm instructions setting forth the rights, responsibilities and fees for chargeable false alarm within the township. The township board shall have the authority to set a fee or fees by resolution from time to time for police agencies or fire department responding to false alarms, chargeable false alarms, alarms and other situations where police or a fire department responds or must respond.

¹State law reference(s)—Private security business and security alarm act, MCL 338.1051 et seq.; electrical administrative act, MCL 338.881 et seq.

(Ord. No. 01-AUG-13-AO, § B, 10-9-2001; Ord. No. 17-17, § 2, 9-11-2017)

Sec. 16-21. Chargeable false alarms.

Each subscriber and/or owner of an alarm system or owner of the property where the alarm system is located within the township shall be responsible for payment of the fees as currently established or as hereafter adopted by resolution of the township board from time to time for all chargeable false or other alarms during any one calendar year. In addition, any person, entity or owner of any property who makes, causes or prompts a false or other alarm within the township shall be responsible for payment of the fees as currently established or as hereafter adopted by resolution of the township board from time to time for all chargeable false or other alarms during any one calendar year.

(Ord. No. 01-AUG-13-AO, § C, 10-9-2001; Ord. No. 17-17, § 3, 9-11-2017)

Sec. 16-22. Duties of township fire department.

The township fire department shall perform the following duties and responsibilities relative to alarm systems:

- (1) Prepare and maintain necessary information for alarm systems subscribers within the township.
- (2) Maintain all records relative to alarm systems, alarm agreements, alarm calls, false alarms and chargeable false alarms as provided herein.
- (3) Initiate the handling of all claims for fees for chargeable false alarms as provided herein.
- (4) In the event of unusual or extraordinary circumstances, the fire department, through the fire chief or his designee, shall have the authority to determine that a particular alarm run shall not be considered or charged as a chargeable false alarm.
- (5) Any appeal of any fees or penalties by an alarm system subscriber, relative to chargeable false alarms, shall be to the supervisor of the respective township having jurisdiction over the location of the alleged violation.

(Ord. No. 01-AUG-13-AO, § D, 10-9-2001)

ARTICLE I. IN GENERAL

Secs. 20-1—20-18. Reserved.

ARTICLE II. FIRE DEPARTMENT

Sec. 20-19. Scope, purpose and intent.

The ordinance from which this article is derived is adopted pursuant to the authority granted by state law, including Public Act No. 33 of 1951 (MCL 41.801 et seq.), and other applicable statutes. The purpose of this article is to reestablish the township fire department ("fire department") which is funded solely by the township (and which is commonly known as the "Gaines Charter Township Fire Department") and to provide the duties thereof; to codify the previous establishment of the township fire department advisory committee and to provide the jurisdiction and authority thereof; to provide for the authority of the township board regarding the fire department and the fire department advisory committee and related matters; to establish authority to adopt rules and regulations for the conduct of personnel and maintenance of equipment; and to provide for other matters pertaining to the fire department.

(Ord. No. 93-AV-01-FIR, § 1, 9-13-1993)

Sec. 20-20. Authority of township board.

The township board retains the ultimate and final authority over and with regard to the fire department, as provided by law. In the discretion of the township board, such authority shall extend to matters delegated hereunder to the fire department advisory committee, as well as to other matters pertaining to the fire department.

(Ord. No. 93-AV-01-FIR, § 2, 9-13-1993)

Sec. 20-21. Reestablished and reorganized.

The township board hereby reestablishes and reorganizes the township fire department, also known as the Gaines Charter Township Fire Department, in accordance with this article.

(Ord. No. 93-AV-01-FIR, § 3, 9-13-1993)

Sec. 20-22. Fire department advisory committee.

- (a) *Established.* The township board hereby reestablishes and reorganizes the township fire department advisory committee (the committee), previously established by resolution of the township board. This article codifies the jurisdiction and duties of the committee, so said resolution shall be void and of no effect from the effective date of the ordinance from which this article is derived.
- (b) *Membership; expenses.* The committee shall consist of three township board members, who shall be appointed by the township board, after recommendation of the township supervisor, for terms of four years

each (or for their elective term, whichever is shorter) and until their successors are appointed. They may be reappointed. The term shall coincide with the calendar year. For the first year of such committee, the members shall be appointed for a term ending on December 31 of that year. The township fire chief shall be an ex officio member of the committee. No regular member of the committee shall be a member of the fire department. The members of the committee shall serve without compensation but shall be entitled to actual and necessary expenses approved by the township board incurred in the performance of official duties. The township board shall fill any vacancy for the unexpired term.

- (c) *Alternate members.* In addition to the regular three members, the township supervisor shall recommend, and the township board shall appoint, one alternate member of the committee, who shall also be a member of the township board. The alternate shall serve a one-year term and may be reappointed. The alternate member shall serve only in the absence of a regular member of the committee. When serving in the absence of a regular committee member, the alternate member may vote and otherwise exercise the prerogatives of a regular committee member.
- (d) *Duties and responsibilities.* The committee shall act as an advisory committee to the township board regarding fire department matters. The committee shall carry out such duties as are delegated by this article, and such additional tasks and studies as requested of it by the township board. Among other matters, the committee may make studies and investigations with regard to fire department equipment, equipment for emergency medical and rescue services, personnel, fire and rescue operations, capital expenditures, and future planning. The committee, in consultation with the fire chief, shall establish bylaws, rules and regulations for the operation of the fire department and care of the equipment. Such rules shall be effective upon approval by the township board.
- (e) *Officers.* The township supervisor shall serve as chairperson of the committee. In addition, the committee shall elect annually a vice-chairperson and secretary. Minutes of all meetings shall be taken and maintained by the secretary. Copies of minutes shall be forwarded to the township clerk. Officers of the committee shall serve for one calendar year and until their successors are elected. They shall be eligible for reelection.
- (f) *Meetings.* The committee shall meet as frequently as necessary to carry out its responsibilities effectively and shall also meet when requested by the township board.
- (g) *Liaison with fire chief.* The committee shall, among other duties, confer with the fire chief regarding the operations, personnel, and equipment of the fire department, and for future planning for effective fire protection and emergency medical and rescue services in the township. The committee and the fire chief shall carry out such other duties, studies, and other activities as requested of them by the township board.

(Ord. No. 93-AV-01-FIR, § 4, 9-13-1993)

Sec. 20-23. Budget.

A proposed fire department budget shall be prepared annually by the fire chief and submitted to the committee. The committee shall then prepare a tentative fire department budget to be submitted to the township board not later than three months before the township's fiscal year ends, for the ensuing year. The budget shall be reviewed by the township board and may be amended or altered in any manner. Upon adoption by the township board, the budget shall be the budget of the fire department for the ensuing fiscal year of the township. All major expenditures beyond the scope of the budget shall be presented to the township board at its next regularly scheduled meeting.

(Ord. No. 93-AV-01-FIR, § 5, 9-13-1993)

Sec. 20-24. Fire chief—Generally.

The fire chief shall be the chief administrative officer of the fire department. The duly appointed fire chief at the effective date of the ordinance from which this article is derived shall continue in that office, subject to the provisions of this article. The township board shall, as necessary, appoint a fire chief, upon recommendation of the committee, for an indefinite term or defined term in the township board's discretion. In preparing its recommendation, the committee shall invite and consider the comments and suggestions of the township's firefighters. The fire chief shall be accountable to the township board for the efficient and effective operation of the fire department and for the fire department's compliance with all state laws, township ordinances and policies. The fire chief shall serve at the pleasure of the township board.

(Ord. No. 93-AV-01-FIR, § 6, 9-13-1993)

Sec. 20-25. Same—Duties.

The fire chief shall have the following duties and responsibilities:

- (1) The fire chief shall recommend to the committee the appointment of an assistant chief(s), captains, and lieutenants, pursuant to the bylaws.
- (2) The fire chief shall cooperate with the committee to prepare proposed rules to increase the efficiency and effectiveness of the fire department. Such rules prepared by the fire chief shall cover operations of the department, care of equipment, assignment and scheduling of personnel, procedures at the scene of fires and other incidents, and other matters relating to the sound operation of the fire department. The fire chief, in concert with the committee, shall also plan for the long-range needs of the fire department and shall assist the township board in this regard. Such long-range planning shall include capital expenditures, acquisition of equipment, the need for additional personnel and other matters.
- (3) The fire chief shall monitor and review all personnel and operating problems and shall report to the committee on such problems that are of other than a minor nature. If requested, the fire chief shall prepare written reports to the committee. The committee shall submit such reports, or other reports of its own or of the fire chief, to the township board. The fire chief shall prepare an annual report to the committee and the report shall also be submitted to the township board.
- (4) As needed, the fire chief shall notify the committee and township board of major problems or issues that require township board action.
- (5) The fire chief shall hold regular fire department information and training meetings.
- (6) The fire chief may incur expenditures against the fire department budget as appropriated by the township board and may incur other expenditures in emergencies affecting the operations of the fire department. The fire chief shall monitor the unencumbered balances remaining in the fire department budget and shall make timely recommendations to the township board for budget amendments at such times as the need for such amendments becomes known.
- (7) The fire chief shall also be responsible for the following:
 - a. Supervising the extinguishment of all fires that endanger the health, safety and welfare of the township.
 - b. Enforcing township fire ordinances or fire prevention codes.
 - c. Ensuring that all personnel are trained and qualified for the duties that they are expected to fulfill.

-
- d. Ensuring that fire inspection and community fire prevention programs are conducted.
 - e. Ensuring that all fire stations are properly maintained and that all fire department equipment is properly maintained and in good working order.
 - f. Ensuring that all fire department personnel comply with departmental and board rules, regulations and policies.
 - g. Ensuring that the fire department complies with all local, state, and federal laws related to the operation of the fire department.

(Ord. No. 93-AV-01-FIR, § 7, 9-13-1993)

Sec. 20-26. Officer ranking; chain of command.

- (a) There shall be a chain of command established among the fire department officers in descending order of rank, from the fire chief to the assistant chief(s), to captains, to lieutenants, and to firefighters. Each rank shall obey the orders of their superior officers. Temporary officers may be appointed by the senior officer present at any emergency to ensure the continuity of the chain of command. Such temporary appointments shall terminate when the officer with the given responsibility becomes available. Each command officer shall be responsible for the carrying out of orders by subordinates. Officers shall be appointed by the committee upon recommendation by the fire chief.
- (b) The committee, in consultation with the fire chief, shall prepare a job description for each rank of the officers of the fire department, and shall submit such description to the township board for approval.

(Ord. No. 93-AV-01-FIR, § 8, 9-13-1993)

Sec. 20-27. Firefighters.

Paid on-call firefighters shall be employed in accordance with the following requirements:

- (1) Applicants for vacant firefighter positions shall be of good character and possess a good driving record. The fire chief and the committee shall review and evaluate the qualifications of all applicants and shall make recommendations to the township board regarding which applicants (if any) should be considered for employment as a probationary firefighter. If an applicant is otherwise qualified for an available position, any offer of employment shall be made conditioned upon an examination by a physician approved by the township with the results being satisfactory to the township board. The physician's examination shall include data to assist the fire chief, the committee and the township board in determining whether the applicant can perform the essential functions associated with firefighting. Appointment as a probationary firefighter shall be discretionary with the township board.
- (2) All firefighters shall serve an initial probationary period for a period of not less than six months, and until satisfactory completion of Firefighter I training, driver training (if required), and other required training. At the discretion of the fire chief, the probationary period may be extended in increments for up to an additional 12 months. At the conclusion of the probationary period, the fire chief may recommend that a probationary firefighter who has met all of the qualifications contained in the firefighter job description be employed as a firefighter by the township board. The township board shall determine, at its discretion, whether a probationary member of the fire department shall be employed as a full firefighter.
- (3) A probationary firefighter shall be entitled to all compensation and benefits afforded to firefighters, but shall be restricted to performing only those duties for which he has been specifically trained. A

probationary firefighter shall not be issued fire department insignia or badges. Use of emergency signal devices on the private vehicle of a probationary firefighter shall be at the fire chief's discretion.

- (4) There shall be **annual** physical examinations for firefighters at a location determined by the township. In addition, random testing of firefighters for the presence of controlled substances or other improper drugs may be conducted. In the event that a firefighter declines to submit to testing for the presence of controlled substances or other improper drugs, or in the event that any such testing determines the presence of controlled substances or other improper drugs, such firefighter shall be subject to the disciplinary proceedings provided in section 20-29. The refusal or failure to submit to such testing, or the use of controlled substances or other improper drugs, as determined or indicated by testing for the same, shall be a violation of this article and of the bylaws of the township fire department. Disciplinary action in appropriate cases, as provided in section 20-29, may include reprimand, suspension, **demotion** or dismissal, or a combination of any of them.
- (5) Firefighters shall also meet any minimum qualifications or requirements which may be promulgated by the township board by resolution from time to time.
- (6) Firefighters are employed by the township at will and their membership or employment can be terminated at any time, with or without cause, with or without notice.

(Ord. No. 93-AV-01-FIR, § 9, 9-13-1993)

Sec. 20-28. Other employees.

Upon the recommendation of the fire chief and the committee, the township board may employ such other employees for the fire department as it determines in its discretion is reasonably necessary. Such employees can include, but are not limited to, personnel to assist with emergency medical and clerical functions.

(Ord. No. 93-AV-01-FIR, § 10, 9-13-1993)

Sec. 20-29. Disciplinary procedures.

- (a) Violations of any fire department or township ordinances, bylaws, resolutions, policies or rules relating to the fire department, or conviction of a felony shall subject any fire department personnel involved to disciplinary proceedings. A violation shall be documented by the fire chief upon good cause shown, or when a violation occurs in his presence.
- (b) The fire chief shall provide a copy of a written disciplinary statement to an alleged violator. The written statement shall state the rule, policy, resolution, bylaw, ordinance or law that was allegedly violated, the nature of any disciplinary actions to be taken, and the consequences of any further occurrence. Disciplinary action may range from a reprimand to suspension, **demotion** or dismissal, or a combination of any such actions, in the discretion of the fire chief, depending on:
 - (1) The seriousness of the violation.
 - (2) The consequences to the safety of others by the violation.
 - (3) The potential harm to the fire department or the township.
 - (4) The prior record of the individual.
 - (5) The nature of the act and related matters.
- (c) Within 30 days of written notification, any disciplinary action may be appealed to the township board, which shall affirm, deny, or modify the disciplinary action taken by the fire chief. The township board may, on their

Created: 2025-07-29 13:48:44 [EST]

(Supp. No. 9)

own initiative, bring charges against any fire department personnel. Disciplinary action initiated by the township board shall follow the procedures outlined in this section, except that the responsibilities designated in this section to the fire chief shall be performed by the township board, which may require the fire chief or committee to investigate and report upon the matter.

- (d) Theft of township property, or theft of any property at the scene of an emergency shall be cause for immediate dismissal.
- (e) Firefighters shall not respond to emergencies, meetings or training sessions while under the influence of alcohol or any controlled substance.

(Ord. No. 93-AV-01-FIR, § 11, 9-13-1993)

Sec. 20-30. Emergency medical and rescue services.

The fire department is authorized to carry out emergency medical and rescue services in the township and, on a mutual aid and assistance basis, in other municipalities. The township may acquire vehicles, apparatus, equipment and supplies in order that the fire department may carry out such services. Qualified personnel of the fire department are authorized to respond to medical and rescue emergencies. The fire chief shall institute and carry out an ongoing program for the training and certification of fire department personnel for such purposes. The duties of the fire chief set forth in this article shall extend as well to the emergency medical and rescue services of the fire department.

(Ord. No. 93-AV-01-FIR, § 12, 9-13-1993)

Sec. 20-31. Compensation.

Compensation to firefighters shall be in such amounts and shall be paid at such times as may be determined by the township board. The township shall keep accurate records of all compensation paid to fire department personnel. The fire department shall keep accurate records that indicate the amount of compensable time served by all personnel, or that indicate such other information upon which compensation is based. Time records or other records upon which compensation may be based shall be submitted to the township board or its designee in the township office for payment, in the same manner and upon the same schedule as is the case for other township personnel, or upon such other schedule or basis as may be determined by the township board.

(Ord. No. 93-AV-01-FIR, § 13, 9-13-1993)

Sec. 20-32. Public contact.

- (a) The fire chief, or his designee, may release facts regarding fires or other emergencies to the news media. All other personnel shall refer all media inquiries to the fire chief or the designee of the fire chief.
- (b) Members of the public shall be allowed in the fire station only when accompanied by a member of the fire department, township board member or a deputy township board officer.
- (c) The public shall always be treated courteously and professionally by all fire department personnel.

(Ord. No. 93-AV-01-FIR, § 14, 9-13-1993)

Sec. 20-33. Emergency responses.

When responding to emergencies, all personnel shall drive emergency vehicles (and personal vehicles where authorized) with appropriate concern for the safety of the public. Use of emergency signals on vehicles shall be considered a request for the right-of-way from other drivers. Use of emergency signal equipment shall be permitted only when the fire department has been officially dispatched to an emergency.

(Ord. No. 93-AV-01-FIR, § 15, 9-13-1993)

Sec. 20-34. Equipment.

Required protective gear shall be worn when engaged in firefighting or medical response activities. Lost or damaged equipment shall be reported as soon as possible to an officer. Township property shall be disposed of only with the prior approval of the township board. All fire department-issued equipment shall be returned to the fire chief by personnel leaving the fire department.

(Ord. No. 93-AV-01-FIR, § 16, 9-13-1993)

Sec. 20-35. Use of the fire station.

- (a) Only township-owned vehicles and equipment may be kept at the fire station. Fire department equipment shall not be borrowed for private use.
- (b) Private vehicles must be parked in designated areas only.
- (c) Alcohol and controlled substances shall not be brought into the fire station.

(Ord. No. 93-AV-01-FIR, § 17, 9-13-1993)

Sec. 20-36. Mutual aid.

The township board may enter into agreements with other municipalities in order to provide for mutual aid and assistance between the township fire department and the fire departments of such other municipalities, for the extinguishing of fires, providing emergency medical and rescue services and carrying out other cooperative fire protection activities including joint training activities and the like. Such agreements shall be in writing and shall be signed on behalf of the township by the township supervisor. All such agreements currently in force are hereby reaffirmed.

(Ord. No. 93-AV-01-FIR, § 18, 9-13-1993)

Sec. 20-37. Solicitation of funds.

- (a) All fundraising activities carried out in the name of the fire department shall have the prior approval of the **Township** Fire Board, and all revenues solicited in the name of the fire department above the sum of \$5,000.00 annually shall be deposited with the township treasurer. Such funds above the sum of \$5,000.00 annually shall be disbursed by the township board for fire department or fire protection purposes. The books of the township treasurer shall show such amounts.
- (b) Any fundraising activities on behalf of the fire department, yet not solicited in the name of the township or the fire department, where such activities result in the receipt of funds exceeding \$1,200.00 in any one year, shall be conducted by a tax-exempt organization that has been designated a section 501(c)(3) charity, or

other similar designation recognized by the U.S. Internal Revenue Service. Proof of such designation shall be filed with the township clerk.

(Ord. No. 93-AV-01-FIR, § 19, 9-13-1993)

Sec. 20-38. Firefighters association.

- (a) The personnel of the fire department may incorporate a tax-exempt charitable organization to be known as the Gaines Firefighters Association (association) or other designation approved by the township board. The purpose of the association shall be to provide for the improvement of the fire department and for the betterment of fire protection services in the township. Proof of incorporation and a copy of the corporate bylaws shall be filed with the township clerk. The association may elect its own officers.
- (b) Funds may be solicited in the name of the association, for fire department or fire protection purposes only. If at any time in a calendar year the funds of the association exceed \$5,000.00, the financial records of the association for such year shall be audited or reviewed by a certified public accountant, at the expense of the association, and a copy of such audit or written report shall be submitted to the township board.
- (c) Within 30 days after each calendar year, the association shall submit to the township board a letter or other written certification signed by its president, accurately stating whether the funds of the association exceeded \$5,000.00 at any time during the calendar year. Such letter or certification shall also accurately state whether the association during the calendar year engaged in fundraising activities on behalf of the fire department which resulted in more than \$5,000.00 being received by the association.
- (d) Inasmuch as fundraising activities by the association will be for the purpose of obtaining funds to enhance fire protection services in the township, such fundraising activities or methods shall always be in keeping with the importance and dignity of the township and its government. Any such association shall not be deemed or treated as an association or other group for collective bargaining purposes.

(Ord. No. 93-AV-01-FIR, § 20, 9-13-1993)

Secs. 20-39—20-64. Reserved.

ARTICLE III. VOLUNTEER FIREFIGHTERS

Sec. 20-65. Duties.

The general duties of every paid-per-call firefighter shall include, but not be limited to, the duties set forth in the bylaws of the fire department of which the firefighter wishes to be a member.

(Ord. No. N-3-89, § 1, 11-13-1989)

Sec. 20-66. Obligation to obey fire chief.

Every paid-per-call firefighter shall be obligated to follow the lawful orders, directions, and instructions of the fire chief or the designated officer in charge in carrying out the functions and activities of the fire department.

(Ord. No. N-3-89, § 2, 11-13-1989)

Sec. 20-67. Minimum qualifications for admission.

The minimum qualifications of every paid-per-call firefighter to be admitted to the department after January 1, 1990, shall include, but shall not be limited to, the following:

- (1) The individual must have reached the age of 18 years.
- (2) The individual must have sound knowledge of street locations throughout the township.
- (3) The individual must have the ability to understand, accept, and follow directions.
- (4) The individual must have a working, private or party-line telephone at his residence.
- (5) The individual must satisfactorily pass a physical examination (including drug and alcohol screening), which establishes that the individual is not physically disabled from performing each and any of the regular or anticipated duties of a firefighter; this requirement may be waived with respect to an individual who has a current certification of physical fitness from the United States Department of Transportation. This physical examination must be taken by each firefighter every five years.
- (6) The individual must have 20:40 or better uncorrected vision (both eyes); each eye must be 20:50 uncorrected or better.
- (7) The individual must satisfy the state firefighters training council minimum standards for physical, educational, mental and moral fitness.
- (8) The individual, at the time of hiring, must satisfactorily pass a comprehensive ability/agility test, including, but not limited to: manlift/carry; ladder/beam walk; barn climb with 40-foot ladder; and ground agility test. The fire chief is encouraged to repeat this test at least once every three years to maintain an inventory of the skills of his firefighters.

(Ord. No. N-3-89, § 3, 11-13-1989)

Sec. 20-68. Conditions for removal of probationary status.

In order to be removed from probationary status and be placed on full operating status as a paid-per-call firefighter, the firefighter must meet the following conditions:

- (1) The individual must possess a current valid certification in cardiopulmonary resuscitation.
- (2) The individual must possess a current driver's certification through the state firefighter training council or must possess a class II endorsement on a valid state chauffeur's license, and the individual must demonstrate the ability to safely operate all departmental vehicles.
- (3) The individual must pass a test on the following fire activity procedures:
 - a. Attachment and use of hoses and hose appliances.
 - b. Operation of pumps.
 - c. Timed entry into self-contained breathing apparatus.

(Ord. No. N-3-89, § 4, 11-13-1989)

Sec. 20-69. Minimum qualifications for membership retention.

The minimum qualifications of every paid-per-call firefighter to retain membership in the department after January 1, 1990, shall include, but shall not be limited to, the qualifications set forth in sections 20-67 and 20-68. In

the event a paid-per-call firefighter fails to satisfactorily pass an examination or test described in such sections, the individual shall be afforded an opportunity to be retested not less than 30 nor more than 45 days after the failed test or examination. If the individual again fails the examination or test, the individual shall be removed from the position of paid-per-call firefighter. Removal from the position of paid-per-call firefighter shall not automatically disqualify an individual from consideration for other positions within fire departments funded by the township.

(Ord. No. N-3-89, § 5, 11-13-1989)

Sec. 20-70. Duties and qualifications are minimums; right to terminate membership.

The duties and qualifications set forth herein are minimums. The fact that an individual possesses such minimum qualifications and/or satisfactorily performs such duties shall not be deemed to establish any contractual or legal right to occupy the position of paid-per-call firefighters. Membership in a fire department funded by the township shall be at such terms and conditions as the department and/or township may determine and change from time to time, and such membership can be terminated at any time, with or without cause, and with or without notice.

(Ord. No. N-3-89, § 6, 11-13-1989)

Sec. 20-71. State law shall control.

If any provision of state law imposes higher minimum qualifications than those set forth in this article, then the provisions of said state law shall control.

(Ord. No. N-3-89, § 9, 11-13-1989)

Secs. 20-72—20-100. Reserved.

ARTICLE IV. FIRE CODE¹

Sec. 20-101. Adoption of fire code standards.

The International Fire Code, 2015 Edition, copies of which are on file in the administrative offices of Gaines Charter Township, the Dutton Fire Department and the Cutlerville Fire Department and being identified as the International Fire Code, 2015 Edition, including Appendices B, C, D, E, F, G, H, I, J, K, L, and M, as published by the International Code Council, is hereby adopted as the fire code of the Gaines Charter Township in the State of Michigan regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices and from conditions hazardous to life and property in the occupancies of buildings and premises as herein provided; and each and all of the regulations, provisions, conditions, and terms of the fire code are hereby referred to, adopted and made part hereof, as if fully set out in this article, with the additions, insertions, deletions, and changes, if any, prescribed in section 20-102 of this article.

¹Editor's note(s)—Ord. No. 18-03, § 1—4, adopted April 9, 2018, repealed art. IV, §§ 20-101—20-105, and enacted a new art. IV, §§ 20-101—20-103, as set out herein. The former article pertained to similar subject matter and derived from Ord. No. 08-06, §§ 1—5, adopted July 16, 2008.

Sec. 20-102. Amendments to standards.

The following sections and subsections of the International Fire Code, 2015 Edition are hereby amended, or deleted, and additional sections, subsections and items are added as indicated. Subsequent section numbers used in this section shall refer to the like numbered sections of the International Fire Code, 2015 edition.

- A. **Section 101.1 Title.** These regulations shall be known as the Gaines Charter Township " Fire Prevention and Protection - Fire Code", hereinafter referred to as "this code".
- B. **Section 104.11.4 Unlawful boarding or tampering with fire department emergency equipment.** Without proper authorization from the fire chief or officer of the fire department in charge of the emergency equipment, no person shall cling to, attach to, climb upon or into, board, or swing upon any fire department vehicle, operate any emergency warning equipment, or any equipment or protective clothing on, or part of, any fire department vehicle.
- C. **Section 105 Permits:***Deleted in its entirety*
- D. **Section 109.4 Violation Penalties:** Any person, firm, corporation, trust, partnership, agent thereof, or other legal entity that violates or refuses to comply with any provisions of this code, or erects, installs, alters, repairs or does work in violation of the approved construction documents or directives of the fire code official, or of a permit or certificate used under the provisions of this code shall be guilty of a misdemeanor, punishable by a fine of not more than \$500 or imprisonment not exceeding 90 days in jail, or both; or the fire code official is authorized to request legal counsel of the jurisdiction to institute the appropriate legal proceedings at law or in equity to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or discretion made pursuant hereto. Each day that the violation continues after due notice has been served shall be deemed a separate offense.
- E. **Section 109.4.1 Abatement of violation.** In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. The Kent County Sheriff's Department shall be requested by the fire code official to make arrests for an offense of this code or orders of the fire code official affecting the immediate safety of the public
- F. **Section 111.4 Failure to comply:** Any person, firm, corporation, trust, partnership, agent thereof, or other legal entity who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall be guilty of a misdemeanor and be issued a criminal misdemeanor ticket, punishable by a fine of not more than \$500 or imprisonment not exceeding 90 days, or both. Each day that the violation continues after due notice has been served shall be deemed a separate offense.
- G. **Section 113 Fees:***Deleted in its entirety*
- H. **Section 307. Open Burning, Recreational Fires, and portable Outdoor Fireplaces:**
Deleted in its entirety. (Ref. Article VI Burning of Chapter 20)
- I. The geographic limits referred to in certain sections of the International Fire Code, 2015 Edition are hereby established as follows:

-
1. **Section 5704.2.9.6.1. Location Where Above-Ground Tanks Are Prohibited.** Storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited in Gaines Township unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of Class I and Class II liquids in aboveground tanks outside of buildings. Where Code provisions for the storage of Class I and Class II liquids in above-ground tanks outside of buildings are in conflict, the most rigid requirements shall apply.
 2. **Section 5706.2.4.4. Locations Where Above-Ground Tanks Are Prohibited.** Storage of Class I and Class II liquids in above-ground tanks is prohibited in Gaines Township, unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of Class I and Class II liquids in above-ground tanks. Where Code provision for the storage of Class I and Class II liquids in above-ground tanks are in conflict, the most rigid requirements shall apply.
 3. **Section 5806.2 Limitations.** Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in Gaines Township, unless approved by the Fire Code Official and such storage complies with all other applicable laws. The provisions of this Code shall not be deemed to nullify any other ordinance of Gaines Township or other regulations pertaining to the storage of flammable cryogenic fluids in stationary containers outside of buildings. Where Code provisions for the storage of flammable cryogenic fluids in stationary containers outside of buildings are in conflict, the most rigid requirements shall apply.
 4. **Section 6104.2. Maximum Capacity Within Established Limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570L).

Exception: In particular installations, this capacity limit shall be determined by the Fire Code Official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. The provisions of this Code shall not be deemed to nullify any other ordinance pertaining to the storage of liquefied petroleum gas.

J. Appendix B - Amend the following sections:

Section B103 Decreases:

B103.3 Areas without water supply systems. Upon the official determination of the Fire Code official that transportable firefighting water supply capabilities are not able of adequately satisfying fire-flow requirements in one or more areas of the Township not served by a municipal water system, the Fire official may require alternative water supplies and sources for new residential subdivisions of land. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which direct access to a municipal water system does not exist, the fire code official may refer to NFPA 1142 or the International Wildland Urban Interface Code.

K. Appendix D - Amend the following sections:

D103.2 Grade. Fire apparatus access roads shall not exceed 6 percent in grade.

Exception: Grades in excess of 6 percent may be approved by the Fire official.

D103.3 Turning Radius. The minimum turning radius shall be no less than 28 feet.

D107.1 One- or two- family dwelling residential developments: For developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, the development shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of section D104.3

Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

(Ord. No. 18-03, § 2, 4-9-2018)

Sec. 20-103. Additional powers.

Notwithstanding any other provision of the fire code, the fire code official may, but is not required to, inspect all structures and premises for which building permits have been issued, for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, [contribute] to the spread of fire, interfere with firefighting operations, endanger life or any violation of provisions of the fire code, this article, or any other ordinance affecting fire safety.

(Ord. No. 18-03, § 3, 4-9-2018)

Secs. 20-104—20-121. Reserved.

ARTICLE V. FIRE HYDRANT IDENTIFICATION

Sec. 20-122. Purpose and intent.

The ordinance from which this article is derived is adopted for the purpose of ensuring that fire hydrants are properly marked and identified, so that they can be found during the winter and other inclement weather. It is the specific finding of the township board that this article is necessary to protect the public health, safety, and welfare.

(Ord. No. OCT-09-01-HYD, § 1, 10-9-2001)

Sec. 20-123. Definitions.

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

Fire hydrant identification sign means a sign on a pole or post located near a fire hydrant which identifies the fire hydrant and which sign and post are of a construction and design approved by the township.

(Ord. No. OCT-09-01-HYD, § 3, 10-9-2001)

Sec. 20-124. Installation and maintenance of fire hydrant identification signs.

- (a) In all new plats, site condominiums developments, and other developments or land divisions involving five or more lots, parcels, or site condominium units, the developer or property owner developing the property shall pay for the cost of the installation of a fire hydrant identification sign next to each fire hydrant within such development and shall ensure that the fire hydrant identification sign is properly installed according to township specifications within 30 days of the date when the fire hydrant is installed.

-
- (b) Thereafter, the owner of the property on which the fire hydrant and fire hydrant identification marker are located shall be responsible for reporting any damage or deterioration resulting in the need for repair or replacement of the hydrant or marker to the township supervisor.

(Ord. No. OCT-09-01-HYD, § 4, 10-9-2001)

Sec. 20-125. Violation a municipal civil infraction.

Any person violating this article is responsible for a municipal civil infraction, punishable as provided in section 1-11.

(Ord. No. OCT-09-01-HYD, § 5, 10-9-2001)

Secs. 20-126—20-148. Reserved.

ARTICLE VI. BURNING²

Sec. 20-149. Definitions.

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

Approved fire pit or ring means a pit or ring that is no larger than three feet by three feet in diameter and constructed of noncombustible material.

Brush means combustible woody vegetation with a diameter of less than two inches and generally consisting of small trees, bushes and tree branches and twigs.

Burning permit means a permission to burn, issued verbally or by written permit by the **Gaines Charter Township Fire Department**.

*****Delete***** *Fire department* means one of two township fire departments which respond to different areas of the township:

- (1) The Cutlerville fire department services the area west of Kalamazoo Avenue between 60th Street and 76th Street and west of Eastern Avenue between 60th Street and 108th Street.
- (2) The Dutton fire department services the area east of Kalamazoo between 60th Street and 108th Street as well as the area between 76th Street and 108th Street east of Eastern Avenue. *****Delete*****

Legal non-conforming use is a zoning term used to classify a land use that was legal at the time it was created but which has since become impermissible because of a subsequent modification or adoption of a zoning ordinance. This is sometimes referred to as a "grandfathered" use.

²Editor's note(s)—Ord. No. 2017-Oct-01-BD, § 1, adopted October 9, 2017, repealed art. VI, §§ 20-149—20-155, and enacted a new art. VI, §§ 20-149—20-159, as set out herein. The former article pertained to similar subject matter and derived from Ord. No. 93-DC-01-ZL, §§ 1—7, adopted Dec. 21, 1993.

State law reference(s)—Air resources protection, MCL 324.5501 et seq.; open burning of grass clippings or leaves, MCL 324.11522.

Open burning means the outdoor burning of any materials wherein through flame, or smoldering fire, products of combustion including heat, smoke and/or odor are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber, except a "recreational fire" as defined herein. Utilization of mobile or stationary outdoor open flame cooking devices such as manufactured hibachis, charcoal grills, wood smokers, and propane or natural gas devices are not defined as "open burning."

Open flame cooking devices include mobile or stationary cooking devices such as manufactured hibachis, charcoal grills, and smokers, including those utilizing propane or natural gas or other distilled petroleum fuel product.

Prohibited materials include commercial or industrial waste, food waste, oils, petro fuels, rubber, plastics, chemically treated materials, or other materials which produce excessive or noxious smoke such as tires, railroad ties, treated, painted or glued wood composite, carpeting, shingles, tar paper, insulation, composition board, sheet rock, wiring, paint or paint fillers, rags, cloth, bedding, leather, or any material classified as construction and demolition debris.

Recreational fire means an outdoor fire for the burning of material other than rubbish, leaves, and yard clippings, wet or unseasoned wood or other restricted materials as defined herein, where the fire being burned is contained in an approved "recreational fire site" as determined by compliance with the requirements of this article.

Recreational fire site is an area of noncombustible and non-smoke or odor producing material, either of natural rock, cement, brick, tile or blocks, or metal, which may be depressed below ground, on the ground, or on a raised bed. Included are permanent outdoor wood burning fireplaces and mobile or stationary cooking devices. Burning barrels are not a "recreation fire site" as defined herein.

Recurrent open burning means open burning occurring repeatedly in the same location on the same premises on seasonal, annual or perennial basis.

Restricted burning area means any lot or parcel of land within any platted or condominium subdivision development, apartment or multi-family condominium complex, manufactured home community and any land having a C-1, C-2, O-S, I-1, 1-2 zoning designation or equivalent PUD zoning designation authorizing commercial, office-service or industrial land uses located in any part of the township, along with any other lot or parcel of land located within the south one-half and the NE one-fourth of section 2, the south one-half of section 3, the north one-half of section 10, except the east 300 feet of the south 500 feet thereof, and all of sections 1, 4, 5, 6, 7, 8, 9, 11, 17 and 18, as delineated on the township map contained in attachment "a" of the ordinance from which this section derived.

Restricted combustible waste materials include, but are not limited to, rubbish such as paper, cardboard, cartons, boxes, leaves, grass and other yard clippings and unseasoned or wet wood including, but not limited to, tree limbs; timber; logs; and stumps or other wood material which may produce excessive or noxious smoke due to high moisture content.

Wood, seasoned means dry, clean wood such as twigs, branches, limbs, "presto logs," charcoal, cord wood or untreated dimensional lumber. The term does not include wood that is green with leaves or needles, rotten wet, oil soaked, or treated with paint, glue or preservatives. Clean wood lumber may be used for recreational fire when cut into lengths not exceeding the interior design dimension of an approved fire pit or ring.

Yard clippings include leaves, grass clippings, weeds, vegetable, or other garden debris, shrubbery, brush or tree trimmings, less than four feet in length and two inches in diameter.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-150. Open burning of leaves and grass clippings in restricted areas; generally; off-site burning; prohibited open burn items.

(a) *Open burning of leaves and grass clippings.*

- (1) *Restricted burning area.* The open burning of leaves or grass clippings is prohibited at all times within the restricted burning area (see definition and attached appendix A map).
- (2) *Generally.* The open burning of leaves and grass clippings is permitted on a single family and two family residential premises that is not be located within a restricted burning area (reference section 20-151 and appendix A) under the following circumstances:
 - a. The leaves or grass being burned must originate from the premises where the burn is occurring;
 - b. The burning shall not be conducted upon any street, curb, gutter or sidewalk or on the ice of a lake, pond, stream or other waterbody;
 - c. The burning must be conducted in a safe, supervised, manner when weather conditions minimize adverse effects and do not create a health hazard or a visibility hazard on roadways or pathways.
- (3) *Off-site burning of leaves and grass clippings.* The open burning of leaves, grass or other yard clippings generated and collected from off-site is prohibited and is not eligible for open burning under the permitting provisions of section 20-154.

(b) *Prohibited open burn items.* In no event whatsoever shall any person utilize open burning to burn any food waste, garbage, Styrofoam, construction and demolition debris, chemically treated lumber, synthetic material, rubber or rubber-based material (such as, but not limited to, rubber tires) or other hazardous materials in the township, regardless of the method used for burning.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-151. Restricted burning areas, limitations on burning.

(Reference definitions and appendix A). Within a restricted burning area the following special and general burning restrictions shall apply:

- (1) The burning of leaves and grass clippings is at all times prohibited.
- (2) Recreational fires and the use open flame cooking devices on single and two family residential properties are permitted in accordance with section 20-152.
- (3) The open burning (non-recreational fires) is prohibited during the months of September, October and November. At all other times of the year non-recreational open burning may be authorized by the appropriate fire official under the provisions of section 20-153.
- (4) Except as may be permitted under the provisions of section 20-152 as part of a site clearing and development process, open burning is prohibited on property zoned for commercial or industrial purposes.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-152. Recreational fires and open flame cooking devices; single and two family properties; multi-family residential properties.

- (a) *Single and two family residences.* Recreational fires and open flame cooking devices are permitted when the following conditions are met:
- (1) Recreational fire sites including fire pits and outdoor fireplaces must be located at least 25 feet from all structures, on dirt or another noncombustible surface, and all combustible material must be cleared at least five feet from the outermost edge of the fire pit or outdoor fireplace; provided, however, that a portable outdoor fireplace may be stored elsewhere when not in use.
 - (2) The combustion area of a fire pit or outdoor fireplace may not be larger than three feet by three feet. Fire pits must include a fire-retaining ring at least 12 inches in height, and outdoor fireplaces must be enclosed on all sides with a protective screen or other noncombustible material.
 - (3) Recreational fires must be clean burning and built only from dry wood material, cut no longer than 28 inches and not larger than four inches in diameter or thickness.
 - (4) No garbage, leaves, yard waste, trash or other prohibited or restricted material may be burned (reference section 20-149).
 - (5) A person at least 18 years of age must supervise a recreational fire at all times.
 - (6) An extinguishing agent must be kept within ten feet of a recreational fire. Suitable extinguishing agents include a fire extinguisher with a minimum 4-A rating, an operable garden hose, or a pile of sand capable of extinguishing the recreational fire.
 - (7) Recreational fires must be extinguished by midnight.
 - (8) The fire department may extinguish or order the extinguishment of a recreational fire that it determines is a potential fire or safety hazard.
- (b) *Multi-family residential.*
- (1) Recreational fires on any premises supporting multi-family residences are prohibited.
 - (2) Open flame cooking devices utilizing charcoal, wood or commercial fire log products are prohibited unless the building, balcony or deck in or on which the device is located is protected by an automatic sprinkler system.
 - (3) LP-gas cooking devices are limited to a gas container size of one pound (LP-gas capacity).

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-153. Lawful open burning on large tracts.

It shall be lawful for a person to conduct open burning as defined herein only under the following circumstances:

- (1) When first authorized by a burning permit issued by the **Gaines Charter Township Fire Department**, as appropriate (reference section 20-154).
- (2) The premises is of such size or so situated that the burning will:
 - a. Take place less 300 feet or more from a property line or public or private street or highway;
 - b. Take place less than 500 feet from a building owned or occupied by any other person;

-
- c. Take place less than 100 feet from any building located on the premises.
 - (3) If located in a restricted burning area, no burning permits shall be issued during the months of September, October and November.
 - (4) Burning is prohibited if wind exceeds 15 mph and open burning may not be conducted on days when the department of environmental quality has declared an "air quality action day" or during dry periods or drought when the fire danger rating is high or a burning ban applicable to Kent County has been imposed. Open burning shall otherwise be conducted in a safe, nuisance-free manner, when weather conditions minimize adverse effects and do not create a health hazard or a visibility hazard on roadways, railroads or airfields.
 - (5) No materials may be burned upon any street, curb, gutter or sidewalk or on the ice of a lake, pond, stream or waterbody.
 - (6) The burning of limbs, logs, brush, and stumps must be in a single pile that is less than 15 feet in diameter and less than eight feet high.
 - (7) A perimeter around the fire of at least 15 feet must be clear of combustible ground cover.
 - (8) Open burning shall be constantly attended and supervised by a competent person of at least 18 years of age until the fire is extinguished and is cold. Fire extinguishing equipment as may be necessary for the total control of the fire shall be readily available and at a minimum shall include a fire extinguisher with a minimum 4-A rating, an operable garden hose, or a pile of sand capable of extinguishing the fire. Depending on the size and circumstances of the burn, additional fire control measures may be required as conditions to the issuance of a burning permit.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-154. Burning permits for open burning; certain burning accepted without a burning permit.

- (a) *Permits required.* No person shall start or maintain any open burning without a burning permit issued by the **Gaines Charter Township Fire Department** as applicable. There are two types of open burning permits that may be issued depending upon the circumstances of the applicant and the premises involved and subject to the provisions of section 20-153. This section shall not be construed to prohibit or regulate recreational fires and open flame cooking devices as defined herein and more specifically regulated by the provisions of section 20-152.
 - (1) *Residential/backyard open burning.* Residential/backyard open burning permits may be issued by the fire department, either verbally or in writing. Note: open burning conducted on a residential premises (premises occupied by a residential dwelling) may not involve material originating from another premises.
 - (2) *Recurrent open burning.*
 - a. The permit may only be issued for property located in a residential or agricultural zoning district.
 - b. The permit may only be issued for a premises supporting an agricultural use, institutional use, an existing legal non-conforming landscaping business, or a landscaping business, agricultural rural enterprise, agricultural service business or other use if first authorized by a special use permit issued by the Gaines Township Planning Commission.
 - c. The burning may only involve seasoned wood material. The burning of brush consisting of seasoned wood from small trees, bushes and tree branches, is permitted (reference distinguishing definitions of "brush" and "yard clippings").

-
- d. There shall be no burning of prohibited material or restricted material as defined herein, including leaves, grass clippings, vegetable or other garden debris.
 - e. The open burning of material generated off-site is permissible.
 - f. No fire is to be commenced before dawn.
 - g. No new fire may be ignited after noon on any authorized burn day and no new material may be added to a burning pile after 3:00 p.m.
 - h. No open burning shall occur on any Sunday or federal holiday.
 - i. If the principle use of the premises is classified as legally non-conforming, open burning must be a documented ancillary practice having occurred in essentially the same location on the same premises on a recurrent basis within at least two of the five years preceding adoption of this article and at least once in the last two years preceding the permit request.
 - j. If a use of the premises has been authorized as a special land use by the Gaines Township Planning Commission, open burning shall have been specifically authorized as an approved ancillary use associated with the special use, or it must be found by the zoning administrator to be an minor ancillary use that does not constitute a material expansion or change to the operation as authorized by the planning commission. If based on a lack of documented evidence the zoning administrator is unable to make that finding, the applicant will be required to obtain zoning approval from the planning commission to conduct open burning by way of an amendment to the applicable special use permit.
 - k. Burning permits authorizing recurrent open burning on the same premises shall be issued in writing. The permit shall specify the location of the open burn, show compliance with the standards of this section, and indicate the time and date of the first burn, and the approximate annual number and scheduling of the open burns.
 - l. The authorization of all subsequent burns shall be conditioned upon continued compliance with this article and any additional conditions included on the written permit. The applicant shall provide verbal or written notification to the appropriate fire department of the date and time for each subsequent burn a minimum of 24 hours prior to each burn. Verbal or written approval by the fire department is required prior to ignition of each subsequent open burn and the approval shall be documented by the approving fire official.
- (3) Any burning permit issued by the fire department may specify additional safety, monitoring and time restrictions as deemed appropriate by the fire official, based upon rules and guidelines published in advance by the appropriate department.
- (b) *Burning accepted without a burning permit.* The use of approved gaseous or liquid fired salamanders commonly employed in conjunction with building and construction operations as well as roofers, plumbers, tinnners or other mechanics pursuing a business requiring the use of fire, or for the purpose of boiling tar, pitch or oil used in the course of a business or trade will be permitted when done in accordance with accepted safety standards.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-155. General exceptions.

The following are exceptions from the rules of this article prohibiting open burning:

- (1) County parks in which fires are permitted by the rules governing the parks; and

-
- (2) Fires authorized for the training of firefighters or other controlled burnings approved by the appropriate fire chief.
 - (3) This article shall not be construed to prohibit or regulate the open burning of combustible waste material by bona fide agricultural operations under state regulations such as the Right to Farm Act.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-156. Violation a municipal civil infraction.

- (a) Any person violating this article is responsible for a municipal civil infraction, punishable as provided in section 1-11.
- (b) In the event that fire personnel are called out on a violation of this article, all expenses incurred by the response call shall be paid by the land owner(s). The township may have a lien placed upon land, lots or parcels for such expense. Charges will be assessed as currently established or as hereafter adopted by resolution of the township board from time to time.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-157. Enforcement.

The fire chief, township supervisor, or their designated agents, the officers of the county sheriff's department or any authorized law enforcement officer may cause complaint to be made for the violation of the provisions of this article.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-158. Cost recovery; imposition of lien; other remedies.

- (a) *Cost recovery.* Any person who burns or allows burning in violation of this article, or any condition imposed on any permit issued pursuant to this article ("responsible party"), shall reimburse the township for the expenses of suppressing such fire. Expenses incurred by the township may include, but are not limited to, hourly charges for fire department equipment as established from time to time by the township board; the wages, salaries, fringe benefits, and insurance of fire fighters responding to the fire, and the costs of billing and collecting such expenses, including actual attorney fees. The appropriate fire chief shall submit to the township board a detailed listing of all expenses incurred by the department in suppressing such a fire. The township board, by motion, may direct that an invoice for such expenses, or any portion thereof, be forwarded to the responsible party. The responsible party shall pay such invoice within 30 days of its receipt. For any amounts due that remain unpaid after 90 days, the township may place the invoiced amount, including a late charge of one percent per month, or fraction thereof, as a lien on property owned by the responsible party. The lien shall be placed on the township's next tax roll.
- (b) *Other remedies.* In addition to the cost recovery provided for in subsection (a), the township may take any other appropriate action to collect expenses imposed under this article. Recovery of such expenses does not otherwise limit the liability of a responsible party under local ordinance or state or federal law, rule, or regulation.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Sec. 20-159. Sample list of materials which are not legal to burn.

It is not legal to burn most household items. The number listed after the materials below refers to the legal explanations of why the item may not be burned.)

- Plastic milk jug 1,5; urethane foam pad 1,2; asphalt sealant 1
- Plastic soda bottles 1,2; treated lumber 3; plastic food wrap 1
- Magazines/catalogues 5; plywood 6; insulated electrical wire 1
- Plastic pipe 1; osb/composite board 6; rubber hose 1
- Food waste /garbage 4; plastic weed barrier 1; tires 1
- Wooden furniture 3; water softener salt bag 1; plastic siding 1 1,2
- Plastic garbage bags 1; aluminum foil, packaging, beer cans and 5; waste oil 4
- Asphalt shingles 1; nylon carpet 1,2; painted siding 3
- Polystyrene plates 1,2; plastic vapor barrier 1; tar paper 1
- Plastic toys 1; nylon upholstery fabric 1,2; old building 7
- Polystyrene foam packaging 1,2

Explanations and alternatives:

- (1) All plastic, rubber and asphalt materials are prohibited from open burning under state law.
- (2) This synthetic material is a plastic and may not be burned.
- (3) Wood that is painted or chemically treated may not be burned under state law.
- (4) These materials are specifically prohibited from open burning under state law.
- (5) These materials should be recycled. They do not burn.
- (6) These materials contain resins and glues making them unsuitable for burning. They are not considered an unpainted, untreated wood as referenced and legally burned.
- (7) Individuals or businesses may not burn a building. The only exception is that a building may be burned by the fire department for training purposes after notification to DNR and removal of illegal materials.

(Ord. No. 2017-Oct-01-BD, § 1, 10-9-2017)

Secs. 20-160—20-178. Reserved.

ARTICLE VII. FREESTANDING WOOD-BURNING FURNACES

Sec. 20-179. Definitions.

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

Freestanding wood-burning furnace.

-
- (1) The term "freestanding wood-burning furnace" means any device, shed, or structure that has all of the following characteristics:
 - a. Is designed, intended, or used to provide heat and/or hot water to any residence or other structure;
 - b. Operates by the burning of wood, dried corn, pellets, or other solid fuel; and
 - c. Is not located within a residential building or other principal structure for which it provides heat.
 - (2) Excluded from this definition of a freestanding wood-burning furnace is any device which is designed or used to heat only the structure in which it is located.

(Ord. No. 16-MY-01-LU, § 1, 6-12-2006)

Sec. 20-180. Prohibition; exception.

It shall be unlawful to install or operate a freestanding wood-burning furnace, or to cause or permit the installation or operation of a freestanding wood-burning furnace, within the township unless it is located in the Agricultural/Rural Residential Zoning District (A-R) or the Agricultural/Agri-Business Zoning District (A-B) pursuant to the township zoning ordinance, as amended.

(Ord. No. 16-MY-01-LU, § 2, 6-12-2006)

Sec. 20-181. Permits.

If a freestanding wood-burning furnace is allowed on a particular property pursuant to section 20-180, no freestanding wood-burning furnace shall be installed, replaced, or utilized unless a permit has been issued by the township to the owner of the property involved pursuant to one of the following:

- (1) A permit is issued by the township under the state construction code.
- (2) If the item is not covered by the state construction code, a permit is issued by the township building inspector where the building inspector finds that the following standards are met:
 - a. The freestanding wood-burning furnace itself, as well as the installation and location thereof, will be safe and will not pose an unreasonable risk to the residents of the property involved or residents of any adjoining or nearby properties.
 - b. The freestanding wood-burning furnace itself has been certified by a nationally recognized testing agency or the equivalent.
 - c. The freestanding wood-burning furnace, as well as its installation, location, and setup, will meet all specifications of the manufacturer thereof.

(Ord. No. 16-MY-01-LU, § 3, 6-12-2006)

Sec. 20-182. Additional requirements.

- (a) *Setbacks.* The freestanding wood-burning furnace itself shall be deemed to be a building and shall meet all applicable setback requirements of the township zoning ordinance, as amended.
- (b) *Installation, setup, and location.* The freestanding wood-burning furnace shall be installed, set up, and located so that smoke, fumes, and noise produced by or coming from the unit shall not become an annoyance to, endanger the safety of, or unreasonably interfere with the residential uses of the occupant of

any dwelling located on any property adjoining or near the property on which the freestanding wood-burning furnace is located.

(Ord. No. 16-MY-01-LU, § 4, 6-12-2006)

Sec. 20-183. Conflicts between this article and other ordinances or laws.

This article shall not be construed as an exemption or exception to any other township ordinance, including the state construction code, fire prevention codes, zoning ordinance or any other code or ordinance. In the event of a conflict between the provisions of this article and any other ordinance or other provision of law, the more restrictive provision shall apply.

(Ord. No. 16-MY-01-LU, § 5, 6-12-2006)

Sec. 20-184. Existing uses.

This article shall not apply to any freestanding wood-burning furnace that was lawfully installed, connected and operating prior to the effective date of the ordinance from which this article is derived. However, this article shall not be deemed as specific authorization for the use of any preexisting freestanding wood-burning furnace and shall not be deemed to bar, limit, or otherwise affect the rights of any person to take private legal action regarding damages or any nuisance caused by the use of a freestanding wood-burning furnace.

(Ord. No. 16-MY-01-LU, § 6, 6-12-2006)

Sec. 20-185. Nuisance declared.

Any freestanding wood-burning furnace installed or operated in violation of this article is hereby declared to be a nuisance per se.

(Ord. No. 16-MY-01-LU, § 7, 6-12-2006)

Sec. 20-186. Violation a municipal civil infraction.

Any person violating this article is responsible for a municipal civil infraction, punishable as provided in section 1-11.

(Ord. No. 16-MY-01-LU, § 8, 6-12-2006)

Secs. 20-187—20-210. Reserved.

ARTICLE VIII. FIRE LANES

Sec. 20-211. Definitions.

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

Fire lane means any means of access, public or private, improved or unimproved, that is essential or designated for use by emergency vehicles by a municipal law enforcement agency or by the fire department.

(Ord. No. 01-AUGB-FL, § A, 8-13-2001)

Sec. 20-212. Designation.

Designation of fire lanes shall be made by the posting of signs which read "Fire Lane No Parking Tow Away Zone" or "No Parking Authorized Vehicles Only." The type of enforcement in designated fire lanes shall be determined by the county sheriff's department, office of traffic and safety and fire departments having jurisdiction within the township. All signs shall be posted and maintained by the property owner.

(Ord. No. 01-AUGB-FL, § B, 8-13-2001)

Sec. 20-213. Signage—Area, size and display.

Required signs shall not be less than 100 square inches in area. All lettering of signs shall be red letters placed on a white background. The words "FIRE LANE" or "NO PARKING" shall not be less than two inches in height per letter.

(Ord. No. 01-AUGB-FL, § C, 8-13-2001)

Sec. 20-214. Same—Location.

Signs shall be placed at both ends of the fire lane and at intervals along said fire lane not to exceed 100 feet. Sign height is not to be less than four feet and not more than six feet.

(Ord. No. 01-AUGB-FL, § D, 8-13-2001)

Sec. 20-215. Parking of nonemergency vehicles.

Parking of all nonemergency vehicles is prohibited in all designated fire lanes.

(Ord. No. 01-AUGB-FL, § E, 8-13-2001)

Sec. 20-216. Enforcement.

The fire chief or his designated agents as authorized by the **Gaines Charter Township** Fire Authority Committees of the township or the officers of the county sheriff's department or any duly authorized law enforcement officer may cause complaint to be made for the violation of the provisions of this article.

(Ord. No. 01-AUGB-FL, § F, 8-13-2001)

Sec. 20-217. Violations and penalties.

- (a) Any person who violates, omits, neglects or refuses to comply with or resists enforcement of the provisions of this article, or any amendment thereof, shall be in violation of a civil infraction and shall be fined not more than \$100.00.
- (b) The means of complaint shall be made by:
 - (1) Placing a parking violation citation on said vehicle which shall plainly state the nature of the violation;
or

(Supp. No. 9)

Created: 2025-07-29 13:48:45 [EST]

-
- (2) In areas so designated "FIRE LANE NO PARKING TOW AWAY ZONE," placing a parking violation citation on said vehicle which shall plainly state the nature of the violation and by removing or causing to be removed said vehicle to a place of vehicle impoundment.
- (c) Whenever a parking violation citation is placed on a vehicle, a copy of such citation shall be transmitted to the 63rd District Court traffic bureau where a file record shall be made and kept of said violation.
- (d) The owner or operator of any vehicle upon which a parking violation citation has been placed and which has been removed to a place of impoundment may have said vehicle released by paying all charges which are due against said vehicle by reason of impoundment to the towing agent or agency of the township. Any lienholder may claim an impounded vehicle by entering into an indemnity agreement with the township from any and all liability the township may incur at the hand of the registered owner for releasing said vehicle to said lienholder, and upon paying all charges due against said vehicle.
- (e) Whenever any person authorized by this article to enforce this article shall determine that a vehicle parking in violation of this article shall be cited with a parking violation citation and removed to a place of vehicle impoundment, as provided, it shall thereafter be unlawful for any person to drive or otherwise remove said vehicle from the scene of the violation in disobedience of a direct verbal order given by such authorized person that the vehicle is not to be removed.

(Ord. No. 01-AUGB-FL, § G, 8-13-2001)

Sec. 20-218. Presumption of ownership.

In all cases of parking violations, either the registered owner or the operator of such vehicle may be proceeded against by complaint and warrant in the 63rd District Court which shall be in addition to the right of impounding heretofore given, and, in any such proceeding, proof by verifying ownership of the vehicle with the secretary of state that the defendant named in the complaint was at the time of the parking violation the registered owner of the vehicle shall be accepted by the court as establishing probable cause for the issuance of a warrant for an arrest of the registered owner, and creates in evidence a presumption that the registered owner of the vehicle was the person who parked the vehicle at the point where, and for the time during which, the violation occurred.

(Ord. No. 01-AUGB-FL, § H, 8-13-2001)



www.gainestownship.org

MEMO

Staff Communication

DATE: January 5, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Amendments to Chapter 20 (Fire Prevention and Protection) of the Township's Code of Ordinances

SUMMARY:

Township Fire Inspector Pat Quick has reviewed the Fire Prevention and Protection section (Chapter 20) of our Code of Ordinances. He has recommended changes which are highlighted in the attachment(s).

You will note some of the changes are administrative, some are procedural. For example, a large administrative change was replacing any reference to the Dutton / Cutlerville Fire Departments to Gaines Charter Township Fire Department. A procedural change is noting the adoption of the 2024 International Fire Code (from the 2015 code), and the changes the new code will bring.

Management is confident that Pat has done an excellent job reviewing the ordinance and requesting the necessary changes.

FINANCIAL IMPACT:

NONE

BUDGET ACTION REQUIRED:

NONE

STAFF RECOMMENDATION:

Staff recommends the Board review the changes carefully and set a public hearing for February 9, 2026.



GAINES CHARTER TOWNSHIP

A RESOLUTION TO UPDATE: ALARM SYSTEMS (Chapter 16/Article II) AND FIRE PREVENTION AND PROTECTION (Chapter 20) OF THE GAINES CHARTER TOWNSHIP CODE OF ORDINANCES

RESOLUTION NO: 2026-_____

WHEREAS, the Gaines Charter Township Board (“Township Board”) has previously adopted Section 16, ARTICLE II. – Alarm Systems and Chapter 20, FIRE PREVENTION AND PROTECTION, and

WHEREAS, International Fire Code 2024 shall be adopted, replacing International Fire Code 2015, and

WHEREAS, due to the recent merger of the Dutton/Cutlerville Fire Departments, and subsequent name change to the Gaines Charter Township Fire Department, multiple procedural and administrative changes were deemed necessary,

NOW, THEREFORE BE IT RESOLVED, upon the adoption of this resolution, the Gaines Charter Township Code of Ordinances recognizes the formation of the Gaines Charter Township Fire Department, and the adoption of the 2024 International Fire Code, and changes to the ordinance deemed necessary due to the adoption of said Fire Code.

Motion by Township Board Member _____, supported by Township Board Member _____, that this Resolution be adopted, the vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

(Date)

Michael A. Brew
Township Clerk



www.gainestownship.org

MEMO

Staff Communication

DATE: January 5, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Gaines Charter Township Parks and Trails Committee
RE: Signage in Prairie Wolf Park

SUMMARY:

When Supervisor Terpstra asked Parks & Trails to come up with a visible “quick win” for P&T, we discussed a whole list of ideas/potential projects, with the purpose of bringing public visibility to Gaines Township. We arrived at creating signage we have wanted for several years while adding some new. This signage will benefit all park users, and fulfill the committee’s top goals of education, nature, and history.

This project has three parts:

- #1: Three (3) interpretative signs (think National Park signs)
- #2: Thirty (30) Tree Identification signs
- #3: Twenty-one (21) Story walk signs (also NPS type)

Details on each part

#1 = Located near the park trail entrance, one sign will hold a large PWP map. It will also hold the story of the Prairie Wolf, and the history behind the names used in PWP, such as Hardy Pond.

Located off the trail between the small barn and the wolf sculpture, a second sign will depict and educate on the landform to the north which helps the wildlife traverse from the woods to Chief Noonday Pond for water.

Located just south of Sharp’s Creek, a third sign will inform and educate on how prairies are established.

#2 = Our very capable Tree Subcommittee has identified 15 species of trees in PWP that should have signs to identify and educate. This is in addition to the current 17 signs. (We expect this number to settle out at 30.) To present a cohesive sign design throughout the park, we would like these signs to be designed by the same designer as the #1 part. These, however, may be vinyl on aluminum.

#3 = Brian Diemer has authored a story for PWP, and his son-in-law has illustrated it. If you are not familiar with Story Walks, please search online for the concept. We would like to have Brian's story as a permanent story walk in PWP. This would be 20 signs located throughout PWP, and one sign with pertinent questions to help children think about the story. The "Questions" sign would be located near the benches at the back of the big barn, where teachers can gather their group.

What have we done to look at this project?

We have researched types of signs – learning that interpretive signs differ from normal. We researched the reasons to use signs. We have researched the types of material used to make signs and chosen material that is built to withstand the sun, heat, and cold. Most companies have a 10-year warranty. We researched material and construction of frames and posts, including issues of installation, post & grounds maintenance, and cost. We have spoken with ten possible sign companies and obtained quotes from five.

Please see the attached table depicting the three parts of our proposed project and the most pertinent information gleaned from our research.

Why a separate designer?

It is true that most printing companies have an internal design team and can do the designing of the signs themselves, but these designers only specialize in layout design and lack the technical knowledge to help Gaines Township communicate the ecology of Prairie Wolf Park. The designers that work for these companies will also most likely not have the ability to illustrate any of the signs and will not have the knowledge base about West Michigan Ecology that Querkus Creative offers. Most of the companies that offer this design service require Gaines Township to provide all the content that will be included on each sign, including high-quality photos and all the written information about the ecology of Prairie Wolf Park. Acquiring these prerequisite resources could require costs that may exceed the quote that Querkus Creative has already provided. One of the benefits of working with Querkus Creative is that we can assist in the writing of all the information that is to be incorporated within the signs as we specialize in place-based education right here in West Michigan. Each of the quotes for production of the interpretive signs do not have any design fees included as they were specifically instructed that artwork would be provided.

FINANCIAL IMPACT:

Costs should not exceed \$25,000 to design and manufacture the signs. Installation will be done locally; some with volunteer labor, and some with township labor.

BUDGET ACTION REQUIRED:

None at this time as this project was included in the FY 2026 budget.

STAFF RECOMMENDATION:

Staff recommends that the Board approve this request.

Vendor ↓	Priority →	#1 PANEL Quantity = 3	#1 POSTS	#2 PANEL Quantity=30	#2 POSTS	#3 PANEL Quantity=21	#3 POSTS
Pannier Graphics https://www.panniergraphics.com/ Pennsylvania Company used by the Land Conservancy of West Michigan		2 @ \$344 ea = \$688 (36x24) 1 @ \$425 ea = \$425 (40x24) 36"w x 24"h (Visible area=35"w x 23"h) .090 Fiberglass embedded material This process seems like the best one to prevent long-term issues with the signs warping, cracking or separating of layers. Fiberglass composites are thermally stable, meaning they are less prone to expanding and contracting compared to other materials like metals. No screws or bolts going directly into the sign which ensures that the printed sign remains whole and limits the amount of places where water can enter/access the sign itself.	https://www.panniergraphics.com/traditional-t Qty 2 @ \$665 ea = \$1330 Qty 1 @ \$775 2x6x57" T-style Aluminum Powder coat textured	Quantity=30 @ \$35 ea .090 Fiberglass embedded material 6"x9"		Quantity=21 @ 150 ea = \$3150 24"w x 18"h x .090 Fiberglass Embedded (FE) Panel. Single-faced. Matte finish. Square cut. No holes (shipping: \$295)	Quantity 21 @ \$300 ea = \$6300 Aluminum Single Pedestal Exhibit Base for 24"w x 18"h Panel. Visual area will be 23"w x 17"h. Includes (1) 3" x 3" x 57" post. Direct embedment. Powder coated a standard NPS Brown, NPS Charcoal, NPS Guam Gray or Black with a textured finish.
I-Zone Imaging https://izoneimaging.com/ Texas		Qty=3 @ 321.17 24 H X 36 W : 1/2" Melamine resin layers This process also seems like it would be good due to its ability to remain flexible under freezing temperatures which would allow for it to be less affected by the freeze-thaw cycle. It also seems to be pretty moisture resistant, which would be beneficial for signs in a more open area. However, due to the fact that this is a laminate, I would be a little more concerned if the signs are ever damaged, moisture may be able to get in between the layers and make it easier for water to get in between those layers. This seems like a	Qty=3 @ 442.91 each DOUBLE POST PEDESTAL (45 DEG) - 12x12 MOUNT PLATE, 3x3 POST 44.5" LONG - BASIC SURFACE MOUNT - BLACK POWDER COAT	Quantity=30 @ \$34.89 ea 6" x 9"		Quantity=21 @ \$158.20 ea 18x24" I-Zone order would also have: wrapping/crating = \$200 Shipping: ~\$1478.34 Tax:~\$788.10	Qty=21 @225.98 each SINGLE POST PEDESTAL (45 DEG) - 6x6 MOUNT PLATE, 3x3 POST 44.5" LONG - 12x18 BACKER PLATE, DRILLED & C'SUNK - HARDWARE TO MOUNT BACKER PLATE TO POST - BASIC SURFACE MOUNT - BLACK POWDER COAT

	good second choice for the signs depending on the cost.					
Gopher Signs https://www.gophersign.com/	Aluminum with ImageLOC overlay While researching these ones, there were some recommendations for applying further protective coatings, This is an additional cost in the manufacturing process to prevent damage from the freeze-thaw cycle. Probably not the best option.					
Bear Signs https://www.bearsignco.com/ 6x9 likely \$17-20 ea for 30; direct print on 0.25" alum composite (7 yr span)	Bear direct prints info on 0.25" aluminum composite which is then affixed with 3M tape to the panels/posts quoted below. Quantity=3 @ \$474 24" x 36" x .25" thick laser cut aluminum panel welded at 45 degrees to (2) 2" x 2" x 54" aluminum tubes powder coated black.	na	Quantity=30 @ \$162 ea 6" x 9" x .25" thick laser cut aluminum panel welded at 45 degrees to 2" x 2" x 54" aluminum tube powder coated black	na	Quantity=21 @ \$281 ea 18" x 24" x .25" thick laser cut aluminum panel welded at 45 degrees to 2" x 2" x 54" aluminum tube powder coated black.	na
Voss Signs https://vosssigns.com/	Not this size So for digitally printed signs (where we print onto vinyl with a UV laminate and then apply it to the aluminum like it's a big sticker), the vinyl manufacturer quotes approx. 5-7+ years for the vinyl. This all depends on the amount of direct sunlight the vinyl is exposed to. The more direct sun, the faster it'll speed up its lifespan and the vinyl will start to shrink away from the material it's applied to, crack, peel or fade. The aluminum itself that it's applied to, will last 15-20+years.		Quantity 30 @ \$17.35 ea = \$520.50 6" x 9" .063 Aluminum with vinyl overlay Set-up charge~\$75 – This may not be charged Shipping: \$20	30 treated Wood posts @ \$12ea = \$360	Not this size	
Outdoor Discovery Center	\$300 per sign - 24"x36" printed sign		\$38 per sign		Would not do this part	

Holland, MI They do signs only – no frames or mounting hardware.	- printed on colorfast vinyl with UV-resistant ink - adhered to a backing of client's choice (prices may vary: 1/4"-3/8" plastic or aluminum are most common) - finished signs available for pick up or shipping (client cost)		- 6"x9" printed sign printed on colorfast vinyl - adhered to backing of client's choice			
Also spoke with MidWest Signs, Engraphix, Pulse, and Kent County Parks	These are not options.					



Voss Signs, LLC, 112 Fairgrounds Drive
PO Box 553, Manlius, NY 13104-0553
Phone 1-800-473-0698 or 682-6418, Fax (315) 682-7335
www.vosssigns.com • email sales@vosssigns.com
Voss Federal ID No. 16-1553963

ATTN: DANA LEHMANN
GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVE SE

CALEDONIA MI 49316

December 19, 2025

Quotation 1032716
Page 1 OF 1

Phone: 616-698-6640, Fax: 616-698-2490

Subject: Our quote number 1032716, Customer number 48455

RPT DIGITALLY PRINTED CUSTOM TREE TAGS

****IF 100% USABLE VECTOR FILE ARTWORK IS PROVIDED, SET UP READY TO GO,
WE CAN WAIVE THE SET UP FEE****

Material: ALUMINUM

Size: 9" X 6"

Gauge: .063 GAUGE ALUMINUM

Background Color: TAN

Print Color (s): BLACK TEXT, FULL COLOR PHOTOS

Mounting Holes: 2 EACH, TOP & BOTTOM CENTER, 3/8" DIAMETER, 2.75" IN

Round Corners: 1/2" RADIUS

QUANTITY	PRICE EACH	SIGN SUB TOTAL	ART CHARGE	SETUP CHARGE	SHIPPING COST	SUB TOTAL	SALES TAX	TOTAL
30	\$17.35	\$520.50		\$75.00	\$20.00	\$615.50		\$615.50

Terms: NET 30

Delivery: APPROX. 4-6 WEEKS FROM PROOF APPROVAL

Freight: FLAT RATE \$20 SHIPPING

Via: UPS

Sales Tax: NA

Thank you for the opportunity to quote your sign needs.

Sincerely,

Ashley Evans



345 Oak Road . Gibsonia, PA 15044
724-265-4900 . 724-265-4300 (fax)
www.PannierGraphics.com

DATE: 1/6/2026

QUOTE: E202506068-C0126

Querkus Creative
2159 Academy Dr
Grand Rapids MI 49503

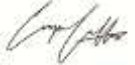
Contact: Spencer High
Phone: (616) 558-3685
Email: spencer@querkuscreative.com
Project: Prairie Wolf Park

Quantity	Description	Unit Price	Extended Price
2	36"w x 24"h x .090 Fiberglass Embedded (FE) Panels. Single-faced. Matte finish. Square cut. No holes.	\$344.00	\$688.00
2	Aluminum Low Profile Traditional "T" Exhibit Bases for 36"w x 24"h Panels. Visual area will be 35"w x 23"h. Includes (2) 2" x 6" x 57" "T" style posts for direct embedment. Powder coated a standard NPS Brown, NPS Charcoal, NPS Guam Gray or Black with a textured finish.	\$665.00	\$1,330.00
1	40"w x 24"h x .090 Fiberglass Embedded (FE) Panel. Single-faced. Matte finish. Square cut. No holes.	\$425.00	\$425.00
1	Aluminum Low Profile Traditional "T" Exhibit Base for 40"w x 24"h Panel. Visual area will be 39"w x 23"h. Includes (2) 2" x 6" x 57" "T" style posts for direct embedment. Powder coated a standard NPS Brown, NPS Charcoal, NPS Guam Gray or Black with a textured finish.	\$775.00	\$775.00
21	24"w x 18"h x .090 Fiberglass Embedded (FE) Panel. Single-faced. Matte finish. Square cut. No holes.	\$150.00	\$3,150.00
21	Aluminum Single Pedestal Exhibit Base for 24"w x 18"h Panel. Visual area will be 23"w x 17"h. Includes (1) 3" x 3" x 57" post. Direct embedment. Powder coated a standard NPS Brown, NPS Charcoal, NPS Guam Gray or Black with a textured finish.	\$300.00	\$6,300.00

Sale Amount: \$12,668.00
Estimated Shipping to 49503: \$305.00
Total Amount: \$12,973.00

TERMS AND CONDITIONS

- By signing this quote, the customer agrees to all terms and conditions in this document.
- Payment: 50% payment due with order and balance due Net 30.**


Cooper Collins
Account Manager
724-265-4900 x205
cdc@pannier.com

Customer Acceptance/Date

Print Name and Title



345 Oak Road . Gibsonia, PA 15044
724.265.4900 . 724-265-4300 (fax)
www.PannierGraphics.com

TERMS & CONDITIONS

PANELS

Panel Files: Pricing is based on receiving print-ready files. For more information, refer to our [File Preparation Guidelines](#). Completed files can be uploaded to our [FTP Site](#).

Panel Design: If Pannier is designing, preliminary design will be developed via PDF submittals and delivered over email. Pricing includes two rounds of revisions prior to delivery of a hard copy proof for each original design.

Proofs: One proof of each original will be submitted for the customer's approval. This printout will provide a reasonable estimation of the actual color and resolution of the final embedded panel, however a general deepening of all colors will occur as a natural part of the embedment process. Final changes may be made to this printout before proceeding to production.

PRICING

Pricing: Sale Amount is valid for 60 days from the quote date. Sale Amount subject to change if all approvals are not completed within 120 days of original quote date.

Credit Card Terms: A fee of 3% will be applied to all credit card transactions.

Cancellation: If order is cancelled, time and materials spent up to that point will be assessed and a final invoice will be provided. This invoice will carry a minimum charge of \$250, and cover agreed upon and completed work up to the point of cancellation.

SHIPPING

Packaging: Order will be bulk packed and one shipment.

Production: Production begins only after customer provides all necessary payments, delivery information, artwork and frame drawing approvals.

Delivery: 30-40 business days (6-8 weeks) after Pannier receives all necessary deposits and approvals, unless otherwise noted.

Shipping: Estimated shipping does not include any special services such as a liftgate, inside delivery or delivery to a residential address. Order may be delivered via an 18-wheeler truck. Depending on the size of the order, the shipment may need to be offloaded with a forklift.

Shipping Estimate: Shipping cost shown above is an estimate generated on the day the quote is written. Estimate includes packaging and handling. Final shipping charges can vary based on the volatility of the transit industry. Additional shipping charges may be invoiced at time of shipment.

FOB Destination: Freight Prepaid & Add

Sales Tax: If sales tax exempt, please provide documentation.



345 Oak Road . Gibsonia, PA 15044
724.265.4900 . 724-265-4300 (fax)
www.PannierGraphics.com

Delivery Address Form

Please fill out the following form to confirm the delivery address of your order from Pannier. Deliveries are typically made Monday through Friday, 8 am-5 pm. The order may be delivered via an 18-wheeler truck.

There may be multiple crates depending on the size of the order. You will be required to unload the shipment from the truck at the delivery site. All shipping information, such as delivery date and tracking information, will be emailed to you once the order has shipped.

Company Name:

Delivery Contact Name:

Physical Delivery Address:

Delivery Contact Phone Number:

Receiving Days For Physical Address Location (check all that apply):

- ☐ Monday ☐ Wednesday ☐ Friday
☐ Tuesday ☐ Thursday

Call For Appointment? *If an appointment is required, delivery will be delayed by at least one business day. The delivery contact will receive a phone call from the shipping company to set up a delivery date.*Please note that if your order is shipping via UPS Ground, special services are not available.*

Yes ☐ No ☐

Receiving Hours For Physical Address Location (write in hours):

Please check any special services needed. These services WILL require additional charges unless they were included in the quote. By checking the box, you agree to the charge.

Please note that if your order is shipping UPS Ground, special services are not available.

☐ Inside Delivery and Lift Gate - \$120.00

☐ Lift Gate - \$95.00

☐ Residential Delivery - \$50.00

Email address to send invoice to:

Hard-Copy Proof Address Form

If you ordered FE or GCL panels, you will receive a hard-copy proof of each unique panel design. These are sent via UPS. You will receive email confirmation when they are sent. Please provide an address below. Please note, we cannot ship to a PO Box.

☐ Please use Delivery Address entered above.

☐ Please use the following address and contact informaton:



Quote GT-080125

Client Gaines Township **Project** Prairie Wolf Park Signage

The following proposal is an estimate for completion of work as described below.
Estimates do not include font, stock image costs or website hosting fees.

Issue Date	Rate		
08.01.2025	\$85/hr		
Services Outlined	Time Required	Estimated Cost	
Large Signage - 24x36"	38-50 hr	\$3,230 - 4,250	
Slough Interpretive Sign	15-20 hr		
Prairie Restoration Interpretive Sign	15-20 hr		
Park History & Trail Map Sign	8-10 hr		
Small Signage - 6x9"	30-40 hr	\$2,550 - 3,400	
Tree Identification Signs - Rest of Park (30)	30-40 hr		
Story Walk Signage	9-11 hr	\$765 - 935	
Prairie Wolf Park Story Signs (21)	9-11 hr		
Estimated Total	77 - 101 hr	\$6,545 - 8,585	

Quotes are established using the most amount of time required for each illustration. Time is tracked after project kickoff. For hours exceeding the original design estimate, Querkus Creative Consulting will contact Gaines Township for approval to proceed. It is at the discretion of the service provider to determine whether a new invoice shall be sent for the additional time required. If payment is required, an additional \$10 per hour will be added onto the agreed upon hourly rate of \$85/hr, bringing the hourly rate to \$95/hr.

Spencer High, Owner of Querkus Creative Consulting:

Date:

S. High

08.01.2025



www.gainestownship.org

MEMO

Staff Communication

DATE: January 7, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Brand Public Exposure

SUMMARY:

With the completion of the updated brand design, it was suggested that the new logo, mission statement, and vision statement be made more visible to the public. One of the suggestions was to add something in the lobby of the Township office as well as on the wall between the flags on the dais.

Township staff have received quotes from two companies to add the logo, mission, and vision to the windows next to the reception desk in the lobby. Quotes were also received to add the mission and vision statements to the wall in the Board Conference Room as well as a raised letter logo with tagline on the wall behind the dais.

Quotes were received from West Michigan Glass Coatings and Postema Signs. Staff is recommending that the Board consider moving ahead with the Postema Signs quotes that total \$4,515 for all three placements.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends the approval of the Postema Signs quotes.



📞 6165401692

✉ info@westmgc.com

📍 1640 Elizabeth Avenue Northwest
Grand Rapids, MI 49504

Proposal To: Rebecca Klanderman

📞 (616)698-6640 Ext. 110

✉ rebecca.klanderman@gainestownship.org

📍 8555 Kalamazoo Avenue Southeast
Caledonia, MI 49316

Window Film Care

Paint Protection Care

Proposal #421938154

Date Nov 26, 2025

📍 8555 Kalamazoo Avenue Southeast, Caledonia, MI 49316

- › Customer provided measurements 3 items ~ 67 sqft
- › Decals 2 items ~ 21 sqft

Solution 1 CUSTOM

- › Customer provided measurements 3 items ~ 67 sqft

Custom

Scope: Installation of custom printed and/or plotted film to the identified openings by certified installers.

Notes:

- Vision Statement: Gaines Charter Township provides quality living for generations to come.
- Mission Statement: Gaines Charter Township honors our heritage, creates a hospitable, responsible, and engaging environment for residents, business owners, and community partners to ensure a vibrant future for generations.
- Include Gaines Charter Township Logo
- Film Description: TBD
- Includes electronic proof for content approval before final production
- Design fee included in proposal
- Installation fee included in proposal

\$ 1,876.00

Solution 2 DECALS

- › Decals 2 items ~ 21 sqft

Decals

Scope: Installation of two decals to the identified openings in the Conference Room and Board Room by certified installers.

Notes:

- Decals to be provided by customer
- Film Description: TBD
- Includes electronic proof for content approval before final production
- Design fee included in proposal
- Installation fee included in proposal

\$ 462.00

Please review our offer and approve below. To speed up the scheduling process, you may provide your preferred install date and any notes you would like to add below.

ⓘ You didn't select any solutions. Please select solutions above to approve the proposal.

TOTAL **\$ 0.00**

[WMGC Website](#) [MIPP Website](#)

Terms: Proposal Valid for 30 days. 100% Due Upon Completion.

Standard general liability and worker's comp insurance included in the price. Customer responsible for cost of additional coverage if required.

Guarantee: All materials and workmanship are guaranteed to be as specified and the work to be performed in accordance with this written proposal, completed in a workman like manner for the amount indicated. Any change(s) from these specifications requiring extra time, labor or materials will result in additional charges to the amount indicated above. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Our company is not responsible for glass breakage due to improper glass installation, existing glass damage or scoring from previous film installation.

__Approving this proposal serves as a valid Purchase Order unless otherwise provided. If a need to cancel arrives, a materials return & restocking fee may apply__

Powered By [TintWiz](#)

Vision Statement:

**Gaines Charter Township strives to
provide quality living for current and
future generations.**



Gain More.

Mission Statement:

**Gaines Charter Township honors
our heritage and creates a
hospitable and engaging
environment for residents,
business owners, and community
partners to ensure a vibrant
future for generations.**

Postema Signs

7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: Gaines Charter Township

We recycle fluorescent lamps,
plastics, aluminum, and steel. 

Contact: Rebecca Klanderman

5616-698-6640

Project: Hallway glass windows

8555 Kalamazoo Ave SE

Caledonia, MI 49316

Quotation

Quote Date: 12/23/2025

Quotation valid for 15 days

TERMS:

Deposit - 50%, Net Due 15 Days

<u>Description</u>	<u>Amount:</u>
Provide and apply vinyl to 3 Qty. glass windows overall dimensions 123.67" long	\$550.00

Installation \$525.00

Michigan Sales Tax if applicable add \$33.00 to the invoice.


Postema Signs & Graphics

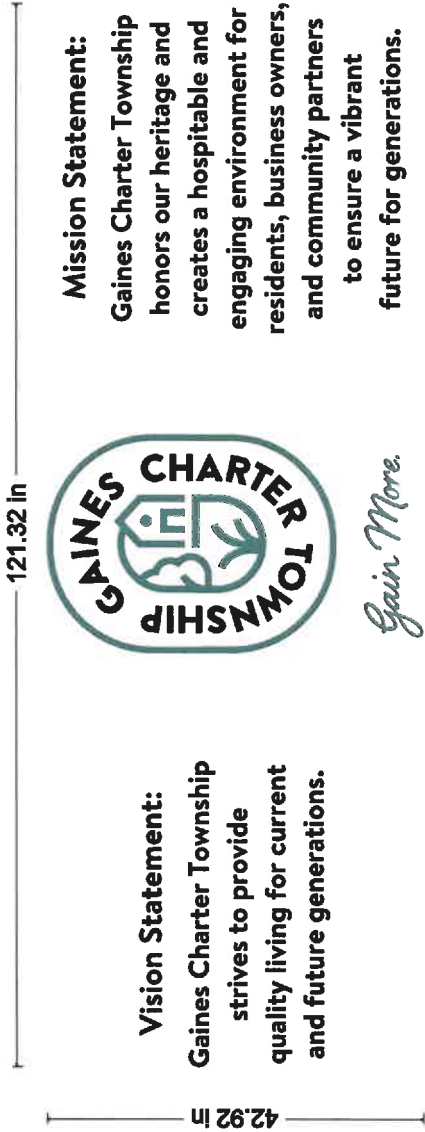
12/23/2025
Date

Subtotal: \$1,075.00

Sales Tax: _____

Total: \$1,075.00

Approval _____ Date _____



DETAILS:
• Printed Vinyl Graphics with laminate

All designs and specifications are sole property of Postema Signs and Graphics. Any unauthorized use or distribution is prohibited.

Customer:	Date:
Color:	Color:
Material:	Material:
Size:	Size:
Notes:	Notes:

Postema Signs

7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: Gaines Charter Township

We recycle fluorescent lamps,
plastics, aluminum, and steel.



Contact: Rebecca Klanderman

5616-698-6640

**Project: Board Meeting Room
8555 Kalamazoo Ave SE
Caledonia, MI 49316**

Quotation

Quote Date: 12/23/2025

Quotation valid for 15 days

TERMS:

Deposit - 50%, Net Due 15 Days

Description	Amount:
Provide (1) acrylic wall sign with overall dimensions of 29" x 48".	\$2,240.00

Installation \$525.00

Michigan Sales Tax if applicable add \$134.40 to the invoice.


Postema Signs & Graphics

12/23/2025
Date

Subtotal: \$2,765.00

Sales Tax:

Total: \$2,765.00

Approval _____ Date _____

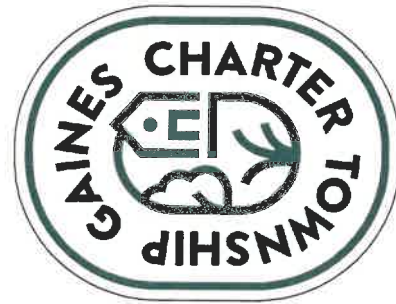


DETAILS:

- Lettering to be Painted 1 1/2" acrylic
- Double sided taped to wall

Wall

29.4 in



48 in

Gain More

1"

1 1/2"



Side View

Customer Design Approval

Date

Matthews Paint

Matthews Paint

Matthews Paint

Postema Signs

7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: **Gaines Charter Township**

We recycle fluorescent lamps,
plastics, aluminum, and steel. 

Contact: **Rebecca Klanderman**

5616-698-6640

Project: Conference Room

**8555 Kalamazoo Ave SE
Caledonia, MI 49316**

Quotation

Quote Date: 1/6/2026

Quotation valid for 15 days

TERMS:

Deposit - 50%, Net Due 15 Days

Description	Amount:
Provide and apply vinyl Mission Statement and Vision Statement to Conference Room wall	\$325.00

Installation \$350.00

Michigan Sales Tax if applicable add \$19.50 to the invoice.

 1/6/2026
Postema Signs & Graphics Date

Subtotal: \$675.00

Sales Tax:

Total: \$675.00

Approval _____ Date _____

Postema Signs

7475 S. Division Ave, Grand Rapids, MI 49548
Phone 616.455.0260 Fax 616.455.0272
www.postemasign.com

Certified Woman Owned Small Business

Company: **Gaines Charter Township**

We recycle fluorescent lamps,
plastics, aluminum, and steel. 

Project: **Conference Room**

**8555 Kalamazoo Ave SE
Caledonia, MI 49316**

Quotation

Quote Date: **1/6/2026**

Exclusions & Qualifications:

- *Permit expenses and acquisition fees are not included in the quoted pricing unless noted.
- *Quoted pricing excludes structural engineering, engineered drawings, and any costs associated with obtaining them. If engineer requires larger and/or additional structure (s), that will be billed as an extra.
- *Electrical service to proposed sign(s) is assumed to be existing or provided by others. Final hookup in most cases to also be completed by others.
- *If footings are required, quote assumes normal soil conditions. Overcoming underground obstructions such as asphalt, concrete, large rocks, utility lines, frost, sprinklers, etc., will be billed as an extra.
- *Postema Sign will practice caution and attempt to avoid damaging any landscaping during installation. If for some reason landscaping restoration is required, Postema Sign will not be held responsible.
- *Quoted pricing does not include overtime, after hour, holiday, or any other work hours requiring a premium wage. If customer requests work be performed during these hours they will be billed as an extra.
- *Quote assumes clear and adequate access to perform installation(s).
- *Vector art may be required. If not available, services to alter artwork will be billed.
- *Work quoted as being performed in (1) mobilization, any added trips will be billed accordingly.
- *If project start is delayed by customer, Postema Sign reserves the right to adjust pricing every 90 days from the date of acceptance until fabrication begins.
- *If storage of signage is required due to a delaying of installation by customer a \$70 per month charge may be imposed starting 30 days after the scheduled installation date.


Postema Signs & Graphics

1/6/2026
Date



All electrical circuits are to be ran to the
sign location by the business owner.

Approval

Date



Lettering will be in white

37.55 in

Vision Statement:

Gaines Charter Township
strives to provide
quality living for current
and future generations.

Mission Statement:

Gaines Charter Township
honors our heritage and
creates a hospitable and
engaging environment for
residents, business owners,
and community partners
to ensure a vibrant
future for generations.

97.45 in



Customer Design Approval

Matthews Paint

Matthews Paint

Matthews Paint



www.gainestownship.org

MEMO

Staff Communication

DATE: December 2, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Bob Terpstra, Township Supervisor
RE: 2026 Committee Assignments

SUMMARY:

Each December the Board of Trustees review is provided a proposed list of committees, commissions, and boards for the next calendar year.

The attached proposed assignments for 2026 will look a little different to you.

- The Parks and Trails Committee has been rebranded.
 - Going forward it will be the Parks & Trails Open Space Initiatives Committee
 - Membership has increased by four (4)
- There has been a change in membership of the Personnel Committee
- BGUA Water & Sewer has a change in membership
- Sand and Gravel Committee
 - This has been a sub-committee (under the Planning Commission). It appears StoneCo will continue mining in the Township, therefore we are proposing making this a committee, rather than a sub-committee. The Township Board must approve the creation of any committee.
- Preparedness Committee
 - This is a request to form a new Committee
 - The Preparedness Committee will be charged with ensuring we are fully equipped to respond effectively to any potential disasters.
- The Division Avenue Improvement Authority will have one new member. This is not an additional member, simply a replacement of a member who become ineligible for membership.
- The Zoning Board of Appeals has a change in membership.
- The Water and Sewer Committee (BGUA) has a change in membership.

We are looking forward to an exciting new year; new members bring fresh ideas. With that being said, a huge **THANK YOU** to the service of all members (past and present) of these committees. Your ideas and input are invaluable to the Township.

FINANCIAL IMPACT: NONE

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION:

Staff recommends approval of the proposed committee/commission/board assignments

2026 COMMITTEE APPOINTMENTS BOARD OF TRUSTEES

PARKS & TRAILS COMMITTEE			
Member	Member Type	Appointment Type	Term (2-yr)
Brian Diemer	Member	Voting	Jan. 1, 2025 ~ Dec. 31, 2026
Dana Lehmann	Member	Voting	Jan. 1, 2025 ~ Dec. 31, 2026
Kathy Vander Stel	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2027
Member	Member Type	Appointment Type	Term (1-yr)
Bob Terpstra	Supervisor	Ex-Officio	Unlimited
Rod Weersing	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
Steve Maier	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
Linda Crumback	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
Laurie Lemke	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
Sarah Woltjer	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
Melissa Manning	Member	Voting	Jan. 1, 2026 ~ Dec. 31, 2026
PLANNING COMMISSION			
Member	Appointment Type		Term (3-yr)
Brad Waayenberg	Member		Jan. 1, 2024 ~ Dec. 31, 2026
Ronnie Rober	Member		Jan. 1, 2024 ~ Dec. 31, 2026
Connie Giarmo	Member		Jan. 1, 2025 ~ Dec. 31, 2027
Ryan Wiersema	Member		Jan. 1, 2025 ~ Dec. 31, 2027
Lani Thomas	Member		Jan. 1, 2026 ~ Dec. 31, 2028
Talimma A. Billips	Member		Jan. 1, 2026 ~ Dec. 31, 2028
Tim Haagsma	Member		Board Appointed
PERSONNEL COMMITTEE			
Member	Appointment Type		Term (2-yr)
Bob Terpstra	Member		Jan. 1, 2026 ~ Dec. 31, 2027
Connie Giarmo	Member		Jan. 1, 2026 ~ Dec. 31, 2027
Kathy Vanderstel	Member		Jan. 1, 2026 ~ Dec. 31, 2027
Rob DeWard	Member		Jan. 1, 2025 ~ Dec. 31, 2026
Township Manager	Member		Jan. 1, 2026 ~ Dec. 31, 2027
ZONING BOARD OF APPEALS			
Member	Appointment Type		Term (3-yr)
Greg Gauthier	Alternate		Jan. 1, 2026 ~ Dec. 31, 2027
Rob DeWard	Alternate		Jan. 1, 2025 ~ Dec. 31, 2027
Ruth Ringnalda	Member		Jan. 1, 2025 ~ Dec. 31, 2027
Ryan Wiersema	Member		Jan. 1, 2026 ~Dec. 31, 2028
Mark Krier	Member		Jan. 1, 2026 ~ Dec. 31, 2028
Matt Kooiman	Member		Jan. 1, 2024 ~ Dec. 31. 2026
James Peacock	Member		Jan. 1, 2024 ~ Dec. 31, 2026
GAINES CHARTER TOWNSHIP PUBLIC SAFETY COMMITTEE			
Member	Appointment Type		Appointment Type
Bob Terpstra	Member		Unlimited
Tim Haagsma	Member		Jan. 1, 2026 ~ Dec. 31, 2027
Paul Sheely	Member		Jan. 1, 2026 ~ Dec. 31, 2027
Ken VanHall	Fire Chief - Member		Jan. 1, 2026 ~ Dec. 31, 2027
TOWNSHIP LIQUOR CONTROL ENFORCEMENT			
Member	Appointment Type		Term (1-Yr)
Rod Weersing	Member		Jan 1, 2026 ~ Dec 31, 2026
Bob Terpstra	Member		Jan 1, 2026 ~ Dec 31, 2026
John Stuyfzand	Member		Jan 1, 2026 ~ Dec 31, 2026
Dan Wells	Member		Jan 1, 2026 ~ Dec 31, 2026
Kim Triplett	Member		Jan 1, 2026 ~ Dec 31, 2026

WATER & SEWER ADVISORY COMMITTEE			
Member	Appointment Type		Term (1-yr)
Bob Terpstra	Member		Jan 1, 2026 ~ Dec 31, 2026
Jeff Gritter	Member		Jan 1, 2026 ~ Dec 31, 2026
Tracy Lawrence	Member		Jan 1, 2026 ~ Dec 31, 2026
Tim Haagsma	Member		Jan 1, 2026 ~ Dec 31, 2026
Dan Wells	Member		Jan 1, 2026 ~ Dec 31, 2026
BOARD OF REVIEW			
Member	Appointment Type		Term
Mark Krier	Alternate		Jan. 1, 2024 ~ Dec 31, 2026
Bob Schautz	Member		Jan. 1, 2025 ~ Dec 31, 2027
Don Hilton	Member		Jan. 1, 2026 ~ Dec 31, 2026
Ruth Ringnalda	Member		Jan. 1, 2024 ~ Dec, 31, 2026
Bob Terpstra	Secretary		Unlimited
BGUA WATER AND SEWER ADVISORY COMMITTEE			
Member	Township	Position	Term (3-yr)
Tim Haagsma	Gaines	Board Liaison	Jan. 1, 2026 ~ Dec. 31, 2028
Bob Terpstra	Gaines	Member	Jan. 1, 2026 ~ Dec. 31, 2028
Tracy Lawrence	Gaines	Member	Jan.1, 2024 ~ Dec. 31, 2026
Bill VanDyk	Byron	Member	Byron Appoints
Jeff Brinks	At-Large	Member	Jan.1, 2025 ~ Dec .31, 2027
Scott Tubergen	Byron	Member	Byron Appoints
Angie Vander Ploeg	Byron	Member	Byron Appoints
DIVISION AVENUE CORRIDOR IMPROVEMENT AUTHORITY			
Member	Township	Position	Term
Bob Terpstra	Gaines	Board Representative	Unlimited
Paul France	Gaines	Member	Jan. 1. 2026 ~ Dec. 31, 2026
John Huizinga	Gaines	Member	Jan. 1, 2024 ~ Dec. 31, 2026
Stu Warsen	Gaines	Member	Jan. 1, 2025 ~ Dec. 31, 2026
Tom Werkema	Gaines	Member	Jan. 1, 2025 ~ Dec. 31, 2027
Jay Niewiek	Gaines	Member	Jan. 1, 2026 ~ Dec. 31, 2028
Zac Herrema	Gaines	Member	Jan. 1, 2026 ~ Dec. 31, 2027
SAND AND GRAVEL COMMITTEE			
Member	Township	Position	Term
Craig Newhof	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
Kathy VanderStel	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
Jeff Gritter	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
Connie Giarmo	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
Tim Haagsma	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
Dan Wells	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2026
PREPAREDNESS COMMITTEE – See Appendix A			
Member	Township	Position	Term
Phil Brondsema	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2028
Michael Brew	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2028
Rod Weersing	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2028
Dan Fryling	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2028
John Stuyfzand	Gaines	Member	Jan. 1, 2026 ~ Dec. 31. 2028

APPENDIX A

Preparedness Committee Mandate

The Preparedness Committee (“The Committee”) is entrusted with the critical responsibility of ensuring that GCT is fully equipped to respond effectively to any potential disasters. The purpose is initiative-taking planning, coordination, and implementation of measures that safeguard lives, assets, and operations during emergencies. The Committee will recommend preparedness strategies that may include regular training sessions, and a current written plan to assist in conducting written plan to assist in conducting an appropriate emergency response protocols.

The Committee will collaborate with relevant area organizations to implement solutions that strengthen resilience and reduce exposure to hazards.



www.gainestownship.org

MEMO

Staff Communication

DATE: January 7, 2026

TO: Gaines Charter Township Board of Trustees

FROM: Tracy Lawrence, Water & Sewer Administrator

RE: 2025 Water & Sewer Utility Bill Relief Annual Report

SUMMARY:

The Water & Sewer Utility Bill Relief Policy was adopted on December 12, 2022. The Policy allows the Water & Sewer Administrator to grant bill relief up to \$500.00. Attached is a summary of the 2025 bill adjustments that were provided to residents. The relief calculation and supporting documents were provided to the Township Manager for verification and approval then filed in a binder. They will also be reviewed by the auditors as is typical procedure during the annual audit. This report will be provided to the Water & Sewer Advisory Committee at their next meeting.

FINANCIAL IMPACT:

Each utility account was adjusted according to the calculated relief.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

None

2025 Water & Sewer Utility Bill Relief Report

Billing adjustments provided to the resident by the Water & Sewer Administrator that were under the \$500 threshold for Board approval.

All adjustments were reviewed by the Township Manager.

Amount	Utility	Address	Reason
\$48.38	Sewer	1050 Brownell	Homeowner had a leaking backflow device. Water did not go into the sewer system. Sewer relief was provided.
\$140.72	Sewer	1656 Crescent Pointe	Homeowner had a pipe break in the basement resulting in the basement flooding. Homeowner was out of town when break occurred. Water did not go into the sewer system. Sewer relief was provided.
\$502.84	Sewer	7320 Royal Ridge	*Because the dollar amount was so close to the threshold, relief was given without going before the Board* A pinprick hole was found in a water line in the home and repaired by a plumber. The small hole caused high water usage. Documentation was sent to the W/S Dept clearly showing water on the floor along with the repair bill. Water did not go into the sewer system. Sewer relief was provided.
\$378.81	Sewer	2240 Peerpoint	Homeowner found water pooling in the yard in December 2024. A split irrigation line was replaced in the of spring 2025. The irrigation system had not been winterized. Water did not go into the sewer system. Sewer relief was provided.



www.gainestownship.org

MEMO

Staff Communication

DATE: January 7, 2026

TO: Gaines Charter Township Board of Trustees

FROM: Tracy Lawrence, Water & Sewer Administrator

RE: 2025 Water & Sewer Connection Fee Payment Plan Balances

SUMMARY:

The Water & Sewer Connection Fee Payment Plan Policy was adopted on December 12, 2022. The Policy allows the Water & Sewer Administrator to establish a payment plan for connection fees when requested by a customer that is making a connection to public water or public sanitary sewer. Section 1705 of the Water & Sewer Ordinance provides the necessary guidance the Administrator will reference in lieu of the Township Board. The connection fees are calculated based on the applicable provisions of Article 16 and Article 17 of the Water & Sewer Ordinance. The Administrator keeps documentation of all payment plans including the annual installment billing for all active plans. The payment plan documents are reviewed annually as part of the Township audit. This report will be provided to the Water & Sewer Advisory Committee at their next meeting.

FINANCIAL IMPACT:

The 2025 ending total balance of payment plans the Township currently holds for customers is \$430,637.11.

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

None

01/07/2026

01:59 PM

PARCEL BALANCES FOR GAINES CHARTER TOWNSHIP

SPEC. POPULATION: All Active Parcels

ALL PAYMENTS INCLUDED
CURRENT INSTALLMENT YEAR: 2025

Page: 1/5

DB: GainesCharterTwpMI

Parcel No. Owner	District	Amount	Current Install	Tot Prin Pd Cur Prin Pd	Tot Int Pd Cur Int Pd	Tot Adm Pd Cur Adm Pd	Tot Pen Pd Cur Pen Pd	Tot Addtl Pen Cur Addtl Pen	Tot Cert Pd Cur Cert Pd	Tot Balance Cur Balance
41-22-18-451-007 FORTUIN REBECCA & MICHAEL	S-53 84TH ST SEWER VK761	19,510.00	2,292.43	8,870.37 1,951.00	1,333.19 341.43	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	10,639.63 0.00
41-22-19-100-020 BIGNALL REBECCA E	S-53 84TH ST SEWER VK761	14,972.50	1,759.27	5,989.00 1,497.25	1,023.12 262.02	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	8,983.50 0.00
41-22-19-100-021 FOOTHILLS PROPERTIES LLC	S-53 84TH ST SEWER VK761	49,443.42	5,809.60	19,777.36 4,944.34	3,378.64 865.26	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	29,666.06 0.00
41-22-19-100-074 VANDERLAAN DANIEL & TAVI	S-53 84TH ST SEWER VK761	28,337.50	3,329.66	11,335.00 2,833.75	1,936.40 495.91	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	17,002.50 0.00
41-22-19-100-091 ZAAGMAN EDWARD J	S-53 84TH ST SEWER VK761	11,260.00	1,323.05	4,520.15 1,126.00	886.73 197.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	6,739.85 0.00
41-22-19-200-009 VANSOLKEMA WAYNE A	S-53 84TH ST SEWER VK761	11,260.00	1,323.05	4,504.00 1,126.00	769.43 197.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	6,756.00 0.00
41-22-19-200-018 TALBERT JODY A	S-53 84TH ST SEWER VK761	19,180.00	2,253.65	7,672.00 1,918.00	1,310.63 335.65	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	11,508.00 0.00
41-22-19-200-027 ROSE ALAN L & SUSAN M	S-53 84TH ST SEWER VK761	16,457.50	1,933.76	6,608.10 1,645.75	1,124.60 288.01	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	9,849.40 0.00
Totals For S-53 84TH ST SEWER VK761 Unit 22	Parcels: 8	170,420.92	20,024.47	69,275.98 17,042.09	11,762.74 2,982.38	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	101,144.94 0.00

PARCEL BALANCES FOR GAINES CHARTER TOWNSHIP
SPEC. POPULATION: All Active Parcels
ALL PAYMENTS INCLUDED
CURRENT INSTALLMENT YEAR: 2025

Parcel No. Owner	District	Amount	Current Install	Tot Prin Pd Cur Prin Pd	Tot Int Pd Cur Int Pd	Tot Adm Pd Cur Adm Pd	Tot Pen Pd Cur Pen Pd	Tot Addtl Pen Cur Addtl Pen	Tot Cert Pd Cur Cert Pd	Tot Balance Cur Balance
41-22-03-476-034 GARCIA ELEAZAR OJEDA	S-54 68TH ST SEWER VK957	13,784.00	1,936.65	2,781.41 1,378.40	816.70 558.25	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	11,002.59 0.00
41-22-10-226-017 MY AMERICAN DREAM LLC	S-54 68TH ST SEWER VK957	18,342.80	2,577.16	3,668.56 1,834.28	811.67 742.88	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	14,674.24 0.00
Totals For S-54 68TH ST SEWER VK957 Unit 22	Parcels: 2	32,126.80	4,513.81	6,449.97 3,212.68	1,628.37 1,301.13	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	25,676.83 0.00

01/07/2026
01:59 PM

PARCEL BALANCES FOR GAINES CHARTER TOWNSHIP
SPEC. POPULATION: All Active Parcels
ALL PAYMENTS INCLUDED
CURRENT INSTALLMENT YEAR: 2025

Page: 3/5
DB: GainesCharterTwpMI

Parcel No. Owner	District	Amount	Current Install	Tot Prin Pd Cur Prin Pd	Tot Int Pd Cur Int Pd	Tot Adm Pd Cur Adm Pd	Tot Pen Pd Cur Pen Pd	Tot Addtl Pen Cur Addtl Pen	Tot Cert Pd Cur Cert Pd	Tot Balance Cur Balance
41-22-02-100-041 3304 6 LLC	S-99 SPECIALS	18,015.50	2,679.81	1,801.55 1,801.55	878.26 878.26	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	16,213.95 0.00
41-22-06-453-030 WIERENGA ERIC & AMANDA	S-99 RSPECIALS	14,008.00	1,645.94	5,603.20 1,400.80	1,167.97 245.14	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	8,404.80 0.00
41-22-07-305-044 PARTINICO CONSTRUCTION	S-99 LSPECIALS	14,428.00	1,846.03	4,372.59 1,442.80	1,151.53 403.23	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	10,055.41 0.00
41-22-08-376-055 DEJONG PETER L & ANN	S-99 TRUSPECIALS	16,215.35	2,412.04	1,621.54 1,621.54	790.50 790.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	14,593.81 0.00
41-22-16-351-004 ZIEGER JOAN C TRUST	S-99 SPECIALS	105,327.14	13,692.52	10,532.71 10,532.71	3,159.81 3,159.81	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	94,794.43 0.00
41-22-17-100-015 DIEMER EVERETT TRUST	S-99 SPECIALS	56,576.80	6,789.22	16,973.04 5,657.68	3,701.07 1,131.54	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	39,603.76 0.00
41-22-19-100-001 ZAAGMAN EDWARD J & JOYLES	S-99 SPECIALS	44,787.05	5,260.88	17,979.11 4,478.71	3,803.69 782.17	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	26,807.94 0.00
Totals For S-99 SPECIALS Unit 22	Parcels: 7	269,357.84	34,326.44	58,883.74 26,935.79	14,652.83 7,390.65	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	210,474.10 0.00

PARCEL BALANCES FOR GAINES CHARTER TOWNSHIP
SPEC. POPULATION: All Active Parcels
ALL PAYMENTS INCLUDED
CURRENT INSTALLMENT YEAR: 2025

Parcel No. Owner	District	Amount	Current Install	Tot Prin Pd Cur Prin Pd	Tot Int Pd Cur Int Pd	Tot Adm Pd Cur Adm Pd	Tot Pen Pd Cur Pen Pd	Tot Addtl Pen Cur Addtl Pen	Tot Cert Pd Cur Cert Pd	Tot Balance Cur Balance
41-22-11-351-023	W-52	7,673.00		6,905.70	1,201.15	0.00	0.00	0.00	0.00	767.30
WILLIAMS ROY E	HANNA LAKE WATERMAIN		817.17	767.30	49.87	0.00	0.00	0.00	0.00	0.00
Totals For W-52	Parcels: 1	7,673.00		6,905.70	1,201.15	0.00	0.00	0.00	0.00	767.30
HANNA LAKE WATERMAIN EXT			817.17	767.30	49.87	0.00	0.00	0.00	0.00	0.00
Unit 22										

01/07/2026
01:59 PM

PARCEL BALANCES FOR GAINES CHARTER TOWNSHIP
SPEC. POPULATION: All Active Parcels
ALL PAYMENTS INCLUDED
CURRENT INSTALLMENT YEAR: 2025

Page: 5/5
DB: GainesCharterTwpMI

Parcel No. Owner	District	Amount	Current Install	Tot Prin Pd Cur Prin Pd	Tot Int Pd Cur Int Pd	Tot Adm Pd Cur Adm Pd	Tot Pen Pd Cur Pen Pd	Tot Addtl Pen Cur Addtl Pen	Tot Cert Pd Cur Cert Pd	Tot Balance Cur Balance
41-22-03-100-022 EDWARDS JEFFREY M	W-99 SPECIALS	10,384.20	1,256.49	5,192.10 1,038.42	1,302.35 218.07	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5,192.10 0.00
41-22-03-226-018 MCCLELLAN CHRISTINA & OCSPECIALS	W-99 SPECIALS	8,445.00	920.51	6,756.00 844.50	1,085.20 76.01	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1,689.00 0.00
41-22-05-101-008 TRIPLETT RICHARD A & KIMSPECIALS	W-99 SPECIALS	8,804.00	1,236.96	1,760.80 880.40	752.74 356.56	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	7,043.20 0.00
41-22-08-376-055 DEJONG PETER L & ANN TRUSPECIALS	W-99 SPECIALS	10,318.75	1,534.92	1,031.88 1,031.88	503.04 503.04	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	9,286.87 0.00
41-22-11-200-063 7000 DUTTON INDUSTRIAL DSPECIALS	W-99 SPECIALS	21,554.46	2,349.44	17,272.96 2,155.45	2,769.75 193.99	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4,281.50 0.00
41-22-17-100-015 DIEMER EVERETT TRUST	W-99 SPECIALS	40,726.00	4,887.12	12,217.80 4,072.60	2,664.16 814.52	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	28,508.20 0.00
41-22-19-100-001 ZAAGMAN EDWARD J & JOYLESPECIALS	W-99 SPECIALS	27,896.46	3,276.39	11,216.63 2,789.65	2,368.30 486.74	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	16,679.83 0.00
41-22-19-100-091 ZAAGMAN EDWARD J	W-99 SPECIALS	15,050.40	1,767.88	6,041.76 1,505.04	1,278.20 262.84	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	9,008.64 0.00
41-22-30-400-046 SMITH TERRY E & SUSAN M SPECIALS	W-99 SPECIALS	18,141.00	2,131.57	7,256.40 1,814.10	1,428.60 317.47	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	10,884.60 0.00
Totals For w-99 SPECIALS Unit 22	Parcels: 9	161,320.27	19,361.28	68,746.33 16,132.04	14,152.34 3,229.24	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	92,573.94 0.00
Gr. Totals...	27	640,898.83	79,043.17	210,261.72 64,089.90	43,397.43 14,953.27	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	430,637.11 0.00



www.gainestownship.org

MEMO

Staff Communication

DATE: January 5, 2026
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: IAFF Local 4385 Collective Bargaining Agreement

SUMMARY:

Supervisor Terpstra, Andy Gordon (a Labor Attorney from the Township Attorney's office), and I had several negotiations sessions with the leadership of Local 4385. The sessions led to what I feel is a fair Collective Bargaining Agreement for both sides. The Union has voted to approve and ratify the proposed agreement upon approval by the Township Board.

There were a few proposed changes made to the former contract language that I feel are notable. The first is an increase in sick leave from 72 hours per year to 144 hours per year. The sick leave bank has also increased from a maximum of 240 hours to a maximum of 720 hours. Another change is that an Annual Shift Draw process has been added to the contract. Lastly, a New Child Leave policy has been added to the contract.

The Township Attorney's office has issued a privileged and confidential memo related to the negotiation process for your review if the Board should decide to move to a Closed Session for review.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends that the Board strongly consider approval of the proposed Collective Bargaining Agreement.

AGREEMENT BETWEEN
GAINES CHARTER TOWNSHIP
AND
THE GAINES TOWNSHIP PROFESSIONAL FIREFIGHTERS
UNION
(LOCAL 4385)

(Effective January 1, 2026, through December 31, 2028)

Table of Contents

Table of Contents.....	ii
Agreement.....	1
Preamble	1
Article 1 – Recognition.....	1
Article 2 – Management Rights	1
Article 3 – Strike/Lockout	2
Article 4 – Union Activities.....	3
Article 5 – Seniority.....	3
Article 6 – Grievance Procedure.....	4
Article 7 – Discipline and Discharge	5
Article 8 – Hours of Work	6
Article 9 – Overtime	7
Article 10 – Trade Time.....	7
Article 11 – Call Back Pay.....	7
Article 12 – Wages.....	7
Article 13 – Payroll Deduction	8
Article 14 – Holidays	9
Article 15 – Vacation Leave	9
Article 16 – Sick Leave.....	10
Article 17 – Compensatory Time.....	11
Article 18 – Bereavement Leave.....	11
Article 19 – Jury Duty.....	11
Article 20 – Family Medical Leave Act (FMLA).....	12
Article 21 -- Workers’ Compensation.....	12
Article 22 – Insurance	13
Article 23 – Pension.....	14
Article 24 – Uniform and Clothing.....	14
Article 25 – Food Allowance	14
Article 26 – Physical Fitness.....	15
Article 27 – Personnel Records.....	15
Article 28 – Harassment.....	15
Article 29 – Substance Abuse	16
Article 30 – Savings Clause	17
Article 31 – Successor Agreements	17
Article 32 – Waiver.....	17
Article 33 – Printing and Supplying Agreement.....	17

Article 34 – Evergreen	17
Article 35 – Duration	17
Article 36 – Annual Shift Draw	17
Article 37 – New Child Leave	19
APPENDIX A – Wages.....	21

Agreement

THIS AGREEMENT, entered into this 1st day of January, 2026, by and between the Gaines Charter Township (hereinafter referred to as the “Board”), and the Gaines Township Firefighters Union, Local 4385, International Association of Fire Fighters (hereinafter referred to as the “Union”).

Preamble

It is the purpose of this Agreement to achieve and maintain harmonious relations between the Board and the Union; to provide for equitable and peaceful adjustment of differences that may arise, and to establish proper standards of wages, hours, and other conditions of employment. The Union recognizes the essential public service here involved and the general health, welfare and safety of the community and agrees to work with the Board to encourage increased efficiency on the part of its members.

To this end, the Board and the Union encourage, to the fullest degree, friendly and cooperative relations between the respective representatives of all levels and among all employees.

Article 1 – Recognition

1.1 The Township recognizes the Union as the sole and exclusive collective bargaining representative for its full-time Firefighter/EMS employees in the Gaines Charter Township Fire Department, excluding the fire chief, deputy fire chief, part-time and paid-on-call firefighters/EMS, volunteers, and any non-uniformed Fire Department staff.

1.2 The Board and the Union agree that for the duration of the Agreement neither shall discriminate against any employee or applicant for employment because of their race, color, creed, sex, age, national or political belief, nor shall the Board or their agents, nor the Union, its agents or members, discriminate against any employee because of his/her membership or non-membership in the Union.

1.3 Whenever the male pronoun is used in this Agreement, it shall be deemed to include both male and female.

1.4 Whenever the word “Day” or “Days” is used in this Agreement, they shall be defined as calendar days.

Article 2 – Management Rights

2.1 The Board hereby retain and reserves unto themselves and their designated representatives when so delegated by the Board, all powers, rights, duties and responsibilities conferred upon and vested in it by the laws and Constitution of the State of Michigan and the United States. These rights of management include, but are not limited to, the following:

(a) To determine all matters pertaining to the services to be furnished and the methods, procedures, means, equipment and machines to provide such service; to determine the nature and number of facilities and departments and their location(s);

(b) To determine whether any public safety services or other related or unrelated work performed by the bargaining unit will be provided by the Township to its residents; whether any or all public safety services or other related or unrelated work performed by the bargaining unit will be provided through bargaining unit employees, other non-bargaining unit Fire Department employees of the Township or subcontracted to an alternative provider, and whether the Township will enter into any cooperative, mutual aid, joint management or operating, or other agreements with other municipalities;

(c) To maintain order and efficiency: to study and use improved methods and equipment and outside assistance either in or out of the Board facilities;

(d) To establish classifications of work; to combine or reorganize any part or all of its operations;

(e) To determine the size of the work force and to increase and decrease the number of employees retained; to hire new employees; to direct the work force; to assign work and determine the location of work assignments and related work to be performed; to determine the number of employees to be assigned to operations; to establish work standards; to select employees for promotion or transfer to supervisory or other positions and to select the procedure for such promotion or transfer; to determine the number of supervisors; to make judgments regarding skill and ability and the qualifications and competency of employees; to establish training requirements for purposes of maintaining or improving the professional skills of employees and for advancement.

The Board shall also have the right to suspend, discipline, or discharge employees for just cause; to transfer, layoff and recall personnel; to establish reasonable work rules and to fix and determine penalties for violations of such rules; to establish and change work schedules and hours; to provide and assign relief personnel; to continue and maintain its operations as in the past, provided. However, that these rights shall not be exercised in violation of any specific provision of this Agreement and, as such, they shall be subject to the grievance procedure set forth in this Agreement.

Article 3 – Strike/Lockout

3.1 The Union acknowledges that the employees covered by the Agreement are sworn to uphold the law and because of prohibition of strikes in Act 336, State of Michigan Public Acts of 1946, as amended, and its commitments hereunder, the Union agrees that neither it nor its members will for any reason, directly or indirectly call, sanction, or engage in any strike. Walkout, slow-down, stay away, limitations of service, boycott of a primary or secondary nature, picketing or any other activities that may disturb, restrict or interfere with the services provided by the Board and its peaceful operations. The Board agrees that during the term of this Agreement, they will not lock out any employee covered by this Agreement.

Individual employees or groups of employees who instigate, aid, or engage in a work stoppage, slowdown or strike may be disciplined or discharged in the sole discretion of the Board. It is understood and agreed that the question as to whether the actions of employees constitute such proscribed activities may be subject to the grievance procedure.

Article 4 – Union Activities

4.1 The Union may schedule one meeting per month on Township property, provided the Fire Chief is given reasonable advance notice, such meetings do not disrupt the operation of the department, and each meeting is limited to no more than two (2) hours. On-duty personnel are allowed to attend meetings provided meetings do not interfere with department operations.

Article 5 – Seniority

5.1 Seniority shall be defined as a full-time employee's length of continuous service within the Gaines Charter Township Fire Department since his/her last appointment date. "Last appointment date" shall mean the date upon which an employee first reported to work as a full-time employee at the fire department at the direction of the Board since which he/she has not quit, retired, been discharged or transferred outside the fire department. No time shall be deducted from an employee's seniority due to absences occasioned by authorized leaves of absence, vacations, sick or accident leaves, except as hereinafter provided. If more than one employee has the same beginning work date, seniority shall be at the discretion of the Fire Chief.

5.2 All new full-time employees shall be probationary employees during the first year of their employment. During the probationary period, the new employee shall have no seniority status, shall be employed at the will of the Board, and shall have no right to utilize the grievance procedure set out in Article 3. The Board reserves the right to extend the probationary period for new employees at the request of the Fire Chief for a period not to exceed an additional six (6) months. At the conclusion of the probationary period, and if the employee has met all of the job requirements and receives a favorable recommendation from the Fire Chief, then the employee's name shall be added to the seniority list as of his/her date of hire.

5.3 An employee's seniority within the Fire Department shall be terminated:

(a) If he/she quits, retires or is transferred outside the fire department. Any employee who is transferred from the bargaining unit to another position within the fire department shall retain seniority. If an employee fails to qualify, within a specified qualifying time (90 days), in a position with the department, but outside the bargaining unit, he/she shall return to his/her former position without loss of seniority.

(b) If the employee is discharged for cause.

(c) If, when recalled to work following a layoff, the employee fails to return to work on the date he/she is scheduled after a written notice is sent to the employee's last address on record with the Board.

(d) If an employee is laid off or on unpaid leave for a period equal to his/her seniority at the time of layoff or six (6) months, whichever is less.

(e) If an employee is absent for three consecutive scheduled shifts without properly notifying the Fire Chief.

5.4 The Board shall maintain an up-to-date seniority list. An up-to-date copy of the seniority list will be posted on the Union bulletin board annually. The names of all full-time employees who have completed their probationary period shall be listed on the seniority list in order of their last appointment dates starting with the senior employee at the top of the list.

5.5 Except as allowed in Article 2, or in the case of emergency, lack of work, to save funds or because of a lack of funds, no work customarily performed by any full time Fire Department employee covered under the Agreement shall be performed by another Board' employee or by a person who is not an employee of the Gaines Charter Township Fire Department, with the exception of the Fire Chief and paid on-call employees. If it becomes necessary to reduce the number of full-time employees, the following procedures shall be used:

(a) Probationary employees shall be laid off first. If additional layoffs are necessary, the Board agrees to layoff the employee with the least seniority in the rank and classification affected provided, however, that the senior employee has the experience and training to perform the required work.

(b) Employees with the greater seniority in the rank and classification affected shall be recalled first and thereafter in the order of the employee's seniority provided, however, that the recalled employee has the experience and training to perform the required work.

Article 6 – Grievance Procedure

6.1 It is the intent of the parties of this agreement that the procedures hereby established shall serve as the means for the prompt disposition and amicable settlement of such disputes, controversies, and grievances as may arise between them. Both parties agree that all grievances should be dealt with promptly and every effort should be made to settle grievances as close to the source as possible.

6.2 Should the Board fail to comply with the time limits herein, the grievance shall be automatically advanced to the next step. Should the Union fail to comply with the time limits herein, the grievance shall be considered to be withdrawn. Time limits may be extended by mutual written consent.

6.3 All such disputes, controversies and grievances which arise during the term of this Agreement between the Board and the Union or between the Board and the employee or group of employees, covered by this agreement concerning the effect, interpretation, application, claim, and breach or violation of any provision of this agreement as written shall be subject to the following procedure:

STEP 1: An employee or the Union claiming to have a grievance must submit such grievance in writing to the Fire Chief no later than seven (7) days after the matter concerned first arose or the Union should have reasonably become aware of it. This written grievance shall include the name of the employee(s) involved, state facts giving rise to the grievance, identify all provisions of this Agreement by reference and state the contention of the employee or Union with respect to those provisions, indicate the relief sought and be signed by the aggrieved employee(s) and the

Union. The Fire Chief shall reply in writing within seven (7) days after receipt of this written grievance.

STEP 2: If the matter is not satisfactorily resolved in Step 1, the Union may appeal in writing to the Board Chairpersons or Designee(s). This appeal must be delivered within seven (7) days following completion of Step 1. The written answer of the Board Chairperson(s) or Designee(s) shall be given within seven (7) days.

STEP 3: If the matter is not satisfactorily resolved in the proceeding steps, the Union may appeal in writing to the Board. This appeal must be delivered within seven (7) days following the completion of Step 2. The Board shall issue a recommendation for action within twenty-eight (28) days immediately following the date of the next scheduled meeting of each full Township Board. The grievance meeting before the Board may be held in private session. Final decision shall be rendered in writing by the full Township Board.

STEP 4: If the matter is not satisfactorily resolved in the preceding steps, the matter may be referred to arbitration by the Union. Such requests must be made in writing within seven (7) days following the completion of Step 3.

STEP 5: The parties shall select an arbitrator by mutual consent in a manner prescribed by the Michigan Employment Relations Commission or the Federal Mediation and Conciliation Service. All expenses involved in the arbitration, shall be equally shared by both parties; however, expenses relating to one party's representatives or the calling of witnesses or obtaining depositions shall be borne by the party at whose request such witness or depositions are required.

The arbitrator's powers shall be limited to the application and interpretation of this Agreement as written, and he/she shall be governed at all times by the terms of this Agreement. The arbitrator shall have no power or authority to alter or modify this Agreement in any respect, or any authority to hear or determine any dispute involving the exercise of any of the Board's rights not specifically limited by the terms of this Agreement.

Further, the arbitrator shall not be empowered to consider any question or matter outside this Agreement or pass upon the propriety of written warnings administered to employees covered by this Agreement, set any wage rate or specify the terms of a new agreement. If the issue of arbitrability is raised, the arbitrator shall only decide the merits of the grievance if arbitrability is affirmatively decided. The arbitrator's decision shall be final and binding upon the Union, the Board and the employees in the bargaining unit, provided, however, that either party may have its legal remedies.

Article 7 – Discipline and Discharge

7.1 No non-probationary employee covered by this Agreement shall be discharged or disciplined without just cause.

7.2 In the event an employee, during the term of this Agreement, receives a written disciplinary reprimand, is suspended from work for disciplinary reasons, or is discharged from

his/her employment, and the employee or the Union believes he/she has been unjustly suspended or discharged, such suspension, discharge or written reprimand shall be subject to the grievance procedure.

7.3 After a period of five (5) years without any disciplinary action, the Board will not consider any prior infractions greater than five (5) years old when imposing discipline, provided, however, that the prior discipline may be used to demonstrate notice to the employee of the applicable rule and/or policy.

Article 8 – Hours of Work

8.1 Pursuant to the successful trial of the 48/96 work schedule conducted from January 1, 2023, to December 31, 2023, and its subsequent extension as recommended by staff communication dated December 23, 2024, Gaines Charter Township and Gaines Township Firefighters Local 4385 hereby agree to permanently adopt the 48/96 schedule as the standard work schedule for all full-time firefighters employed by the Gaines Charter Township Fire Department.

8.2 48/96 Schedule is a three-platoon work schedule wherein each firefighter works two consecutive 24-hour shifts (totaling 48 hours) followed by 96 consecutive hours off, resulting in an average of 48 hours worked per week.

8.3 Workday (X) is a 24-hour period.

8.4 Day off (O) is a 24-hour period during which no work is scheduled.

8.5 FLSA Work Cycle shall be a 14-day cycle established for compliance with the Fair Labor Standards Act (FLSA) to govern the 48/96 schedule.

8.6 The 48/96 schedule shall follow a repeating pattern of X-X-O-O-O-O across the 14-day FLSA work cycle.

8.7 Firefighters shall be compensated bi-weekly based on actual hours worked, as recorded in the Township's payroll system.

8.8 Vacation, sick, bereavement, and compensatory time shall be tracked separately and shall not be included in hours worked for the purpose of calculating FLSA overtime.

8.9 The maximum allowable hours worked without a 12-hour break between shifts shall not exceed 60 hours.

8.10 Should the Michigan Employment Relations Commission or a court of competent jurisdiction determine that it is unlawful for the Board and the Union to utilize a 48/96 work schedule, the parties agree that a "Kelly" schedule will instead be implemented by the Board.

8.11 The Board may allow employees to work a vacant light duty assignment when on a non-duty or duty-related leave of absence, if there is a light duty assignment available. The Fire Chief, in his/her sole discretion, may approve any such light-duty assignment.

Article 9 – Overtime

9.1 All employees are required to work overtime upon request of the Fire Chief or their supervisor. Employees shall be paid one and one-half times their regular rate of pay for all hours worked in excess of their assigned work shift. There will be no pyramiding of overtime. Unless specifically directed by the Fire Chief, full-time employees will not act as paid on-call volunteers by responding to calls beyond their normal work shift. otherwise, employees shall be paid overtime pay as required by federal and state law.

9.2 All overtime work shall be paid biweekly along with the regular wages.

9.3 The Township agrees that shift vacancies created by the absence of a regularly scheduled employee will first be offered to Bargaining Unit Members as overtime with the right of first refusal before being offered to part-time employees. The Township shall retain the discretion to determine when a shift vacancy exists which must be filled.

Article 10 – Trade Time

10.1 The Union and the Board agree that, with the prior approval and in the sole discretion of the Fire Chief or his designee, employees shall have the right to trade no less than one-half work days with other employees covered by this Agreement. No request will be unreasonably denied. Employees agree that there shall be no overtime incurred by this right and there shall be no change in wages.

Article 11 – Call Back Pay

11.1 A covered employee who is called back to work a shift shall be paid for a minimum of two (2) hours for such services provided that such call back is not contiguous with the employee's regular shift. The time such employee is to be paid will be calculated from the time the employee arrives at the fire station until the time when the employee is dismissed by the senior officer in charge.

11.2 Members will be allowed to respond back for emergencies and paid at time and a half at the Chief's discretion.

Article 12 – Wages

12.1 Appendix A shall set forth the annual salary rates for all classifications included within the bargaining unit. The annual rate is based upon 2920 hours. The following general wage increases and classification-based differentials shall apply:

(a) Effective January 1, 2026, employees classified as Fire Fighters shall receive a general wage increase of four percent (4%). Effective January 1, 2027, employees classified as Fire Fighters shall receive a general wage increase of three percent (3%). Effective January 1, 2028, employees classified as Fire Fighters shall receive a general wage increase of three percent (3%).

(b) The wage rates for the following classifications shall be established as fixed percentage differentials above the highest wage rate of a Fire Fighter, and such differentials shall be applied to the adjusted Fire Fighter rate each year as follows:

- Engineer/Equipment Operator (EO): four percent (4%) above the Fire Fighter highest rate.
- Lieutenant: eight percent (8%) above the Fire Fighter highest rate.
- Captain: twelve percent (12%) above the Fire Fighter highest rate.

If any employee is temporarily working outside of his/her regular classification, said employee shall be paid the wage rate associated with his/her regular (not temporary) classification.

12.2 These differentials shall remain constant throughout the term of this Agreement and shall be applied after the general wage increases specified in subsection (a) above.

12.3 Overtime shall be paid consistent with the FLSA at the rate of one and one-half times the employees' regular hourly rate for all statutory overtime hours worked.

12.4 Overtime shall be paid at the rate of one and one-half the employees' regular hourly rate of all contract overtime, which shall be defined as any time worked outside an employee's regularly scheduled shift, including but not limited to overtime described in Article 9 of this agreement.

12.5 To the greatest extent possible, overtime opportunities shall be equalized within the bargaining unit, with overtime offered first to bargaining unit members, within the rank being offered first, with the fewest overtime hours worked in the calendar year.

Article 13 – Payroll Deduction

13.1 During the life of this agreement, and conditioned upon the Township being able to make the deduction and deposit electronically, the Township agrees to deduct union membership dues, or initiation fees from the pay of each employee who executes and files with the employer a proper check off authorization form to be supplied by the union. The form for each employee for whom fees are to be deducted hereunder shall be delivered to the Clerk's office of the Township responsible for payroll before any payroll deductions are made for that employee. Any written authorization which lacks the employee's signature will be returned to the union by the Township.

13.2 Deduction for any calendar month shall be made from the first full pay period of that month, provided the employee has sufficient net earnings to cover the dues and/or fees. In the event an employee's net earnings for the first pay period are insufficient to cover dues and/or fees, a further deduction shall be made from the second period, and the employee shall be responsible for making any arrangements to pay the union for any deficiency. Deductions for any calendar month shall be remitted to the designated banking institution of the union not later than the 15th day of the following month.

13.3 The union shall notify the Township in writing of any proper amounts of deductions and subsequent changes in such amounts. Any changes will be a prospective effect only.

13.4 If a dispute arises whether or not an employee has properly executed or properly revoked a written check off authorization form, no further deduction shall be made until the matter is resolved.

13.5 The Township shall not be liable to the union for the remittance or payment or any sum other than actual deductions made from employee wages. The union agrees to indemnify and save the Township harmless from any and all claims, demands, lawsuits, and liability including costs and attorney's fees defending against same, arising from or relating to this section, or the section on union membership and agency shop or compliance therewith by Township.

Article 14 – Holidays

14.1 Employees will receive their regular rate of pay for each of the following holidays: New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Patriots Day, Veterans Day, Thanksgiving, and Christmas Day.

14.2 Employees on leaves of absence, suspension or layoff are not eligible to receive holiday pay. If the holiday falls on an employee's regularly scheduled workday, then the employee will be entitled to holiday pay plus wages for any hours actually worked on that holiday.

14.3 If the holiday falls on a day when the employee is not scheduled to work, then the employee will receive holiday pay only.

Article 15 – Vacation Leave

15.1 Employees shall be granted annual vacations with pay in accordance with the following guidelines:

- (a) The established vacation year is from January 1 through December 31.
- (b) Employees will accrue paid vacation according to the following schedule:

Length of Continuous Service as of January 1 Paid Vacation

- Less than one year and hire date January to March 31 – Employee receives 1 day of Vacation on April 1, July 1 and October 1.
- Less than one year and hire date April 1 to June 30 – Employee receives 1 day of vacation on July 1 and October 1.
- Less than one year and hire date July 1 to September 30 – Employee receives 1 day of vacation on October 1.
- At least one (1) year
but less than six (6) years - 5 days

- At least six (6) years
but less than ten (10) years - 8 days
- At least ten (10) years 10 days
- At least twenty (20) years 12 days

Vacation pay shall consist of the employee's regular rate of pay for the vacation period. Employees must submit vacation plans to the Chief at least fourteen (14) days prior to the requested vacation. Should circumstances compel a change of vacation plans, reasonable notice must be given. In the event of conflicting vacation plans, priority shall be based upon who gave written notice first.

15.2 Vacations must be taken in increments of a minimum of one-half day increments unless specially authorized by the Chief.

15.3 Employees may carry over up to four (4) shifts (96 hours) from one vacation year into the next. Employees will not be paid for unused vacation upon termination unless necessitated by work requirements and approved by the Fire Chief.

Article 16 – Sick Leave

16.1 Employees who are unable to perform their duties due to personal illness or an off-the-job injury will receive paid sick leave according to the following provisions:

- (a) The sick leave accrual period shall run from January 1 through December 31 of each calendar year. Sick leave shall be permitted for any reason allowed by the Earned Sick Time Act (ESTA).
- (b) Employees with less than one (1) year of seniority as of December 31 shall be entitled to receive paid sick leave upon hire. Employees hired between January 1 and June 30 shall receive seventy-two hours (72) of paid sick leave upon hire. Employees hired between July 1 and December 31 shall receive forty-eight (48) hours of paid sick leave upon hire. If unused, these hours may be carried over into the following calendar year. New employees may not use their sick leave time for their first two months of employment.
- (c) All employees shall accrue one hundred forty-four (144) hours (i.e., six days) of paid sick leave per calendar year. Employees may carry over unused sick leave, up to a maximum of seven-hundred and twenty (720) hours.
- (d) Sick leave shall be paid at the employee's regular straight-time rate of pay.
- (e) Unused sick leave will not be paid out upon separation from employment.

- (f) To utilize sick leave benefits, employees must notify the Chief or the Chief's designee prior to the start of each workday that will be missed due to illness or injury.
- (g) Sick leave may not be used for vacation purposes.
- (h) A doctor's note or other reasonable documentation is required for any sick leave lasting more than seventy-two (72) consecutive hours for the employee to receive paid sick leave benefits.

Article 17– Compensatory Time

17.1 Bargaining unit members may elect to receive compensatory time for required training outside of all shift assignments, in lieu of overtime cash pay. Compensatory time shall not be earned for any shift work, regardless of whether the shift is regularly scheduled, extended, or additionally assigned. Employees accrue up to a maximum of seventy-two (72) hours of compensatory time per calendar year under this provision. Compensatory time shall be earned at a rate of one and one-half (1.5) hours for each hour worked (e.g., 4 hours worked = 6 hours of comp time accrued).

17.2 Compensatory time accrued under this section is annual and shall not carry over beyond the calendar year in which it is earned. Any unused compensatory time remaining as of December 31 shall be paid out at the employee's regular hourly rate in January of the following year.

17.3 Use of compensatory time shall be subject to approval by the Fire Chief or their designee and scheduled in accordance with departmental procedures.

Article 18 – Bereavement Leave

18.1 An employee may be granted time off with pay, not to exceed two (2) shifts in the event of a death in his or her immediate family. The Fire Chief (or in the Chief's absence, the Deputy Fire Chief) may grant one (1) additional twenty-four (24) hour shift off with pay at their sole discretion. Immediate family shall be defined as current spouse, mother, mother-in-law, father, father-in-law, step-mother, step-father, step children, children, brothers, sisters, brothers-in-law, sisters-in-law, and grandparents. An employee may be granted time off with pay, not to exceed one (1) shift in the event of a death in his or her extended family.

Article 19 – Jury Duty

19.1 Employees shall be excused for all judicial duties without any loss of pay only when job connected. If an employee is required to serve, and does in fact serve, on jury duty on a regularly scheduled working day, he/she shall receive his/her regular pay less the jury fees that he/she receives. Employees attending court on job related matters shall be paid as if at work. The maximum time to serve shall be limited to twenty (20) consecutive shifts (days). The employee shall return to duty upon completion of his/her daily jury duties.

Article 20 – Family Medical Leave Act (FMLA)

20.1 The Board will comply with its lawful obligations under the Family and Medical Leave Act (FMLA).

Article 21 -- Workers' Compensation

21.1 A workers' compensation leave for a period of not more than twenty-four (24) consecutive months may be granted to an employee who is unable to continue work for the Township because of a work-related illness or injury for which the employee is entitled to receive benefits under the Workers' Compensation laws of the State of Michigan. An employee out on a workers' compensation leave of absence may be offered a light duty assignment, in accordance with Section 8.11, at the Board's discretion.

21.2 An employee returning to work from a workers' compensation leave must present a physician's certificate establishing that the employee is able to perform the employee's job. Any time spent in an alternative duty assignment will be a continuation of the workers' compensation leave of absence rather than a return to work for the purpose of the time periods of this Section. An extension of a workers' compensation leave may be considered in accordance with the ADA, as amended, and other similar laws.

21.3 An employee is responsible for continued payment of their mandatory deductions while on workers' compensation leave (i.e., insurance premiums, wage garnishments, pension, etc.).

21.4 All workers' compensation leaves shall run concurrently with a leave of absence under the Family Medical Leave Act, as amended (FMLA).

21.5 While an employee is on a workers' compensation leave and not on an alternate duty assignment, the following provisions will apply.

(a) Wage Payments. During an employee's workers' compensation leave, the employee may elect to utilize accrued paid sick leave, vacation leave and compensatory time to supplement the difference between their regular straight time rate of pay and the amount received from workers' compensation insurance payments.

(b) Benefits.

(1) Employees will accrue vacation and sick leave during the first twenty-six (26) weeks of a workers' compensation leave. After the initial twenty-six (26) week period there shall be no further accrual of vacation and sick leave until the employee is able to return to full duty.

(2) During a workers' compensation leave described in Section 21.1, the Employer will continue payment of group health, dental, life, and long-term disability insurance premiums for individuals on workers' compensation leaves on the same terms that would exist if

they were not on the leave. An extension of insurance benefits up to two months may be approved based on the results of an Individualized Assessment performed under the provision of the ADA, as amended.

- (3) During the period of a workers' compensation leave, the employee will be on active duty for purposes of seniority.

Article 22 – Insurance

22.1 Health. The Board will make available a group health insurance program covering certain medical expenses for participating employees and their eligible dependents. This insurance program shall be on a voluntary basis for all full-time employees who elect to participate in the insurance program. Except as provided in this Section, the insurance program provided shall be the same as a program provided by Gaines Charter Township to its employees. The specific terms and conditions governing this medical insurance program, including eligibility requirements, are set forth in detail in the policy governing the program as issued by the carrier.

(a) Employees electing to participate in the group medical insurance plan shall advise the Board in writing of their intent by filling out the applicable insurance forms and making arrangements with the Board for the payment of the required monthly premium. In the event that two employees are married to each other, only one insurance policy will be purchased.

(b) The Board reserves the right to review, and renew or replace all insurance contracts (carriers/terms/benefits) on an annual basis.

(c) Any insurance plan offered to other Gaines Charter Township employees will be offered to Fire Department employees. During the term of this Agreement, Fire Department employees who are enrolled in the basic group medical health insurance plan will pay the same premiums (if any) as Gaines Charter Township employees. If the township is required have employees contribute to their premiums for basic group medical health insurance, Fire Department Employees will pay the same as other employees up to a maximum of 12% of the costs of their participation in the plan through payroll deduction.

(d) Fire Department employees electing premium health insurance (if offered) will be required to pay the difference in health care costs in the same fashion as Gaines Charter Township employees.

(e) In the event an employee opts out of the health care coverage plan (as referenced in item 21.1(c)) and can demonstrate that he/she has health care coverage through another employer, the Board will pay two hundred dollars (\$200) per pay period to that employee subject to normal payroll deductions.

22.2 Dental. If dental insurance is provided to other Gaines Charter Township employees, then the plan will be offered to employees during the term of this Agreement under the same terms and conditions (other than premium sharing) as provided to those Township employees.

22.3 **Long Term Disability.** If long term disability insurance is provided to other Gaines Charter Township employees, then the plan will be offered to employees during the term of this Agreement under the same terms and conditions as provided to those Township employees.

22.4 **Life.** The Board shall offer thirty thousand dollars (\$30,000.00) of life insurance to employees during the term of this Agreement. This life insurance shall be provided in conjunction with the health insurance policy offered to employees pursuant to Section 21.1 and shall be subject to the same premium co-payment and eligibility requirements of the health insurance policy.

22.5 **Section 125 Plan.** The Board have implemented a Section 125 benefit plan which encourages employees to divert tax-free dollars to cover health insurance premiums, medical/dental and childcare expenses through payroll deduction. The terms of this plan will be governed by federal and state law and continue throughout the term of this Agreement and only as long as these plans exist under federal law.

Article 23 – Pension

23.1 The Board has implemented a defined contribution plan under which the Board will contribute to each participant's account an amount equal to ten percent (10%) of the participant's compensation. The terms and conditions of this defined contribution plan are set forth in greater detail in the plan documents and these plan documents control the governance of this plan. The plan administrator and pension provider will be selected by the Board.

23.2 **Section 457 Plan.** The Board have implemented a Section 457 plan which allows employees to defer compensation on a pre-tax basis through payroll deductions that will allow these employees to defer federal taxes until the assets are withdrawn. This plan shall be governed by federal law and exist throughout the term of this agreement as long as the plan exists under federal law.

Article 24 – Uniform and Clothing

24.1 The Board shall furnish duty uniforms consisting of dress shirt, t-shirts, pants, winter coat, belt, two (2) name plates, two (2) badges and sweatshirts with appropriate Fire Department logos and arm patches.

24.2 The Board shall provide a washer and dryer at the Fire Station for the cleaning of duty uniforms.

24.3 The Board shall provide each employee one (1) pair of boots upon employment and, as determined by the Fire Chief, on an as-needed basis thereafter.

Article 25 – Food Allowance

25.1 A food allowance of two hundred dollars (\$200.00) every six months will be provided prospectively to all bargaining unit members on January 1 and July 1 of each year. The allowance shall be disbursed via a Fire Department credit card, and each employee must provide

receipts to support all purchases. This allowance is intended to offset the cost of meals incurred during duty shifts, and the use of these funds shall be limited to this purpose.

Article 26 – Physical Fitness

26.1 If time permits, all full-time employees shall be permitted to engage in physical fitness activities a minimum of one half (1/2) hour during each twelve (12) hour shift when conducted onsite. No overtime shall be incurred for the purpose of engaging in physical fitness activities.

26.2 Employees are required to maintain the level of physical fitness/wellness expressed in the Fire Department's physical fitness program, if any. Any physical fitness program, including physical agility tests, shall be discussed with the Union for their input prior to implementation. An employee who is unable to meet the medical evaluation requirements of NFPA 1582, or any other fitness requirement established by the Board, will not be permitted to engage in fire suppression activities and shall be subject to discharge.

Article 27 – Personnel Records

27.1 Employees shall be able to view their personnel, department, training or medical file during normal office hours as allowed by state law.

Article 28 – Harassment

28.1 All employees have the right to work in an environment that is free of offensive kinds of behavior. Any employee conduct, whether intentional or unintentional, that results in the harassment of another employee because of, or on the basis of, religion, race, color, national origin, age, sex, height, weight, marital status or handicap is prohibited. Such harassment robs the employee/victim of self-esteem, violates state and federal civil rights laws and is against any Board policy.

28.2 Specifically, sexual harassment refers to behavior which is not welcome, is personally offensive. Undermines morale and interferes with the work performance and effectiveness of its victims. Sexual harassment has been defined generally as unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:

(a) Giving in to such conduct is made to be, or implied to be, a condition of employment;

(b) Giving in to or refusing such conduct is used in decisions about employment; or

(c) The purpose or effect of such conduct unreasonably interferes with an employee's job performance or creates a fearful, hostile, or offensive working climate.

28.3 Sexual harassment may take many forms, including lewd or sexually suggestive comments, jokes of a sexual nature, sexual advances or propositions, sexual flirtations, frequent and repeated inquiries about an employee's personal activities, displaying sexually suggestive

photographs or objects, obscene gestures, and unwanted physical contact such as touching or pinching.

28.4 All employees are responsible for assuring that our workplace is free from prohibited harassment. This policy applies to all aspects of employment, including recruiting, testing, hiring, transfers, work assignments; wage increases, on-site behavior and offsite behavior associated with Board business or which otherwise may impact the Board. Employees, who become aware of an incident or possible incident of unlawful harassment, whether by witnessing the incident or being told of it, must report it to the Chief or the Board Chair(s).

28.5 If an employee feels they have been subjected to harassment, including sexual harassment, the employee is urged to immediately advise the Chief or the Board Chair(s). If the Board becomes aware that harassment might exist, it is obligated by law to take prompt and appropriate action, whether or not the victim wants the Board to do so. However, in determining an appropriate course of action the Board will take the victim's wishes into account. In that regard, all complaints will be investigated immediately and, to the greatest extent possible, kept confidential. If the harassment is substantiated, the offending employee will be subject to disciplinary action up to and including discharge.

Article 29 – Substance Abuse

29.1 The manufacture, distribution, dispensation, possession, use or sale of illegal drugs, marijuana or alcohol on Board's premises or while conducting any Board business is prohibited. Also, being under the influence of illegal drugs, marijuana or alcohol on Board's premises or while conducting any Board business is also prohibited since this unnecessarily endangers the health and safety of not only yourself, but your fellow employees. Violation of this policy will result in discipline or discharge.

29.2 All active employees may be required to undergo drug and alcohol testing upon reasonable suspicion of the Chief or the Board. This testing will be performed by a reputable hospital, clinic or independent laboratory using qualified and trained medical technicians or professionals. This facility will be chosen by the Chief or the Board, and the employee will be transported to and from the testing center. Should the test prove negative, the employee will be returned to work without discipline or loss of pay. Should the test prove positive, then a second test shall be done by the same testing facility using the same sample to confirm or overturn the results of the first test. The results of the second test shall control. Positive testing of drug or alcohol use or abuse in the second test or refusal to submit to this testing will result in discipline or discharge.

29.3 All employees are required to notify the Chief, bring in any necessary doctors authorization, and receive authorization to work while using any legal or prescription drugs that could impact the employee's safety or job performance. The Board reserves the right to require additional documentation at any time.

29.4 Employees must notify the Board of any criminal drug statute conviction for a violation occurring in the workplace. This notification must be given within five (5) days after such conviction. The Board has established an Employee Assistance Program (EAP) to inform

employees about the dangers of drug abuse in the workplace and to help employees understand the Board's policy of maintaining a drug-free workplace. Contact the office for more information.

Article 30 – Savings Clause

30.1 Should any part hereof or provision herein contained be rendered or declared invalid by reason of any existing or subsequently enacted legislation or by any decree of a court of competent jurisdiction, such invalidation of such part or portion of this Agreement shall not invalidate the remaining portions therefore any remaining parts or portions remain in full force and effect.

Article 31 – Successor Agreements

31.1 This agreement shall be binding upon the successors and assigns of the parties thereto, and no provisions, terms, or obligations herein contained shall be affected, modified, altered or changed in any respect whatsoever by the consolidation, merger, annexation, transfer, or assignment of either party hereto or change by geographically or otherwise in the location or place of business of either party hereto.

Article 32 – Waiver

32.1 This Agreement constitutes the entire understanding and agreement of the parties, and supersedes any and all prior agreements, understandings, and representations in their entirety. No amendment, change or modification of this Agreement shall be valid unless in writing signed by the parties hereto.

Article 33 – Printing and Supplying Agreement

33.1 This agreement and any future Agreement shall be printed and supplied to each employee by the Board within thirty (30) working days of signing with the cost to be divided equally between the Board and the employee.

Article 34 – Evergreen

34.1 This Agreement shall remain in effect during any negotiations and shall continue to remain in full force and effect until such time as a new Agreement is reached.

Article 35 – Duration

35.1 This agreement is subject to ratification by the Gaines Charter Township Board, and shall become effective on the 1st of January, 2026, and shall remain in full force and effect until December 31, 2028.

Article 36– Annual Shift Draw

36.1 To ensure fair and orderly assignment of shift positions, an annual shift draw shall be conducted for staffing at Station One and Station Two, based on seniority within each rank.

36.2 Each shift (A, B, and C) must have at least one (1) Captain (assigned to Station One) and one (1) Lieutenant (assigned to Station Two).

36.3 Seniority is defined as the length of continuous full-time employment with the Township. Shift selection shall occur in descending order of seniority within each rank, in the following order:

- (a) Captains
- (b) Lieutenants
- (c) Engine Operators
- (d) Firefighters

36.4 Timing of Shift Draw

- (a) The shift draw shall be completed annually no later than November 1st.
- (b) The resulting shift assignments shall take effect in January of the following calendar year.
- (c) The Township shall provide at least fourteen (14) calendar days' notice before the scheduled draw date.

36.5 Shift Draw Procedures

- (a) Employees shall select their positions in order of seniority within their respective rank, beginning with Captains, then Lieutenants, Engine Operators, and finally Firefighters.
- (b) During the Captain selection process, it shall be ensured that each shift (A, B, C) is filled with at least one Captain. Captains may select preferred positions, but if one or more shifts remain without a Captain at the conclusion of Captain selections, the least senior Captain(s) shall be assigned to uncovered shift(s) by inverse seniority.
- (c) The draw shall be conducted in person or by phone, and each selection shall be recorded and confirmed in the presence (or via phone) of a Union Executive Board member and a designated management representative.

36.6 If a vacancy occurs after January 1, it shall be filled in the following order:

- (a) By seniority-based bid among employees of the same rank.
- (b) Once filled, any resulting vacancy shall be offered to the next eligible employee by seniority within rank.

- (c) If no eligible bidders remain, the position shall be filled by a new hire assignment.

36.7 A Union Executive Board member shall be present (in person or by phone) for the shift selection process. A finalized list of shift assignments shall be posted within five (5) business days following the conclusion of the draw.

36.8 The Fire Chief or designee reserves the right to modify shift assignments when necessary to ensure the effective and efficient operation of the Department, including but not limited to training requirements, new employee integration, workload balance, or special assignments.

36.9 The Department agrees that such modifications will be limited to legitimate operational needs and will not be used for disciplinary or punitive purposes.

Article 37– New Child Leave

37.1 This provision provides paid leave for firefighters in recognition of the critical bonding period immediately following the birth or legal adoption of a child.

37.2 All full-time, active members of the bargaining unit are eligible for New Child Leave up on the birth or legal adoption of a child.

37.3 Eligible employees shall be granted ninety-six (96) hours of paid New Child Leave. This leave is provided in addition to any other applicable paid time off or leave entitlements (e.g., sick leave, vacation, FMLA, parental leave, etc.).

37.4 Usage of Leave

- (a) The 96 hours of New Child Leave must be used consecutively and begin immediately following the date of birth or the date of legal adoption placement.

- (b) This leave must be used within the first fourteen (14) calendar days after the date of birth or adoption unless otherwise approved by the Fire Chief or their designee for extraordinary circumstances.

- (c) The leave may be used in combination with other approved leaves, but the 96-hour block must be taken as a single uninterrupted leave period.

37.5 Notification and Documentation

- (a) Employees must notify the Department at least thirty (30) days in advance of the expected birth or adoption when possible.

37.6 Reasonable documentation, such as a birth certificate or adoption order, must be submitted to Human Resources within 30 days following the start of the leave.

37.7 Non-Accrual and Non-Cashable

(a) New Child Leave does not accrue, carry over, or get paid out upon separation from employment.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives this _____, 2026.

**GAINES TOWNSHIP PROFESSIONAL
FIREFIGHTERS UNION, LOCAL 4385**

GAINES CHARTER TOWNSHIP

Kurt Wierenga, President

**Bob Terpstra
Gaines Charter Township Supervisor**

Mark Groosters, Vice President

APPENDIX A

Wage Detail

Effective January 1, 2026						
Firefighter		Start	6 months	1 year	2 year	3 year
Rate		\$24.52	\$25.16	\$25.82	\$26.79	\$28.09
EO						
Rate	\$29.21		Level Change		4.00%	
Lieutenant						
Rate	\$30.38		Level Change		4.00%	
Captain						
Rate	\$31.60		Level Change		4.00%	

Effective January 1, 2027						
Firefighter		Start	6 months	1 year	2 year	3 year
Rate		\$25.26	\$25.92	\$26.59	\$27.60	\$28.93
EO						
Rate	\$30.09		Level Change		4.00%	
Lieutenant						
Rate	\$31.29		Level Change		4.00%	
Captain						
Rate	\$32.54		Level Change		4.00%	

Effective January 1, 2028						
Firefighter		Start	6 months	1 year	2 year	3 year
Rate		\$26.02	\$26.70	\$27.39	\$28.43	\$29.80
EO						
Rate	\$30.99		Level Change		4.00%	
Lieutenant						
Rate	\$32.23		Level Change		4.00%	
Captain						
Rate	\$33.52		Level Change		4.00%	

The Board reserves the right to amend the starting wage based on prior experience of the applicant.



8555 Kalamazoo Ave., SE
Caledonia, MI 49316
616-698-6640

NOTICE

Gaines Charter Township Board of Trustees

January 12, 2026

The Gaines Charter Township Board of Trustees will meet in closed session, during their regularly scheduled January 12, 2026, 7:00PM, meeting pursuant to the Open Meetings Act, being MCL 15.268 *et seq.*, in regard to confidential attorney-client privilege legal advice presented in a written legal opinion.

MATERIAL EXEMPT FROM DISCLOSURE BY STATUTE

Pursuant to Section 8(h) of the OMA, a public body may meet in a closed session to “consider material exempt from discussion or disclosure by state or federal statute.” MCL 15.268(h). Thus, any document or topic that is specifically exempt or deemed confidential by state or federal law may be discussed in closed session.

One of the more commonly cited reasons is to discuss written opinions subject to the attorney-client privilege. Attorney-client privileged written communications are exempt by statute pursuant to Section 13(1) (g) of the Michigan Freedom of Information Act (“FOIA”). MCL 15.243(1) (g). As a result, Michigan Courts have also found that a public body may go into closed session to consider material subject to attorney-client privilege. *Booth Newspapers, Inc v Wyoming City Council*, 168 Mich App 459; 425 NW2d 695 (1988). However, the closed session must be limited to the discussion of confidential legal advice presented in a written legal opinion. Thus, the public body must not discuss any matters outside the legal advice presented in the written opinion or verbal legal opinions from an attorney. Moreover, any “decision,” (defined in part as any determination, action, vote or disposition, or public policy) may not be made in the closed session. Put another way, no motions or Board actions should be taken in closed session. No discussion of public policy should be made in closed session under this exemption.

- **Open Meetings Act.** Closed Session minutes are exempt from disclosure by statute, Section 7(2) of the OMA. The Attorney General has opined that the public body may go into closed session to discuss closed session minutes.