



8555 Kalamazoo Ave., SE
Caledonia, MI 49316

www.gainestownship.org

Phone: 616-698-6640
Fax: 616-698-2490

January 8, 2025

Gaines Township Board of Trustees
8555 Kalamazoo Ave SE
Caledonia, MI 49316

RE: January 13, 2025, Township Board Meeting

Township Board Members:

Greetings! I hope that this message finds you well.

Dan Wells, Gaines Township Community Development Director, will be our scheduled speaker for the January meeting. He will be presenting an overview of Tax Increment Financing (TIF) through a Brownfield Redevelopment Authority. The Township has started to hear from developers that may be interested in utilizing TIF for new development projects which recently became available.

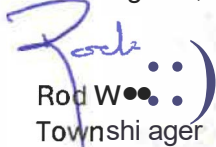
Under new business, you will see that there is a water and sewer development contract for Hoffman Meadows. The Planning Commission has forwarded two final preliminary plat reviews for Alexander Trails phases 1 and 2, as well as a Final Plat for Thornapple Farms phase 1 for your consideration.

The revised cemetery ordinance is back before you for further consideration. This revision better spells out the sale and transfer process for burial rights. Lastly, you will be asked to consider an updated extension agreement for the IAFF Local 4385, and a road closure request for the 2025 Diemer 5k.

Just a quick reminder that the start time for the Board meetings is now 6:00 pm.

I look forward to seeing you on Monday!

Best regards,

 W
Rod Wells
Township Manager

Brief on Brownfield TIF

Act 381: Brownfield Redevelopment Act of 1996

Change to law

The 2023 amendments to the Brownfield Redevelopment Financing Act expanded the definitions of eligible properties and eligible activities for TIF reimbursement to include housing.

This was in response to the statewide problem of housing availability and affordability. The idea is to reimburse some housing costs so that those cost savings can be passed down to renters or buyers via lower rental cost or purchase price. That is the *public benefit*. Income restrictions & monitoring.

Targeting housing that is at 80-120% of Kent County Area Median Income (AMI), \$64,000-\$96,000 annual income, rents/mortgage in the \$1,600-\$2,400 per month range. *It is not "low income"!*

Trying to allow families to spend <30% of gross income on housing.

Eligible activities

Environmental (EGLE) - "Facilities"- due diligence, lead & asbestos, demolition, removal of USTs, clean up, etc.

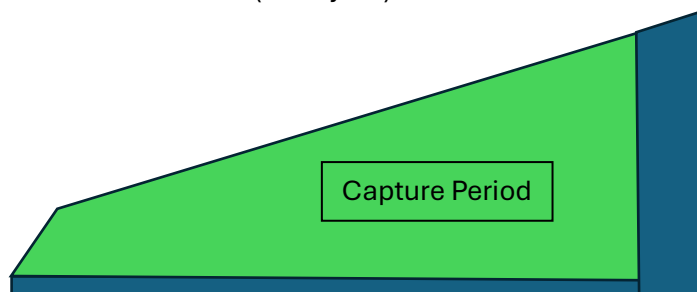
Community Development (MEDC) - "Blight", "Functionally Obsolete"- lead & asbestos, demolition (Land Bank and QLGUs get Infrastructure and Site Prep).

Housing (MSHDA) - "Housing Property" - rehab of existing, construction of new, infrastructure that supports project, site prep.

How TIF works

TIF is used to reimburse a developer for eligible activity costs. As project investment increases taxable value, the difference between the taxable value at the onset of the project and the current taxable value (also known as Tax Increment Revenue or "increment") is captured under a brownfield plan and used to reimburse the eligible activities.

Initial taxable value (base year) vs end value



Can capture taxes for up to 30 years. Kent County policy caps capture at 15 years for housing.

What is needed



CHARTER TOWNSHIP OF GAINES
MEETING LOCATION: 8555 Kalamazoo Ave., SE, Caledonia, MI 49316
Township Board of Trustees Meeting
PRELIMINARY AGENDA
MONDAY – January 13, 2025
Time: 6:00 PM

- 1. Opening Prayer ~ Trustee, Dan Fryling**
- 2. Pledge of Allegiance**
- 3. Call to Order and Attendance ~**
- 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 ~**
 - a. Building Department December 2024 Revenue Report [Page 1](#)**
 - b. Building Department Annual Revenue Report for 2024 [Page 2](#)**
 - c. Community Policing Officers December 2024 Report [Page 3](#)**
 - d. Cutlerville Fire December 2024 Run Report [Page 4](#)**
 - e. Dutton Fire December 2024 Run Report [Page 11](#)**
 - f. KC Sheriff – 2023 4th Quarter Stats [Page 20](#)**
 - g. KC Sheriff – 2024 4th Quarter Stats [Page 21](#)**
 - h. GVMC Newsletter [Page 22](#)**
 - i. Lower Grand River Organization of Watersheds (LGROW) [Page 30](#)**
- 8. Scheduled Speakers**
 - a. Dan Wells – TIF Program**
- 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:**
- 11. Consent Agenda:**
 - a. Minutes – December 9, 2024 Regular Meeting [Page 40](#)**

December 10, 2024 Joint Meeting with Planning Commission

Page 46

b. Check Registers for the month of October

i. General Fund (101):	\$ 119,782.66	Page 47
ii. Public Safety SAD (205):	\$ 367,018.58	Page 51
iii. Building Inspections (549):	\$ 22,682.89	Page 56
iv. Water and Sewer (590 & 591):	\$ <u>684,808.28</u>	Page 57
TOTAL OF ALL FUNDS:	\$1,194,292.41	

c. Treasurer's Report – Financial Report **Page 58**

12. New Business

a. Consider ~ Hoffman Meadows, Water/Sewer Development Contract

Page 59

b. Consider ~ Final Preliminary Plat Review, Alexander Trails Phase 1 **Page 74**

c. Consider ~ Final Preliminary Plat Review, Alexander Trails Phase 2 **Page 87**

d. Consider ~ Thornapple Farms Phase 1 Final Plat **Page 101**

e. Consider ~ Revision of Cemetery Ordinance **Page 110**

i. Proposed Ordinance **Page 111**

ii. Proposed Rules **Page 126**

f. Consider ~ IAFF Local 4385 Extension Agreement **Page 128**

g. Consider ~ Road Closure Request – 2025 Diemer 5K **Page 132**

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

14. Manager's Comments

15. Supervisor's Comments

16. Trustee's Comments

NEXT SCHEDULED BOARD OF TRUSTEES MEETING: February 10, 2025 6:00PM

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

BRA- a local Authority to recommend approval of a *Brownfield Plan* to the Board for approval.

Local participation- Permission to capture increases in local taxes as result of development. 27-30 mills PRE/45-48 mills non-PRE depending on school district (0.8 mills Gaines Township).

State participation- EGLE/MEDC/MSHDA consider *Brownfield Work Plan* for approval of school taxes (24 mills).



Revenue Breakdown Report

Page: 1 of 25

01/02/2025

Filter: All Records, Trumction.DateToPostOn Between 12/1/2024 12:00:00 AM AND 12/31/2024 11:59:59 PM

Unit Totals		
Unit Name	Records	Revenue
	162	42,353.25
TOTAL	162	42,353.25

Record Type Totals		
Unit:	Records	Revenue
Name	4	128.00
Permit	158	42,228.25
UNIT TOTAL:	162	42,353.25

Record Type Breakdowns		
Unit:		
Record Type: Name	Records	Revenue
	4	128.00
TOTAL:	4	128.00

Record Type: Permit	Records	Revenue
Building	28	18,910.00
Commercial Sign	1	170.00
Electrical	45	9,631.00
FIRE SUPPRESSION	3	949.25
Mechanical	54	7,955.00
Plumbing	24	4,083.00
Residential Roofing	4	360.00
Storm Drain	2	170.00
TOTAL:	158	42,228.25



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Michelle LaJoye-Young
SHERIFF

Bryan Muir
UNDERSHERIFF

DECEMBER MONTHLY (Since December 12th)

- The Crossings Apartments had several complaints of juveniles throwing rocks at windows (24-172078)
- Dutton Christian Tour of South Sub for 8th grade small group and K9 demonstration.
- Discussed suspicious resident related to 24-168809 with The Crossings management.
- Responded to MDOP at Pine Rest regarding Ian Mitchell.
- Zoom Court for zoning issue with township staff.
- Contacted new County Corners Management, set up dispatch information because there is not an office in complex.
- Property check in Crystal Springs regarding an open garage door that had been open for several days. Residence was secure.
- Directed Patrol in The Crossings Apartment over MDOP issues and suspicious subjects.
- 773 Coleman abandoned vehicle complaint; vehicle was moved.
- 7391 Eastern, resident made "no parking" signs and placed metal stakes in right of way. Resident removed items.
- Responded to assist patrol with felonious assault at Woodfield.
- Responded to assist and investigate felonious assault at Dutton Mill.
- Monitor Amazon Strike.
- Harassing emails at Cornerstone Church (24-171252).
- Assisted patrol with disorderly subject at Kalamazoo/60th Shell.
- Rapids Drive parking issue with Amazon Truck Drivers.
- SOR violation for fail to report address change, requested warrant (24-156392).
- Campus Park Mail complaint.
- Several domestic complaints at 315 N. Kenbrook. Spoke with management and they agreed to start eviction process. Incident numbers were provided.
- SOR address checks.
- Pine Rest arrest for Ian Mitchell. Ian is not welcomed back to facility.
- Property damage accident Division / 84th.
- Assist on an SOR complaint dispatch received. TOT Plainfield.
- Greenmeadow suspicious vehicle complaint from management.
- 3900 68th Street disorderly juvenile.
- Assisted Patrol with two Pine Rest walkaways. Located and returned.
- Zoning investigation for 2861 84th Street.
- Reintroduced myself to several complexes and provided my contact information.



Incidents by Category and Month

Jan 01, 2023 12:00 AM to Dec 31, 2024 11:59 PM

Incident Type Category	2024												2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	6	9	5	9	7	12	12	5	10	7	2	5	89	4.00%	73	3.00%	21.92%
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	0	0	0	0	0	0	0	0	0	0	1	1	0.00%	3	0.00%	-66.67%
3 - Rescue & Emergency Medical Service Incident	155	129	105	134	129	128	131	137	138	125	98	101	1,510	70.00%	1,586	71.00%	-4.79%
4 - Hazardous Condition (No Fire)	9	1	4	5	3	7	5	6	7	1	7	6	61	3.00%	47	2.00%	29.79%
5 - Service Call	3	2	2	7	4	4	4	4	5	4	4	4	47	2.00%	41	2.00%	14.63%
6 - Good Intent Call	27	18	17	18	16	22	12	21	11	18	11	19	210	10.00%	234	10.00%	-10.26%
7 - False Alarm & False Call	16	21	17	21	13	20	20	13	20	20	18	11	210	10.00%	215	10.00%	-2.33%
8 - Severe Weather & Natural Disaster	0	0	1	1	0	4	0	0	0	0	0	0	6	0.00%	1	0.00%	500.00%
9 - Special Incident Type	0	2	2	4	1	5	4	4	3	2	6	0	33	2.00%	38	2.00%	-13.16%
Grand Total	216	182	153	199	173	202	188	190	194	177	146	147	2,167	100.00%	2,238	100.00%	-3.17%

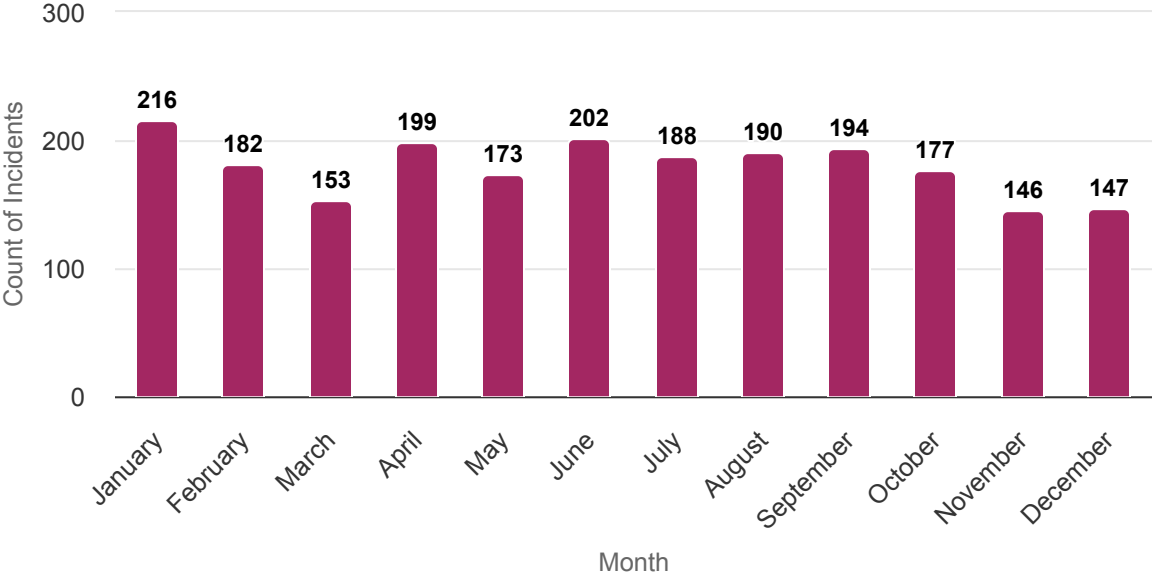
Incidents by District/Zone

Jan 01, 2023 12:00 AM to Dec 31, 2024 11:59 PM

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
B1U - Byron Township	8	4	1	2	1	6	5	2	8	4	4	2	47	2.00%	37	2.00%	27.03%
B2U - Byron Township	21	32	18	29	31	33	27	32	19	38	16	20	316	15.00%	335	15.00%	-5.67%
B3U - Byron Township	11	6	9	9	11	14	5	3	15	10	7	7	107	5.00%	119	5.00%	-10.08%
B4U - Byron Township	33	26	17	25	15	25	17	26	20	16	13	19	252	12.00%	228	10.00%	10.53%
B5S - Byron Township	0	0	0	0	1	1	1	1	1	0	2	0	7	0.00%	12	1.00%	-41.67%
B6S - Byron Township	13	14	13	11	12	10	6	15	15	9	16	6	140	6.00%	143	6.00%	-2.10%
B7R - Byron Township	2	3	5	1	2	3	2	4	1	1	4	1	29	1.00%	15	1.00%	93.33%
B8R - Byron Township	1	0	1	0	0	0	0	0	0	0	1	0	3	0.00%	8	0.00%	-62.50%
Byron Township Fire	5	0	2	0	0	3	3	0	1	0	1	1	16	1.00%	15	1.00%	6.67%
Dutton Fire Department	8	5	3	4	3	7	2	5	5	2	3	4	51	2.00%	18	1.00%	183.33%
G1U - Gaines Township	35	18	24	47	36	41	33	37	43	35	21	28	398	18.00%	499	22.00%	-20.24%
G2S - Gaines Township	19	15	11	13	13	15	23	16	15	14	12	15	181	8.00%	217	10.00%	-16.59%
G3U - Gaines Township	34	34	25	27	25	24	30	23	30	34	30	23	339	16.00%	299	13.00%	13.38%
G4S - Gaines Township	4	9	6	6	8	7	9	11	3	3	5	6	77	4.00%	58	3.00%	32.76%
G5S - Gaines Township	11	6	7	16	3	8	15	2	7	6	5	5	91	4.00%	92	4.00%	-1.09%
G6S - Gaines Township	3	1	3	3	4	1	1	1	4	2	1	1	25	1.00%	28	1.00%	-10.71%
G7R - Gaines Township	2	1	4	1	4	1	5	6	2	1	3	0	30	1.00%	43	2.00%	-30.23%
G8R - Gaines Township	2	1	1	1	0	0	1	1	2	1	0	2	12	1.00%	8	0.00%	50.00%
Kentwood	2	6	3	4	4	3	3	3	2	0	1	4	35	2.00%	50	2.00%	-30.00%
Wyoming	2	1	0	0	0	0	0	2	1	1	1	3	11	1.00%	14	1.00%	-21.43%
Grand Total	216	182	153	199	173	202	188	190	194	177	146	147	2,167	100.00%	2,238	100.00%	-3.17%

Incidents by Month

Jan 01, 2024 to Dec 31, 2024



Monthly Call Volume Year over Year

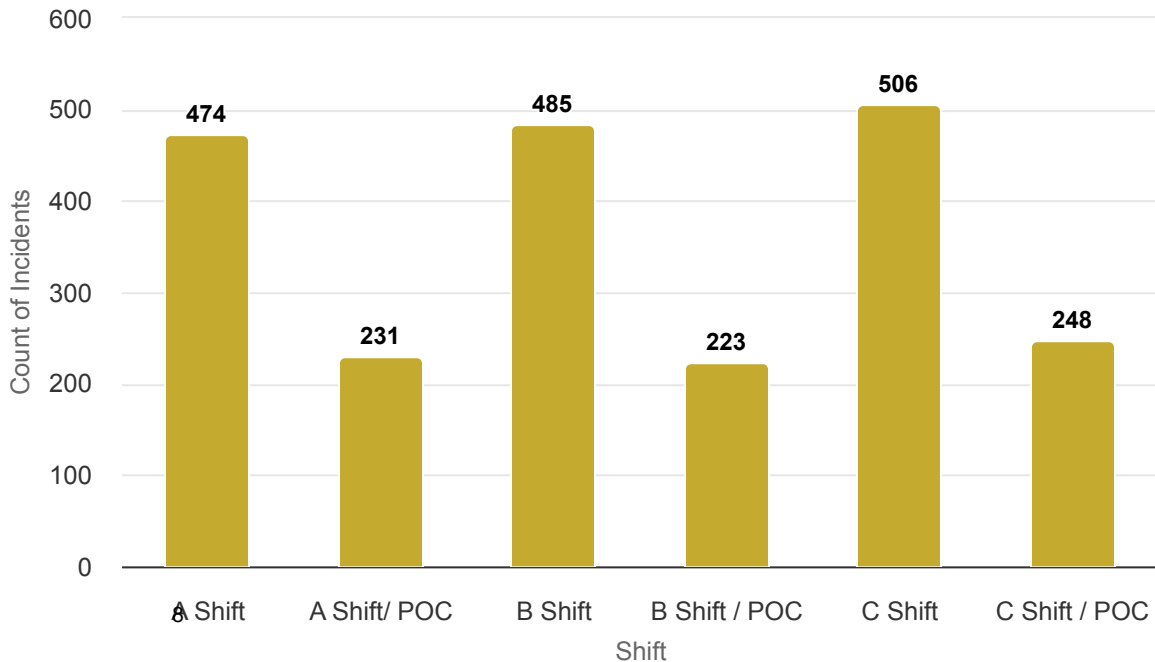
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Month Name	2024		2023		YTD % Change
	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
January	216	10.00%	184	8.00%	17.39%
February	182	8.00%	161	7.00%	13.04%
March	153	7.00%	192	9.00%	-20.31%
April	199	9.00%	168	8.00%	18.45%
May	173	8.00%	205	9.00%	-15.61%
June	202	9.00%	209	9.00%	-3.35%
July	188	9.00%	225	10.00%	-16.44%
August	190	9.00%	181	8.00%	4.97%
September	194	9.00%	201	9.00%	-3.48%
October	177	8.00%	151	7.00%	17.22%
November	146	7.00%	170	8.00%	-14.12%
December	147	7.00%	191	9.00%	-23.04%
Grand Total	2,167	100.00%	2,238	100.00%	-3.17%

Incidents by Shift

Jan 01, 2024 to Dec 31, 2024



Incidents by Day and Hour

Jan 01, 2024 to Dec 31, 2024

Day of Week

Sunday	11	11	9	3	1	12	3	5	9	18	12	12	17	16	20	12	18	21	16	17	17	14	10	8
Monday	12	2	5	3	6	7	11	8	14	23	16	20	17	25	16	14	29	13	24	21	14	14	10	4
Tuesday	7	6	8	8	5	6	12	18	16	11	18	17	21	21	18	19	20	28	10	15	18	14	13	10
Wednesday	5	8	4	5	6	12	5	12	14	16	20	19	14	20	15	18	17	20	20	20	10	10	15	10
Thursday	4	4	8	4	6	6	7	6	11	9	11	17	13	13	24	26	11	28	19	16	14	16	16	9
Friday	10	7	4	4	11	4	8	12	18	10	19	16	18	14	28	28	22	16	18	22	13	9	14	12
Saturday	13	7	5	5	11	2	3	10	6	14	14	19	14	12	8	16	14	11	10	8	19	12	11	14

Hour of Day

Aid Given and Received Summary

Jan 01, 2024 to Dec 31, 2024

Fire Department	Automatic Aid Given	% of Total Automatic Aid Given	Automatic Aid Received	% of Total Automatic Aid Received	Mutual Aid Given	% of Total Mutual Aid Given	Mutual Aid Received	% of Total Mutual Aid Received
Byron Township Fire Department	8	20.51%	4	7.55%	1	3.03%	22	18.49%
City of Kentwood Fire Department	14	35.90%	22	41.51%	0	0.00%	20	16.81%
City of Wyoming Fire Department	4	10.26%	10	18.87%	2	6.06%	5	4.20%
Dutton Fire Department	13	33.33%	17	32.08%	30	90.91%	72	60.50%
Overall	39	100.00%	53	100.00%	33	100.00%	119	100.00%

Calls in Progress

Jan 01, 2024 12:00 AM to Dec 31, 2024 11:59 PM

Calls in Progress	Occurrences	% of Occurrences	Hours	% of Hours
0 Calls In Progress	1,977	45.61%	8,006	91.14%
1 Call In Progress	2,157	49.76%	742	8.44%
2 Calls In Progress	190	4.38%	34	0.38%
3 Calls In Progress	10	0.23%	3	0.03%
4 Calls In Progress	1	0.02%	0	0.00%
Totals	4,335	100.00%	8,784	100.00%

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1 - Fire	5	7	4	1	3	3	7	4	8	8	6	3	59	6.00%	38	4.00%	55.26%
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	0	0	0	0	0	0	0	0	0	0	1	1	0.00%	1	0.00%	0.00%
3 - Rescue & Emergency Medical Service Incident	63	43	45	55	52	63	58	56	59	43	42	72	651	65.00%	557	65.00%	16.88%
4 - Hazardous Condition (No Fire)	7	2	3	2	1	3	3	1	3	1	5	2	33	3.00%	29	3.00%	13.79%
5 - Service Call	5	3	1	2	5	1	4	3	1	4	2	1	32	3.00%	32	4.00%	0.00%
6 - Good Intent Call	6	12	10	14	10	9	8	8	14	18	6	14	129	13.00%	105	12.00%	22.86%
7 - False Alarm & False Call	13	5	6	4	7	4	6	11	10	15	8	10	99	10.00%	101	12.00%	-1.98%
8 - Severe Weather & Natural Disaster	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0	0.00%	N/A
9 - Special Incident Type	0	0	0	0	0	0	0	0	1	0	0	0	1	0.00%	0	0.00%	N/A
Grand Total	99	72	69	79	78	83	86	83	96	89	69	103	1,006	100.00%	863	100.00%	16.57%

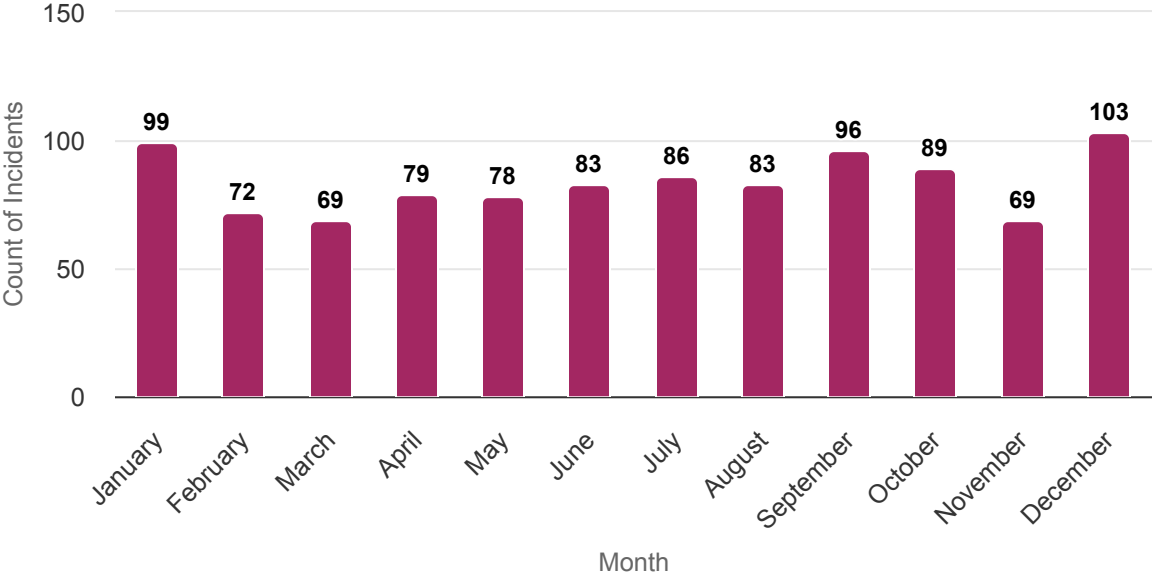
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Byron Twp Fire - Byron Twp	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	4	0.00%	-100.00%
Caledonia Township	3	3	2	0	0	0	3	6	0	2	2	1	22	2.00%	16	2.00%	37.50%
Cascade Township	0	0	0	0	1	0	0	0	2	0	0	0	3	0.00%	1	0.00%	200.00%
Cutlerville - Byron Township	1	2	1	2	1	1	2	3	2	1	2	0	18	2.00%	20	2.00%	-10.00%
Cutlerville - Gaines Township	13	7	5	12	2	11	10	8	10	7	8	7	100	10.00%	103	12.00%	-2.91%
Kentwood	2	2	1	0	4	1	0	1	4	4	1	1	21	2.00%	22	3.00%	-4.55%
Leighton Township	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	5	1.00%	-80.00%
Zone 01S - Dutton	2	1	1	1	0	1	1	0	1	4	1	3	16	2.00%	21	2.00%	-23.81%
Zone 02S - Dutton	14	9	7	10	8	4	9	8	9	4	6	11	99	10.00%	93	11.00%	6.45%
Zone 03S - Dutton	6	5	1	12	7	9	11	5	9	11	7	10	93	9.00%	83	10.00%	12.05%
Zone 04S - Dutton	21	14	11	14	22	24	15	17	19	18	12	12	199	20.00%	157	18.00%	26.75%
Zone 05S - Dutton	8	3	11	6	8	10	7	8	12	9	7	15	104	10.00%	39	5.00%	166.67%
Zone 06S - Dutton	4	2	4	4	3	3	2	2	4	3	3	7	41	4.00%	39	5.00%	5.13%
Zone 07S - Dutton	4	4	9	3	5	4	4	2	6	5	5	5	56	6.00%	51	6.00%	9.80%
Zone 08S - Dutton	5	3	0	3	3	2	2	0	1	2	0	6	27	3.00%	22	3.00%	22.73%
Zone 09S - Dutton	4	4	6	0	3	5	8	3	4	9	3	12	61	6.00%	84	10.00%	-27.38%
Zone 10S - Dutton	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0	0.00%	N/A
Zone 11R - Dutton	1	0	1	0	0	2	1	1	1	1	1	0	8	1.00%	2	0.00%	300.00%
Zone 12R - Dutton	1	3	1	0	0	1	1	0	1	1	3	0	12	1.00%	9	1.00%	33.33%
Zone 13R - Dutton	0	2	0	1	1	0	0	1	0	1	1	0	7	1.00%	9	1.00%	-22.22%
Zone 14R - Dutton	2	1	0	1	1	2	2	3	0	1	4	3	20	2.00%	9	1.00%	122.22%

Incidents by Month

Jan 01, 2024 to Dec 31, 2024



Monthly Call Volume Year over Year

Jan 01, 2023 12:00 AM to Dec 31, 2024 11:59 PM



Month Name	2024		2023		YTD % Change
	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
January	99	10.00%	66	8.00%	50.00%
February	72	7.00%	68	8.00%	5.88%
March	69	7.00%	71	8.00%	-2.82%
April	79	8.00%	48	6.00%	64.58%
May	78	8.00%	67	8.00%	16.42%
June	83	8.00%	77	9.00%	7.79%
July	86	9.00%	69	8.00%	24.64%
August	83	8.00%	64	7.00%	29.69%
September	96	10.00%	99	11.00%	-3.03%
October	89	9.00%	81	9.00%	9.88%
November	69	7.00%	72	8.00%	-4.17%
December	103	10.00%	81	9.00%	27.16%
Grand Total	1,006	100.00%	863	100.00%	16.57%

Incidents by Day and Hour

Jan 01, 2024 to Dec 31, 2024

Day of Week

Sunday	1	2	3	0	1	0	1	4	4	3	6	5	6	6	5	7	3	3	7	7	4	7	5	2
Monday	6	4	2	5	0	4	1	2	2	4	5	7	11	3	7	7	7	9	3	12	14	4	5	1
Tuesday	2	1	3	2	1	1	4	7	9	9	15	12	5	10	12	12	11	9	8	9	4	5	4	5
Wednesday	4	2	1	1	1	4	5	8	7	7	21	9	11	14	6	12	18	13	11	9	6	5	3	1
Thursday	2	0	1	0	0	0	2	5	8	7	8	8	7	12	7	11	8	15	16	8	9	8	3	3
Friday	3	4	1	2	2	3	5	8	3	10	9	9	5	14	6	12	8	15	10	8	6	4	2	13
Saturday	5	4	1	2	1	1	5	7	6	6	5	18	12	6	6	12	4	6	6	9	10	0	6	2

Hour of Day

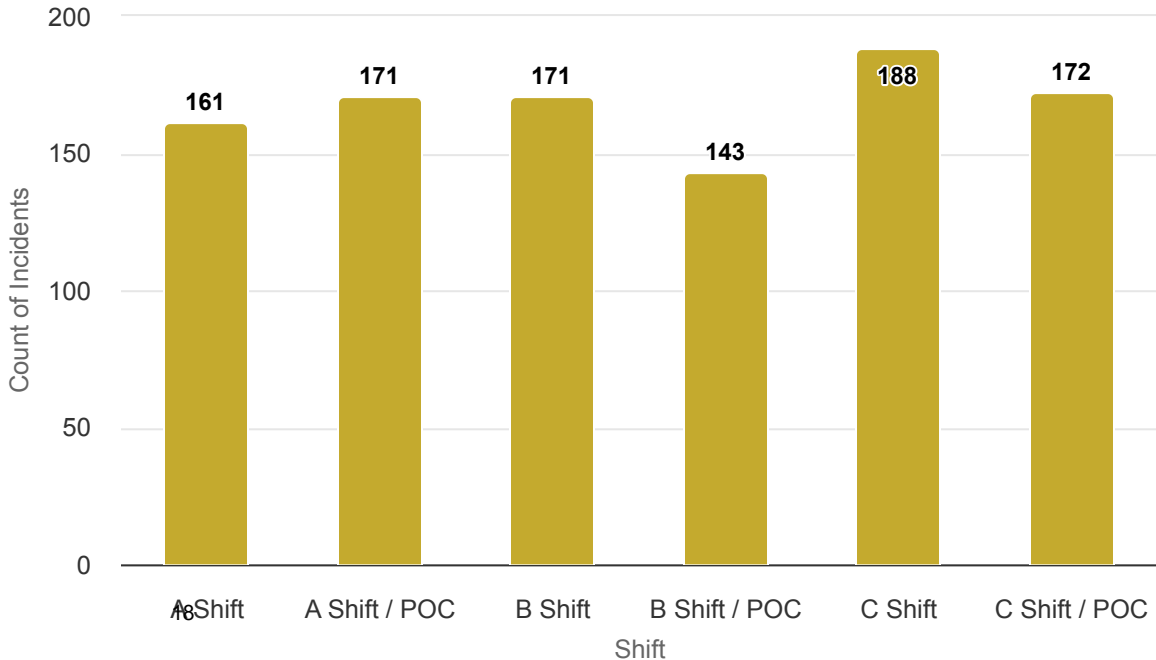
Aid Given and Received Summary

Jan 01, 2024 to Dec 31, 2024

Fire Department	Automatic Aid Given	% of Total Automatic Aid Given	Automatic Aid Received	% of Total Automatic Aid Received	Mutual Aid Given	% of Total Mutual Aid Given	Mutual Aid Received	% of Total Mutual Aid Received
Byron Township Fire Department	0	0.00%	0	0.00%	0	0.00%	1	2.27%
Caledonia Township Fire Department	7	21.21%	6	18.18%	9	10.71%	9	20.45%
Cascade Township Fire Department	0	0.00%	0	0.00%	3	3.57%	0	0.00%
City of Kentwood Fire Department	10	30.30%	12	36.36%	4	4.76%	4	9.09%
Cutlerville Fire Department	15	45.45%	14	42.42%	68	80.95%	29	65.91%
Leighton Township Fire Department	1	3.03%	1	3.03%	0	0.00%	1	2.27%
Overall	33	100.00%	33	100.00%	84	100.00%	44	100.00%

Incidents by Shift

Jan 01, 2024 to Dec 31, 2024



Calls in Progress

Jan 01, 2024 12:00 AM to Dec 31, 2024 11:59 PM

Calls in Progress	Occurrences	% of Occurrences	Hours	% of Hours
0 Calls In Progress	944	46.90%	8,352	95.09%
1 Call In Progress	1,005	49.93%	418	4.76%
2 Calls In Progress	63	3.13%	13	0.15%
3 Calls In Progress	1	0.05%	0	0.00%
Totals	2,013	100.00%	8,784	100.00%



2023 Q4 STATS

Total calls: 2141

Traffic stops: 771

Avg. units per call: 1.72

Avg. response times:

Priority 1 - 8 min 38 sec

Priority 2 - 9 min 57 sec

All calls - 18 min 3 sec

Top crimes:

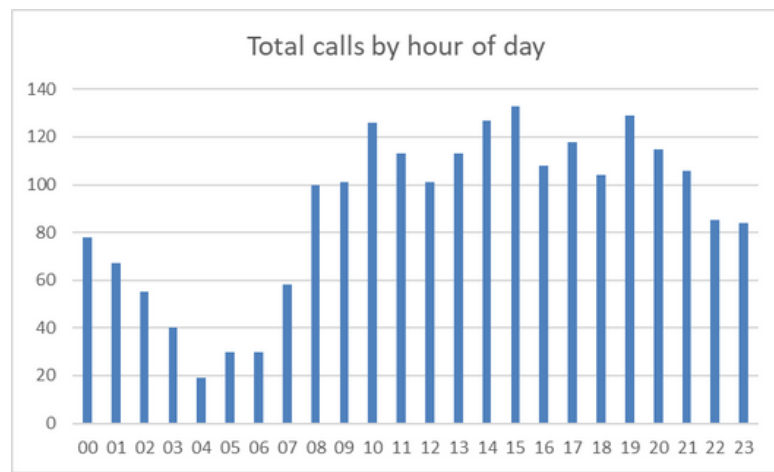
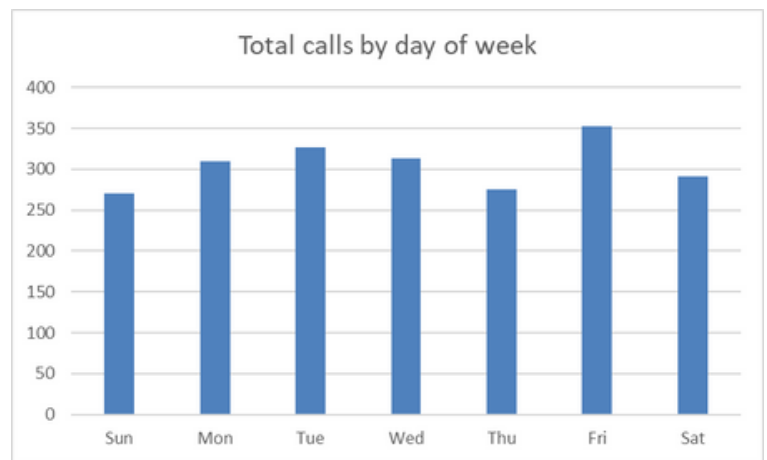
- 1. Fraud - 83**
- 2. Domestic - 41**
- 3. Larceny - 29**

Top responding units:

- 1. 4313 - 504**
- 2. 4211 - 475**
- 3. 44113 - 395**

Top call addresses:

- 1. 1801 Marketplace Dr. - 50**
- 2. 300 68th St. - 48**
- 3. 6230 Kalamazoo Ave. - 31**





2024 Q4 STATS

Total calls: 2347

Traffic stops: 807

Avg. units per call: 1.77

Avg. response times:

Priority 1 - 8 min 14 sec

Priority 2 - 9 min 37 sec

All calls - 16 min 54 sec

Top crimes:

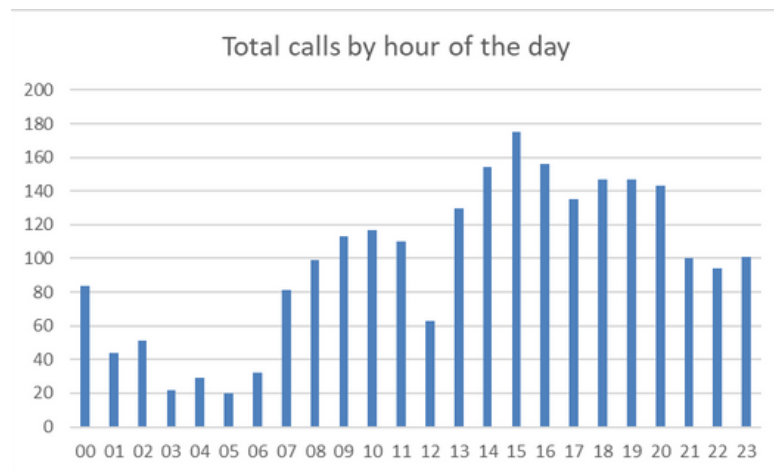
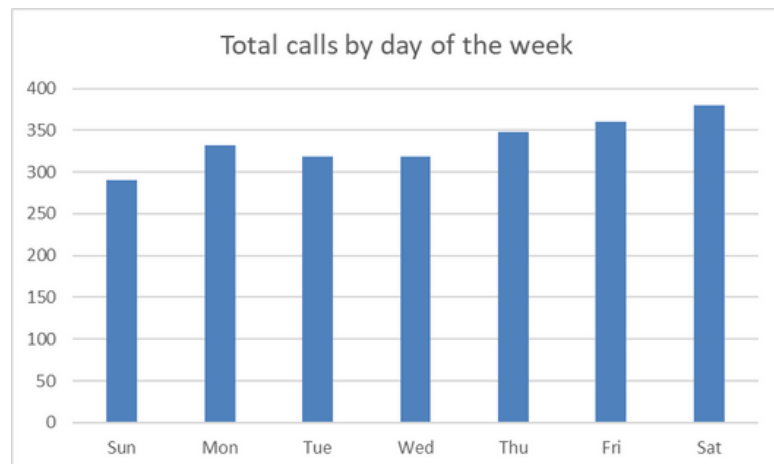
- 1. Domestic - 59**
- 2. Traffic crime - 49**
- 3. Larceny - 44**

Top responding units:

- 1. 4509 - 555**
- 2. 4313 - 486**
- 3. 4211 - 476**

Top call addresses:

- 1. 300 68th St. - 68**
- 2. 1801 Marketplace Dr. - 39**
- 3. 6230 Kalamazoo Ave. - 24**





 **Stay Connected**

Kent County Board of Commissioners Newsletter - December 2024

Kent County, Michigan sent this bulletin at 12/19/2024 11:09 AM EST

[View as WebRag](#)



**Board of
Commissioners
Update**
December 2024

Season's Greetings from the Board of Commissioners

The Board of Commissioners extends warm wishes to everyone for a joyful and safe holiday season. May this special time of year be filled with cherished moments spent with family, friends, and loved ones. As we take a moment to reflect on the past year, we are deeply grateful for the unwavering support, resilience, and dedication shown by our community. Your contributions have been instrumental in shaping our shared successes and progress. We look forward to the opportunities and challenges of the year ahead, working together to build an even brighter future for all. Happy Holidays!



Reflecting on 2024 and Looking Ahead to 2025

We are excited to release our [Year in Review reRort](#), celebrating the incredible achievements of 2024. This year's progress is a reflection of the hard work and dedication of our county staff and the unwavering support of our community.

From improved services to strengthened programs, 2024 has been a year of growth and collaboration. As we look forward to 2025, we are eager to build on these successes and embrace new opportunities.

Thank you for your continued support-together, we will make the year ahead even brighter!

Board Standing Committees Restructured for Enhanced Oversight

The Board approved a significant restructuring of its standing committees to strengthen its ability to provide comprehensive oversight and governance. This change reflects the Board's commitment to better addressing the diverse needs of our community and ensuring that all areas of county operations receive the attention they deserve.

Previously organized under a two-committee structure, the Board is transitioning to a [new three-committee model](#). The updated structure includes the following committees:

- **Finance Committee**

Focused on overseeing the county's financial policies, budgets, and resource allocation, this committee ensures fiscal responsibility and transparency in managing public funds.

- **Operations and Policy Committee**

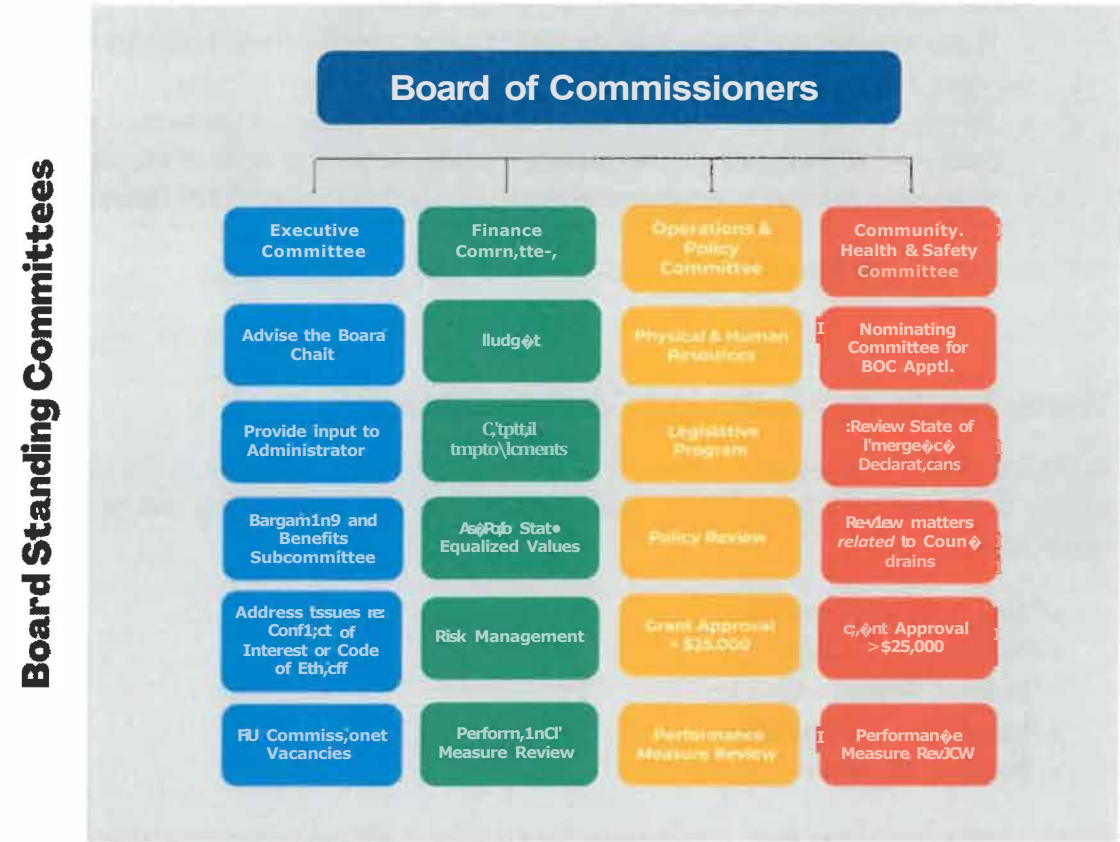
Dedicated to evaluating operational efficiencies, developing legislative priorities, and approving policies that guide the county's day-to-day functions, this committee plays a critical role in maintaining seamless county services.

- **Community, Health, and Safety Committee**
Addressing the well-being of residents, this committee is tasked with oversight of programs related to public health, community services, and safety initiatives, ensuring the county remains a safe and vibrant place to live.

Each committee will meet monthly on Tuesdays, unless otherwise posted, providing regular opportunities for discussion, decision-making, and public engagement.

"This new structure positions us to provide greater oversight, improve accountability, and focus on the diverse areas of service we offer to the community," said Board Chair Stan Stek.

The Board remains dedicated to continuous improvement and looks forward to the benefits this restructuring will bring in the year ahead.



Commissioners' Board Meeting Highlights

The Board of Commissioners generally meet on the second and fourth Thursdays of each month. Engaging in these meetings, whether attending in person or [via livestream](#), provides an opportunity to stay updated and engaged with issues affecting the community.

Below is a video summarizing key moments from our December Board meeting:

December 5, 2024 Meeting



Meeting highlights:

- Invocation by Board Chair Stan Stek
- Special Order of Business: Prosecutor's Office



Annual Report by Prosecuting Attorney Christopher Becker

- Special Order of Business: Outgoing Commissioner Presentation
- Resolution Passed to Approve the Gerald R. Ford International Airport Authority - Revenue Refunding Bonds, Series 2025
- Resolution Passed to Approve the John Ball Zoo 10-Year Master Plan
- Resolution Passed to Approve 2025 Management Pay Plan Range and Wage Changes
- Resolution Passed to Approve the Grand Rapids - Kent County Convention and Arena Authority Agreement with ASM Global
- Resolution Passed to Approve the Grand Rapids - Kent County Convention and Arena Authority Agreement with Live Nation
- Resolution Passed to Approve the Grand Rapids - Kent County Convention and Arena Authority Property Acquisition for Amway Stadium
- Resolution Passed to Approve the City of Grand Rapids' Contribution to Support the West Michigan Welcome Plan and Global Gathering Event Funds
- Resolution Passed to Approve the Emergency Management Performance Grant to Enhance the Emergency Management Program within the State of Michigan
- Resolution Passed to Approve the Board of Commissioners' 2025 Strategic Plan

For more details, you can view the full agenda here: <http://bit.ly/2z3siVO>

Thank You to Our Outgoing Commissioners

At the final Board meeting of the year, we extended our heartfelt gratitude to our outgoing County Commissioners for their dedicated years of service to Kent County and its residents.

- **Tom Antor - District 2**
- **Tony Baker - District 17**
- **Emily P. Brieve - District 10**
- **Ivan Diaz - District 20**
- **Stephen Wooden - District 18**

Public service is no easy task, and these individuals have devoted countless hours to addressing the needs and priorities of our community. Their leadership and commitment have left a lasting impact, and their absence will be deeply felt on the Board.

As they move on to their next chapters, we wish them all the best in their future endeavors and thank them for their exceptional service.

For a deeper look into each Commissioner's contributions, follow Kent County's [social media Rages](#) next week as we highlight their time on the Board.





Pictured left to right are Ivan Diaz - District 20, Stephen Wooden - District 18, Tony Baker - District 17, Emily P. Brieve - District 10 and Tom Antor - District 2, with Board Chair Stan Stek and Administrator Al Vanderberg

Welcoming Our New Commissioners

Last week, we hosted an orientation for our five newly elected Commissioners, offering them an introduction to their roles and the responsibilities of county government. We are excited to welcome **Elizabeth (Liz) Morse (District 2)**, **Robin Halstead (District 10)**, **Robert S. Womack (District 17)**, **Steve Faber (District 18)**, and **Nancy L. Morales (District 20)** to the Board.

During the orientation, we covered essential topics, including the structure and function of county government, the roles and responsibilities of Commissioners, and key issues currently facing our community. In addition, we assisted with the typical first-day tasks, such as setting up computers and completing Human Resources paperwork.

We are excited to see our new Commissioners bring their fresh perspectives and energy to the Board. With this preparation and other training they have completed, we are confident they'll hit the ground running as they work to serve the residents of Kent County.





Pictured from left to right are Liz Morse, Robert S. Womack, Steve Faber, and Nancy Morales. Robin Halstead participated in the training virtually.

Upcoming Meetings

- Friday, Jan. 3: Board of Commissioners Organizational Meeting
- Tuesday, Jan. 7: Finance Committee
- Tuesday, Jan. 21: Operations & Policy Committee
- Thursday, Jan. 23: Board of Commissioners Meeting
- Tuesday, Jan. 28: Community, Health and Safety Committee

All Board and committee meetings start at 8:30 a.m. and take place at the [County Administration Building](#) within the Board of Commissioners Chambers, unless otherwise specified. [Click here](#) to access the meeting agenda and minutes.

Around The County

- With the holiday season underway, the Parks Department [encourages residents to avoid using invasive bittersweet vines](#) (*Celastrus orbiculatus*) in their holiday decorations.
- The Animal Shelter is preparing for a temporary relocation in mid-January to accommodate upcoming floor renovations. To ensure a smooth transition, the shelter [urgentlY. needs residents to foster or adopt available 12ets](#)



All County Offices and Clinics Will Be Closed In Observance of the Christmas and New Year's Holidays

All county offices and clinics will be closed on Tuesday, Dec. 24 and Wednesday, Dec. 25 in observance of the Christmas holiday. Regular operations will resume on Thursday, Dec. 26. Offices will be closed on Wednesday, Jan. 1, 2025 in celebration of New Year's Day. Regular operations will resume on Thursday, Jan. 2, 2025.

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LOWER GRAND RIVER ORGANIZATION OF WATERSHEDS



Seasonal Newsletter

Winter 2024



LGROW staff wishes you a joyful holiday season!

DNR Funds Received to Support Urban Community Forestry in Wyoming!

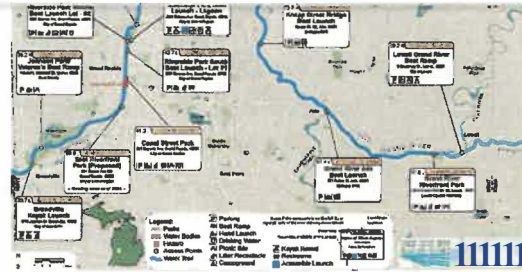
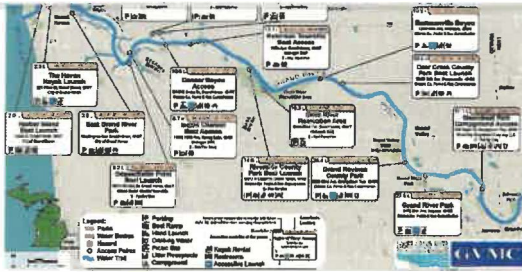
LGROW has partnered with the City of Wyoming, Tree Amigos, Davey Resource Group and Friends of Grand Rapids Parks to secure over \$200,000 from the Michigan Department of Natural Resources Urban Community Forestry Program. This program is a part of the Inflation Reduction Act and the USDA Forest Service's Urban and Community Forestry Program.

Davey Resource Group will conduct an Urban Tree Canopy (UTC) Assessment of the entire City of Wyoming. The UTC assessment will include a land cover assessment, the historic change of tree canopy in City of Wyoming, a report of the ecosystem benefits the current canopy is providing, a canopy health assessment to show the health of each tree in the City of Wyoming, and finally a priority planting map, that will show all of the potential public planting locations in City of Wyoming.

The project will also include tree planting in disadvantaged census blocks in the City of Wyoming, with stipends provided to residents involved in the tree plantings. Partners will also provide educational workshops to City staff and residents to show the best management practices for tree planting. This will lead to an investment in the City's urban forest and will create better opportunities for sustainable management.

Water Trail Guide Available Soon!

A digital copy of the Lower Grand River Water Trail Paddling Guide will be ready for download in the coming weeks! For those of you who like to have a physical version on hand during your time on the water, the water-resistant printed version will be available by Spring of 2025. More [y](#) will be coming soon!

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LGROW Receives Funding from USDA Forest Service!



LGROW was awarded over \$250,000 in funding through the USDA Forest Service Great Lakes Restoration Initiative (GLRI)! This funding will allow LGROW and community

improve water quality. West Michigan Sustainable Business Forum will co-facilitate workshops on the maintenance of trees, available to businesses, residents, and community members. The workshops will also teach attendees how to implement best management practices for tree plantings.

Kent Conservation District, Plaster Creek Stewards, Friends of Buck Creek, and Rush Creek Watershed Group are also partnering with LGROW on this project. They will all be assisting LGROW by connecting us with landowners that are interested in tree plantings or in volunteering with planting projects. They will also help in distributing outreach materials in their communities.

We are so thankful to the USDA Forest Service and the GLRI for this funding that will help restore forests in the Lower Grand River Watershed.

Help Keep Our Watershed Clean This Winter: Adopt-a-Drain!

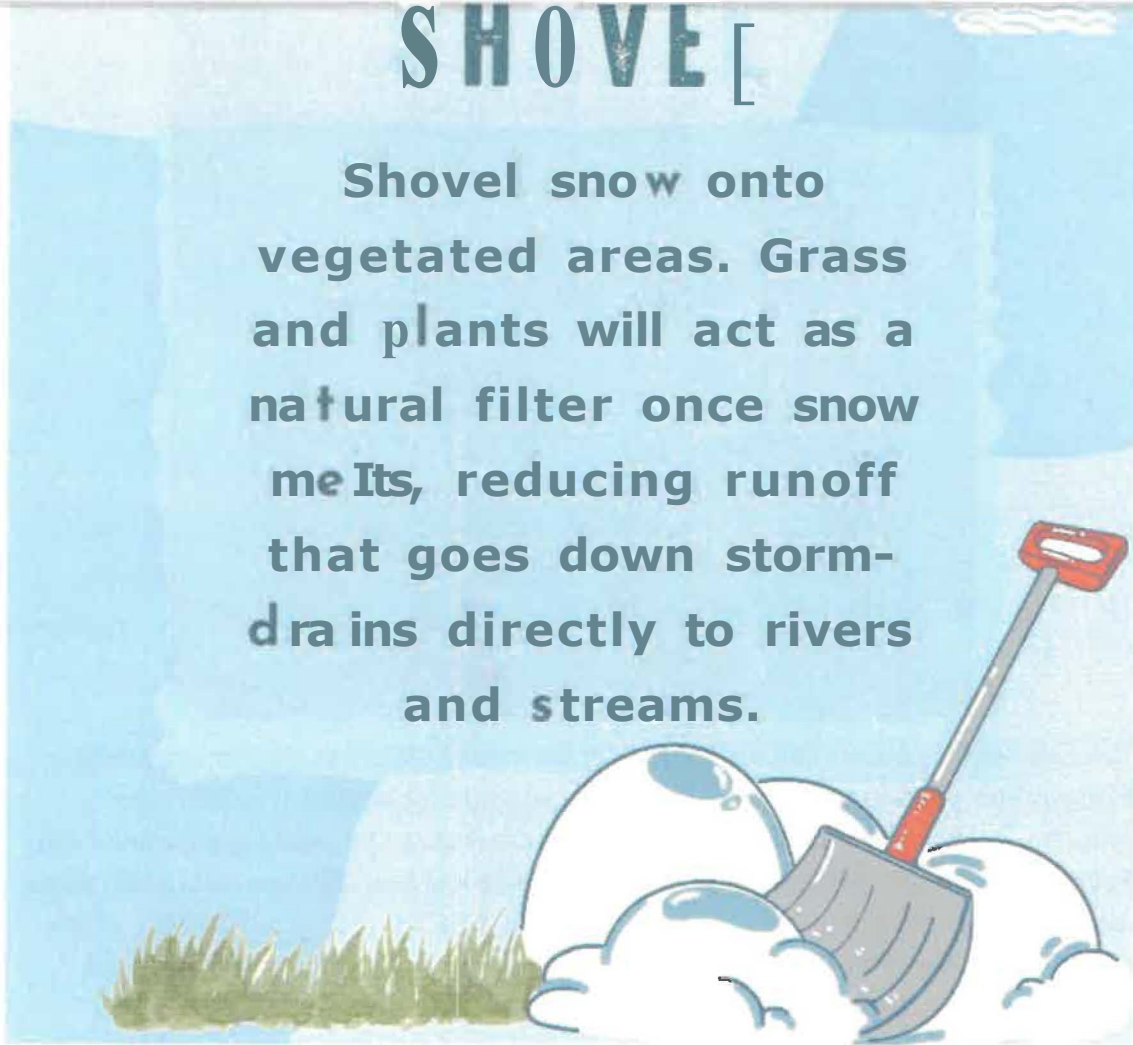
Winter is here, but keeping our storm drains clean is a year-round effort-and you can help! LGROW's Adopt-a-Drain program has relaunched with an updated website, making it easier than ever to adopt and maintain a storm drain near you. Visit lgrow.org/adont-a-drain today to learn more and make a difference for our watershed!

Already adopted a drain? Check your email for instructions on updating your password for the new system-your adopted drains are still saved.

Cleaning storm drains in winter is essential to prevent ice formation, reduce flooding during thaws, and protect water quality by keeping debris and pollutants out of waterways. Blocked drains can lead to hazardous road conditions, localized flooding, and infrastructure damage as water freezes and expands. Don't forget you can [borrow a drain cleanuP-kit](#) anytime of year!

SHOVE [

Shovel snow onto vegetated areas. Grass and plants will act as a natural filter once snow melts, reducing runoff that goes down storm-drains directly to rivers and streams.



Welcome our new MI Healthy Climate Corps Member!



Damaris Potter is a new addition to GVMC and serving LGROW as our Climate Action Planner. This position was created through Americorps' MI Healthy Climate Corps program. Damaris grew up in Ypsilanti, MI, and she is currently pursuing a Bachelor's in Political Science and Environmental Sustainability at Western Michigan University. She is most excited about supporting GVMC's first Comprehensive Climate Action Plan, which aims to reduce harmful greenhouse gas emissions across Kent, Ionia, Montcalm, and Ottawa counties. Damaris brings skills from job experiences in the Michigan Senate, customer service, and in community building. She is passionate about creating spaces where diverse voices are not only heard but actively included in decision-making processes. With a strong commitment to developing meaningful involvement and ensuring fair representation, Damaris believes that empowering individuals from all backgrounds leads to stronger, more resilient communities.

Thank You, Jack!

Jack has been working for LGROW and REGIS as an intern since the beginning of April. As his internship is ending, LGROW would like to spotlight some of the work he has been involved with. He has collaborated with LGROW's Stormwater Programs Manager to assess the Illicit Discharge Elimination Plan. He has also been working to develop a Geographic Information System (GIS) that will streamline the documentation and management of illicit discharges throughout the Lower Grand River Watershed. Jack has also helped LGROW staff in site assessments for Rainscaping projects and in green infrastructure implementation. Further, he assisted in MiCorps macroinvertebrate sampling, educational programming for K-12 students, and implementing social media strategies for LGROW. Jack has also been working as an intern for REGIS, the regional GIS agency in West

community members of REGIS member communities.

LGROW thanks Jack for all his work to understand, protect and improve the Lower Grand River Watershed for all to enjoy!



Jack presenting on the many projects that LGROW is involved with at the 3rd Annual EDF Action Kayaktivist Event in Spring Lake.

- Upcoming Events -

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Save the Date!

22nd Annual spring Forum
May 15th - 17th



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BECOME AN ECOLOGICAL RESTORATION LEADER

Project GreenER is an 8-week education program that equips adult learners with knowledge & skills to protect and restore our watershed.



Learn about native plants and how nature-based solutions help restore our watershed



Build practical skills to educate, advocate, and connect in the local community



Design and implement your own project to help restore our watershed

- This program meets on Tuesday evenings from February to April of 2025.
- It is **FREE** to anyone who lives, works, worships, or recreates in the Plaster Creek Watershed area.
- **Participants** who complete the program will receive a certification of their learning from Calvin University.



APPLY NOW!

Learn more by contacting us at PlasterCreekStewards@Calvin.edu

Project GreenER is made possible by funds from the Michigan Department of Environment, Great Lakes and Energy



Christmas Bird Count Week!

Christmas Bird Count Week is held annually from December 14th through January 5th.

This tradition is over a century old and helps record millions of birds each year. The National Audubon Society organizes this data, and it helps determine the health of bird populations continent wide! You can find more information about how to get involved at the Audubon [website!](#)

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Questions or comments?

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**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
December 09, 2024**

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

Absent with notice: None

Opening prayer was given by Board Member Brew and the Pledge of Allegiance was recited. The oath of office was given Board Member Brew by Township Manager Rod Weersing. The oath of office was given to the board members present by Township Clerk Brew.

1. The meeting was called to order at 7:13 p.m. by Board Member Terpstra.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

None

4. Meeting Agenda

Motion by Board Member Lemke and seconded by Board Member Vander Stel to approve the proposed agenda.

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

5. Communications ~ Non-action Informational Items

- a) November 2024 Building Department Revenue Report
- b) November 2024 Dutton Fire Run Report
- c) November 2024 Cutlerville Fire Run Report
- d) November 2024 Community Policing Officer's Report
- e) Grand Valley Metro Council Transportation Newsletter

6. Scheduled Speakers

None.

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

Mr. Martin inquired of the board answers to what is the status of the Hanna Lake sewer project. Permits were issued in August but no one is able to hook in yet. He encouraged the board to

investigate the lack of communication, miscommunication, and conflicting communications on this project.

8. Public Hearings

A. National Flood Insurance Program

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to open the National Flood Insurance Program public hearing.

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

No one spoke.

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to close the National Flood Insurance Program public hearing.

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

9. Approval of the Consent Agenda

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the Consent agenda including the November 11, 2024 Township Board meeting minutes; General fund expenditures from 11/01/2024 through 11/30/2024 totaling \$226,502.45; Public Safety Special Assessment District expenditures totaling \$164,821.60; Building inspections totaling \$11,827.91; Water and sewer fund expenditures \$488,326.45; and Treasurer's report.

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

Trustee Fryling took the oath of office as an elected trustee.

4a. Meeting Agenda

Additional Items were added to the agenda; Eden Forest Phase 1B Water and Sewer contract approval, 2024 Budget Amendments. The Cemetery Ordinance is not ready to be discussed and will remain on the table rather than be discussed in this meeting.

Motion by Board Member Lemke and seconded by Board Member Haagsma to approve the amended proposed agenda.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

10. New Business

A. Dutton Center Phase II Tentative Preliminary Plat

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the Dutton Center Phase II Tentative Preliminary Plat.

ROLL CALL VOTE: Board Member Haagsma - yes, Board Member Lemke - yes, Board Member Fryling - no, Board Member DeWard - yes, Board Member Brew - yes, Board Member Vander Stel - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

B. Natural Resources Inventory

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to approve Phases 1, 2, and 4 of the proposed inventory with a maximum expenditure limit of \$35,000.

ROLL CALL VOTE: Board Member Vander Stel yes, Board Member Haagsma - yes, Board Member Brew - no, Board Member Terpstra - yes, Board Member Lemke - yes, Board Member Fryling - no, Board Member DeWard - no. Motion carried by roll call vote.

C. National Flood Insurance Program

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the resolution entering into the National Flood Insurance Program.

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 DeWard - yes, Board Member Brew - yes. Motion carried by roll call vote.

Motion by Board Member Lemke and seconded by Board Member Vander Stel to approve the ordinance entering into the National Flood Insurance Program.

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 DeWard - yes, Board Member Brew - yes. Motion carried by roll call vote.

D. Poverty Exemption Guidelines

Motion by Board Member Vander Stel and seconded by Board Member Fryling to adopt the 2025 Poverty Exemption Guidelines.

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

E. Water and Sewer Rates for 2025

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the 2025 Water and Sewer Utility rates.

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

F. Fire Department Auto-aid Agreement with Wyoming

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the fire department auto-aid agreement with Wyoming Fire Department.

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

G. Cooks Crossing Enclave Formation of a Special Assessment Streetlight District

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the formation of a special assessment streetlight district for Cooks Crossing Enclave.

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

H. Community Room Audio Visual Upgrade

Motion by Board Member Haagsma and seconded by Board Member Brew to accept the Buist bid to upgrade the community room audio visual system.

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

I. Electronic Door Lock System

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the Omega Systems bid to change exterior and interior entrances to the office area to card access door locks.

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 DeWard - yes, Board Member Brew - yes. Motion carried by roll call vote.

J. Meeting Dates for 2025

Motion by Board Member Vander Stel and seconded by Board Member Haagsma to approve the meeting dates for 2025.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

K. Change Township Board Meeting Time to 6:00 PM

Motion by Board Member Lemke and seconded by Board Member Vander Stel to change the Township Board Meeting time to 6:00 PM.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Vander Stel - yes, Board Member Haagsma - yes, Board Member Fryling - no, Board Member DeWard - yes, Board Member Brew - no, Board Member Terpstra - yes. Motion carried by roll call vote.

L. 2025 Committee Assignments

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the 2025 Committee Assignments as presented.

VOICE VOTE: 7 Aye. 0 Nay. Motion carried on voice vote.

M. Eden Forest Phase 1B Water and Sewer Contract

Motion by Board Member Haagsma and seconded by Board Member Vander Stel to approve the water and sewer contract for Eden Forest Phase 1B.

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

N. 2024 Budget Amendments

Motion by Board Member Lemke and seconded by Board Member Vander Stel to approve the 2024 Budget Amendments

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

11. Public Comments

No one spoke.

12. Manager's comments

Hanna Lake sewer project is clouded by misinformation that is the understanding of Mr. Martin. Much of what he spoke about never would be true of any sewer project. The permitting in August was premature as the project was not ready for permits to be obtained. That may have

led to the incorrect conclusions. Mr. Martin has been updated by the township multiple times per week. Equipment failure has also led to delays in passing inspections as calendared.

Deputy Bylsma will be cleared soon to return as Community Policing Officer. Officer Dewey has done a great job in his service to the community.

The township office will be closed Wednesday, December 18, 2024 from 12:00 PM to 1:30 PM for the township holiday luncheon.

13. Supervisor's comments.

Thank you for your support on this first Trustee Board Meeting.

Meetings are being scheduled with each Department Head to understand their role and to give my vision for the Township.

I would like to spend time as a board on visioning or answering the question what can we accomplish over the next four years for our community.

14. Trustees comments

The combined Planning Commission / Trustee Board meeting is tomorrow December 10, 2024. Several trustees will need excused absences because of the meeting being held at 1:00 pm.

Board Member Fryling indicated that the elimination of the Building and Grounds Committee causes him to be on no committees for 2025.

Several streetlights are out throughout the Township although Consumers Energy has been notified.

15. Adjournment

Supervisor Terpstra adjourned the meeting at 08:56 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE COMBINED 1:00 PM MEETING
December 10, 2024**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustee Vander Stel; Planning Commission;
Staff: Manager Weersing, Community Development Director Dan Wells, Assistant Planner Dakota Swan;
Horizon Community Planning David Jirousek

Absent with notice: Trustees DeWard, Fryling, Haagsma

1. The meeting was called to order at 1:13 p.m. by Community Development Director Dan Wells

2. Question of Conflict of Interest

None

3. Discussion

Lengthy discussion on the proposed changes to the Zoning Ordinance

4. Adjournment

Supervisor Terpstra adjourned the meeting at 3:57 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

01/02/2025
101 GENERAL FUND

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

Check Date	Bank	Check#	Payee	Description	A c	t	Dept	Amount
1211612024	GEN2	34260	123.NET	TELECOMMUNICATIONS	853.000	265.000		503.00
12/16/2024	GEN 2	34261#	AMAZON CAPITAL SERVICES	TAPE,WALL CALENDAR,FOLDERS,TISSUES,KEYBOARD AND MOUSE,BINDER DIVIDERS,SHELF TRAY,HAND SANITIZER,PAPER	727.000	171.000		43.52
12/16/2024	GEN2	34261	AMAZON CAPITAL SERVICES	COMPUTER SPEAKERS,4 PORT USB	979.000	171.000		16.35
12116/2024	GEN2	34261	AMAZON CAPITAL SERVICES	LAPTOP STAND FOR DESK	979.000	172.000		28.91
12116/2024	GEN2	34261	AMAZON CAPITAL SERVICES	TAPE,WALL CALENDAR,FOLDERS,TISSUES,KEYBOARD AND MOUSE,BINDER DIVIDERS,SHELF TRAY,HAND SANITIZER,PAPER	727.000	257.000		20.67
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	CHILI COOK OFF PARTY SUPPLIES,SMALL LADLES,PAPER CUPS, PLASTIC SPOONS,	727.000	261.000		61.71
12/16/2024	GEN2	34261	AMAZON CAPITAL SERVICES	TAPE.WALL CALENDAR,FOLDERS,TISSUES,KEYBOARD AND MOUSE.BINDER DIVIDERS.SHELF TRAY ,HAND SANITIZER,PAPER	727.000	261.000		148.66
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	CHRISTMAS TREE SKIRT, UPS SURGE PROTECTOR,	727.000	261.000		134.79
12/16/2024	GEN2	34261	AMAZON CAPITAL SERVICES	BUSINESS PRIME MEMBERSHIP FEE	832.000	261.000		249.50
12/16/2024	GEN2	34261	AMAZON CAPITAL SERVICES	LEAF BLOWER	979.000	265.000		284.05
				CHECK GEN 2 34261 TOTAL FOR FUND 101:				988.16
12/16/2024	GEN2	34263#	ARROWASTE INC	TWP, TRASH REMOVAL	822.000	265.000		169.26
12/16/2024	GEN2	34263	ARROWASTE INC	BLAIN, TRASH REMOVAL	822.000	567.000		66.92
12/16/2024	GEN 2	34263	ARROWASTE INC	LIBRARY, TRASH REMOVAL	822.000	790.000		84.96
				CHECK GEN 2 34263 TOTAL FOR FUND 101:				321.14
12/16/2024	GEN 2	34265#	BLOOM SLUGGETT	ORDINANCES, CEMETERY, OVERTIME, CONTRACT	802.000	261.000		132.00
12/16/2024	GEN 2	34265	BLOOM SLUGGETT	ORDINANCES, CEMETERY, OVERTIME, CONTRACT	802.000	567.000		294.00
12/16/2024	GEN2	34265	BLOOM SLUGGETT	ORDINANCES, CEMETERY, OVERTIME, CONTRACT	802.000	701.000		3,130.50
				CHECK GEN 2 34265 TOTAL FOR FUND 101:				3,556.50
12/16/2024	GEN2	34266	BLUE CROSS HSA	VISION	717.000	261.000		181.14

12/16/2024	GEN2	34284	GFL ENVIRONMENTAL	LEAF COLLECTION	815.000	265.000	1,880.00
12/16/2024	GEN2	34284	GFL ENVIRONMENTAL	FINAL LEAF COLLECTION	815.000	265.000	940.00
				CHECK GEN 2 34284 TOTAL FOR FUND 101:			2,820.00
12/16/2024	GEN2	34287	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	1,156.16
12/16/2024	GEN2	34288	HORIZON COMMUNITY PLANNING LLC	TASK2.3- FORMAL DRAFT	808.000	701.000	2,015.00
12/16/2024	GEN2	34289	HUIZINGA LAWN SPRINKLING INC	LIBRARY SPRINKLING SYSTEM SWITCH	932.000	790.000	243.10
12/16/2024	GEN2	34290#	1PMSERVICES	TWP PEST CONTROL	933.000	265.000	42.00
12/16/2024	GEN2	34290	1PMSERVICES	LIBRARY ,PEST CONTROL	933.000	790.000	25.00
				CHECK GEN 2 34290 TOTAL FOR FUND 101:			67.00
12/16/2024	GEN2	34291	INTERURBAN TRANSIT PARTNERSHIP	DEC. 2024 CONTRACT SERVICE,RUAL GO BUS	860.000	596.000	682.78
12/16/2024	GEN2	34291	INTERURBAN TRANSIT PARTNERSHIP	DEC. 2024 CONTRACT SERVICE. RUAL LINEHAUL SERVICE	860.000	596.000	3,332.82
				CHECK GEN 2 34291 TOTAL FOR FUND 101:			4,015.60
12/16/2024	GEN 2	34292#	JACK'S LAWN & SNOWPLOWING, INC	SHERIFF DEPT.SNOW REMOVAL CONTRACT (2 OF 7)	819.000	265.000	760.77
12/16/2024	GEN2	34292	JACK'S LAWN & SNOWPLOWING, INC	TWP SNOW REMOVAL (2 OF 7)	819.000	265.000	2,272.54
12/16/2024	GEN 2	34292	JACK'S LAWN & SNOWPLOWING, INC	SEASONAL PARKING LOT SNOWPLOWING (2 OF 7)	819.000	567.000	315.00
12/16/2024	GEN 2	34292	JACK'S LAWN & SNOWPLOWING, INC	BLAIN CEMETERY SNOW PLOWING, (2 OF 7)	819.000	567.000	315.00
12/16/2024	GEN2	34292	JACK'S LAWN & SNOWPLOWING, INC	SNOW REMOVAL CONTRACT (2 OF 7) # LIBRARY	819.000	790.000	1,136.47
				CHECK GEN 2 34292 TOTAL FOR FUND 101:			4,799.78
12/16/2024	GEN2	34293	KENT COUNTY CLERK	BALLOT PROGRAMMING	809.000	262.000	7,716.60
12/16/2024	GEN2	34294	KENT COUNTY CLERKS ASSOCIATION	KCCA MEMBERSHIP	832.000	215.000	35.00
12/16/2024	GEN2	34295#	KENT COMMUNICATIONS INC	NEWSLETTER, TAXBILLS,POSTAGE	903.000	253.000	431.59
12/16/2024	GEN2	34295	KENT COMMUNICATIONS INC	NEWSLETTER, TAXBILLS,POSTAGE	965.000	253.000	476.17
12/16/2024	GEN2	34295	KENT COMMUNICATIONS INC	NEWSLETTER, TAXBILLS,POSTAGE	902.000	261.000	1,375.98
				CHECK GEN 2 34295 TOTAL FOR FUND 101:			2,283.74

12/16/2024	GEN2	34317#	KM TRIPLETT	MSIC., CELL PHONE, MILEAGE	817.000	171.000	17.75
12/16/2024	GEN2	34317	KM TRIPLETT	MSIC., CELL PHONE, MILEAGE	853.000	171.000	12.50
12/16/2024	GEN 2	34317	KM TRIPLETT	MSIC., CELL PHONE, MILEAGE	963.001	171.000	14.70
12/16/2024	GEN 2	34317	KM TRIPLETT	MSIC., CELL PHONE, MILEAGE	817.000	172.000	17.75
12/16/2024	GEN2	34317	KM TRIPLETT	MSIC., CELL PHONE, MILEAGE	853.000	172.000	12.50
				CHECK GEN 2 34317TOTAL FOR FUND 101:			75.20
12/16/2024	GEN2	34318#	CONSUMERS ENERGY	LED LIGHTS STREET LIGHTS	920.000	448.000	4,498.35
12/16/2024	GEN2	34318	CONSUMERS ENERGY	STREET LIGHTS	920.000	448.000	12,941.64
12/16/2024	GEN2	34318	CONSUMERS ENERGY	DIVISION STREET LIGHTS	920.001	448.000	105.43
12/16/2024	GEN2	34318	CONSUMERS ENERGY	DIVISION STREET LIGHTS	920.001	448.000	109.19
12/16/2024	GEN2	34318	CONSUMERS ENERGY	DIVISION STREET LIGHTS	920.001	448.000	126.99
12/16/2024	GEN2	34318	CONSUMERS ENERGY	BLAIN CEMETERY,ELECTRIC	920.000	567.000	28.76
12/16/2024	GEN2	34318	CONSUMERS ENERGY	BLAIN CEMETERY, ELECTRIC	920.000	567.000	41.23
				CHECK GEN 2 34318 TOTAL FOR FUND 101:			17,851.59
12/16/2024	GEN 2	34319	SIEGFRIED CRANDALL VOS & LEWIS	SERVICES FOR PAYROLL ADJUSTMENTS FOR ELECTION WORKERS	808.000	262.000	225.00
12/16/2024	GEN2	34320#	VIEW NEWSPAPER GROUP	AMEND CEMETERY ORDINANCE, PUBLIC HEARING-2025			
				BUDGET.SIX RESIDENT ADDRESSES	901.000	261.000	405.00
12/16/2024	GEN 2	34320	VIEW NEWSPAPER GROUP	AMEND CEMETERY ORDINANCE, PUBLIC HEARING-2025			
				BUDGET.SIX RESIDENT ADDRESSES	901.000	701.000	540.00
				CHECK GEN 2 34320 TOTAL FOR FUND 101:			945.00
12/20/2024	GEN2	34321	ACCIDENT FUND	DFD, CFD, GEN.ADMINISTRATIION,WORKERS COMPENSATION	719.000	261.000	1,981.38
12/20/2024	GEN2	34322	ALCAM SIGNS & LIGHTING	TWP OFFICE SERVICE FLAGS IN FRON OF BUILDING	963.001	265.000	242.50
12/20/2024	GEN2	34323	AMAZON CAPITAL SERVICES	ROUND TABLE	979.000	171.000	162.94
12/20/2024	GEN 2	34325	CINTAS	BLACK MATS	805.000	265.000	84.11

12/24/2024	GEN2	34344	EDWIN MIRACIDA	AV SYSTEM DID NOT WORK ON CR RENTAL- REFUND OF DEPOSIT	667.003	000.000	145.00
12/24/2024	GEN2	34345	STAPLES	TREASURER SURFACE PRO	979.000	253.000	2,005.34
12/24/2024	GEN2	34346	STAR 2 STAR COMMUNICATIONS	TWP OFFICE	853.000	265.000	933.07
				Total for fund 101 GENERAL FUND			119,782.66

#-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

01/06/2025

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

205 - PUBLIC SAFETY

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
12/16/2024	GEN 2	34261#	AMAZON CAPITAL SERVICES	CFD MEDICAL POUCH, GLOVES, POT BRUSH, GRILL E	727.000	336.001	27.03
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	CFD COFFEE POT DECANter	727.000	336.001	31.36
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	CFD MEDICAL POUCH, GLOVES, POT BRUSH, GRILL E	740.000	336.001	124.76
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	CFD EMERGENCY EXIT LIGHT BATTERY	933.000	336.001	14.99
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD,TAPE, LABEL TAPE, PAPER TOWELS ,CABLE CORI	727.000	336.002	82.63
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD, COFFEE, MAGNETS,TOILET PAPER, PAPER TOWE	727.000	336.002	167.20
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD RCVD STAMP	727.000	336.002	9.50
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD STATION CLEANING SUPPLIES, USB C TO HDMI A	727.000	336.002	103.47
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD,TAPE, LABEL TAPE, PAPER TOWELS ,CABLE CORI	740.000	336.002	9.98
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD, LABE MAKER WITH BLUETOOTH	740.000	336.002	99.99
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	SECURITY TAGS	740.000	336.002	66.30
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD FLASHLIGHT	740.000	336.002	57.60
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD STATION CLEANING SUPPLIES, USB C TO HDMI A	740.000	336.002	23.98
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	DFD HEADLIGHT	931.000	336.002	164.88
12/16/2024	GEN 2	34261	AMAZON CAPITAL SERVICES	BUSINESS PRIME MEMBERSHIP FEE	832.000	336.003	249.50
				CHECK GEN 2 34261 TOTAL FOR FUND 205:			1,233.17
12/16/2024	GEN 2	34263#	ARROWASTE INC	CFD, TRASH REMOVAL	822.000	336.001	135.03
12/16/2024	GEN 2	34263	ARROWASTE INC	DFD, TRASH REMOVAL	822.000	336.002	56.64
				CHECK GEN 2 34263 TOTAL FOR FUND 205:			191.67
12/16/2024	GEN 2	34264#	THE BDI TEAM	CONTINUING EDUCATION	811.000	336.001	450.00
12/16/2024	GEN 2	34264	THE BDI TEAM	CONTINUING EDUCATION	811.000	336.002	450.00
				CHECK GEN 2 34264 TOTAL FOR FUND 205:			900.00
12/16/2024	GEN 2	34265	BLOOM SLUGGETT	ORDINANCES, CEMETERY, OVERTIME, CONTRACT	802.000	336.001	110.00

12/16/2024	GEN 2	34267#	BUSINESS SYSTEM SOLUTIONS, INC	IT SUPPORT ENVIROMENT, ITS SUPPORT FOR USERS/	809.000	336.001	1,095.45
12/16/2024	GEN 2	34267	BUSINESS SYSTEM SOLUTIONS, INC	IT SUPPORT ENVIROMENT, ITS SUPPORT FOR USERS/	809.000	336.002	461.00
				CHECK GEN 2 34267 TOTAL FOR FUND 205:			1,556.45
12/16/2024	GEN 2	34270#	COMCAST	CFD TELECOMMUNICATIONS	853.000	336.001	334.01
12/16/2024	GEN 2	34270	COMCAST	DFD, TELECOMMUNICATIONS	853.000	336.002	245.26
				CHECK GEN 2 34270 TOTAL FOR FUND 205:			579.27
12/16/2024	GEN 2	34271	CUMMINS SALES AND SERVICE	GENERATOR MAINTENANCE	933.000	336.002	480.31
12/16/2024	GEN 2	34272	CUSTOMUSIC SERVICE COMPANY	SOUND SYSTEM SERVICE	933.000	336.002	151.63
12/16/2024	GEN 2	34273#	DINGES FIRE COMPANY	CFD, FIRE BRAKE 5 GAL. PAIL	740.000	336.001	565.00
12/16/2024	GEN 2	34273	DINGES FIRE COMPANY	DFD, FIRE BRAKE 5 GAL. PAIL	740.000	336.002	565.00
				CHECK GEN 2 34273 TOTAL FOR FUND 205:			1,130.00
12/16/2024	GEN 2	34276	FNBO	CFD,ELECTRONICS, FOOD	956.000	336.001	750.00
12/16/2024	GEN 2	34276	FNBO	CFD,ELECTRONICS, FOOD	979.000	336.001	1,578.00
				CHECK GEN 2 34276 TOTAL FOR FUND 205:			2,328.00
12/16/2024	GEN 2	34282	GAINES WATER & SEWER FUND	DFD, WATER AND SEWER	924.000	336.002	176.06
12/16/2024	GEN 2	34285	GORDON WATER	DFD, 12 RO WATER (5 GAL) 12 BOTTLE DEPOSIT , BO1	808.000	336.002	80.40
12/16/2024	GEN 2	34286	GREAT LAKES UPFITTING	PREPARE 2024 TAHOE FOR SERVICE	972.000	336.002	9,909.67
12/16/2024	GEN 2	34287	GREATAMERICA FINANCIAL SERVICES	COPIERS	808.000	336.001	183.64
12/16/2024	GEN 2	34290#	IPM SERVICES	CFD,PEST CONTROL	933.000	336.001	25.00
12/16/2024	GEN 2	34290	IPM SERVICES	DFD, PEST CONTROL	933.000	336.002	25.00
				CHECK GEN 2 34290 TOTAL FOR FUND 205:			50.00

12/16/2024	GEN 2	34292#	JACK'S LAWN & SNOWPLOWING, INC	CFD, SNOW REMOVAL (2 OF 7)	819.000	336.001	1,082.33
12/16/2024	GEN 2	34292	JACK'S LAWN & SNOWPLOWING, INC	SNOW REMOVAL CONTRACT (2 OF 7),DFD	819.000	336.002	1,082.33
				CHECK GEN 2 34292 TOTAL FOR FUND 205:			2,164.66
12/16/2024	GEN 2	34296	KENT COUNTY TREASURER	GAINES CP OFFICER, TWP LAW	820.000	301.000	123,197.60
12/16/2024	GEN 2	34298#	KLEYN MOBILE REPAIR LLC	CFD, ENGINE 36 TANK AND PUMP REPAIR	931.000	336.001	1,561.04
12/16/2024	GEN 2	34298	KLEYN MOBILE REPAIR LLC	CFD ENGINE 36 FOAM LEVEL HARNESS, TRANSDUCE	931.000	336.001	2,862.61
12/16/2024	GEN 2	34298	KLEYN MOBILE REPAIR LLC	DFD ,TANK AND PUMP/ REPLACED WATEROUS 4.5" S	931.000	336.002	96.50
12/16/2024	GEN 2	34298	KLEYN MOBILE REPAIR LLC	DFD, TANK AND PUMP/ REPAIR FOR ENGINE 69	931.000	336.002	457.30
				CHECK GEN 2 34298 TOTAL FOR FUND 205:			4,977.45
12/16/2024	GEN 2	34300#	MACQUEEN EMERGENCY	BLACKINON SHIRT BADGE	776.000	336.001	242.29
12/16/2024	GEN 2	34300	MACQUEEN EMERGENCY	BLACKINON SHIRT BADGE	776.000	336.002	242.29
				CHECK GEN 2 34300 TOTAL FOR FUND 205:			484.58
12/16/2024	GEN 2	34301#	WEX BANK	CFD FUEL	741.000	336.001	815.97
12/16/2024	GEN 2	34301	WEX BANK	DFD, FUEL	741.000	336.002	1,356.18
				CHECK GEN 2 34301 TOTAL FOR FUND 205:			2,172.15
12/16/2024	GEN 2	34306	NOORDYK BUSINESS EQUIPMENT	DFD, CONTRACT SERVICE	808.000	336.002	38.30
12/16/2024	GEN 2	34308#	PENN CARE, INC	CFD, GAUZE 12X30 (10)	740.000	336.001	7.90
12/16/2024	GEN 2	34308	PENN CARE, INC	CFD,NASOPHARYNGEAL AIRWAY , TELEFLEX PVC, (1	740.000	336.001	131.24
12/16/2024	GEN 2	34308	PENN CARE, INC	DFD NOSE CLIP, BANDAGES, DRUG LOCK, GAUZE	740.000	336.002	36.61
12/16/2024	GEN 2	34308	PENN CARE, INC	BATTERY PHYSO CONTROL LIFEPAK	932.000	336.002	395.00
				CHECK GEN 2 34308 TOTAL FOR FUND 205:			570.75
12/16/2024	GEN 2	34310	PHOENIX SAFETY OUTFITTERS	DFD,RENTAL COAT	776.001	336.002	50.00
12/16/2024	GEN 2	34311	PURITY CYLINDER GASES INC	CFD MEDICAL PORTABLE	740.000	336.001	15.50

12/16/2024	GEN 2	34312	RISE ABOVE FIRE TRAINING	CFD, TOOLS/GEAR, 6FT ROOF HOOK	979.000	336.001	185.50
12/16/2024	GEN 2	34314	STAPLES	DFD 128 GB USB	740.000	336.002	42.61
12/16/2024	GEN 2	34314	STAPLES	IPAD	979.000	336.002	1,592.49
				CHECK GEN 2 34314 TOTAL FOR FUND 205:			1,635.10
12/16/2024	GEN 2	34315#	T-MOBILE	TELECOMMUNICATIONS	853.000	336.001	135.26
12/16/2024	GEN 2	34315	T-MOBILE	TELECOMMUNICATIONS	853.000	336.002	218.45
				CHECK GEN 2 34315 TOTAL FOR FUND 205:			353.71
12/16/2024	GEN 2	34316	TOTAL FIRE PROTECTION	ANNUAL FIRE ALARM INSPECTION, IROL INSPECTION	808.000	336.002	250.00
12/16/2024	GEN 2	34318	CONSUMERS ENERGY	CFD ,ELECTRIC	920.000	336.001	970.18
12/20/2024	GEN 2	34321#	ACCIDENT FUND	DFD, CFD, GEN.ADMINISTRATIION,WORKERS COMPE	719.000	336.001	3,549.97
12/20/2024	GEN 2	34321	ACCIDENT FUND	DFD, CFD, GEN.ADMINISTRATIION,WORKERS COMPE	719.000	336.002	2,724.40
				CHECK GEN 2 34321 TOTAL FOR FUND 205:			6,274.37
12/20/2024	GEN 2	34323	AMAZON CAPITAL SERVICES	CFD, HEAD REST TRAUMA BAG	740.000	336.001	39.19
12/20/2024	GEN 2	34324	B&K GRAPHICS	BADGES	931.000	336.002	312.50
12/20/2024	GEN 2	34324	B&K GRAPHICS	DFD BADGES	931.000	336.002	262.50
				CHECK GEN 2 34324 TOTAL FOR FUND 205:			575.00
12/20/2024	GEN 2	34329	KENT COUNTY TREASURER	GAIMES CP OFFICER, TWP LAW	820.000	301.000	122,188.89
12/20/2024	GEN 2	34330	KLEYN MOBILE REPAIR LLC	ENGINE 36 BRAKE JOB	931.000	336.001	1,210.39
12/20/2024	GEN 2	34331	MACQUEEN EMERGENCY	CFD GAS MONITOR SENSOR	932.000	336.001	436.86

12/20/2024	GEN 2	34332#	PENN CARE, INC	CFD BREATHER, TEST STRIPS, DEFIBRILLATOR ELECTI	740.000	336.001	346.31
12/20/2024	GEN 2	34332	PENN CARE, INC	DFD CPAP MASKS, NEBULIZER	740.000	336.002	635.84
				CHECK GEN 2 34332 TOTAL FOR FUND 205:			982.15
12/20/2024	GEN 2	34333#	PHOENIX SAFETY OUTFITTERS	CFD UNIFORMS FOR NEW POC	776.000	336.001	569.76
12/20/2024	GEN 2	34333	PHOENIX SAFETY OUTFITTERS	DFD TURNOUT GEAR	776.001	336.002	11,138.40
				CHECK GEN 2 34333 TOTAL FOR FUND 205:			11,708.16
12/20/2024	GEN 2	34335	PLUMMERS ENVIRONMENTAL SER INC	DFD REMOVE WASTE FROM DRAINS	933.000	336.002	933.45
12/20/2024	GEN 2	34338	WORKING FIRE FURNITURE & MATTRESS	DFD, TALL RECLINER,DOUBLE RECLINING SOFA	979.000	336.002	3,388.28
12/20/2024	GEN 2	34339	BURNHAM AND FLOWER AGENCY	PAR PLAN FOR 2025	958.000	336.003	59,501.00
12/20/2024	GEN 2	34340	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	336.003	1,187.76
12/24/2024	GEN 2	34343#	DTE ENERGY	CFD	923.000	336.001	893.83
12/24/2024	GEN 2	34343	DTE ENERGY	DFD	923.000	336.002	1,103.18
				CHECK GEN 2 34343 TOTAL FOR FUND 205:			1,997.01
12/24/2024	GEN 2	34346	STAR 2 STAR COMMUNICATIONS	DFD	853.000	336.002	470.32
				Total for fund 205 PUBLIC SAFETY SAD			367,018.58

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

01/02/2025

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

549 BUILDING INSPECTIONS

Check Date	Bank	Check#	Payee	Description	Account	Dept	Amount
12/16/2024	GEN2	34262	APPLIED INNOVTION	HARDWARE ERROR, AIR INKLINE FOR YELLOW CART	932.000	371.000	185.00
12/16/2024	GEN2	34278	FNBO	GOVERNMENTAL MEMBER, FOOD	832.000	371.000	170.00
12/16/2024	GEN2	34286	GREAT LAKES UPFITTING	PREPARE 2024 TAHOE FOR SERVICE	972.000	371.000	9,909.67
12/16/2024	GEN2	34309	PHASE 3 GRAPHICS	BUSINESS CARDS	727.000	371.000	52.22
12/16/2024	GEN2	34315	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	43.20
12/20/2024	GEN2	34336	PROFESSIONAL CODE INSPECTIONS INC	MECHANICAL AND PLUMBING PERMITS	808.000	371.000	12,240.50
12/20/2024	GEN2	34340	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	371.000	82.30
				Total for fund 549 BUILDING INSPECTIONS DEPT			22,682.89

01/06/2025 09:57 PM
User: TRACY
DB: Gaines Township

CHECK REGISTER FOR GAINES CHARTER TOWNSHIP
CHECK DATE FROM 12/01/2024 - 12/31/2024

Page: 1/1

Check Date	Check	Vendor Name	Description	Amount
Bank WSCK2 WATER/SEWER CHECKING				
12/19/2024	5844	CAWTHORNE, BREVIN	UB refund for account: BBCT-007800-0000-	42.99
12/19/2024	5845	CHIOTTI, BRITTNEY	UB refund for account: HART-006959-0000-	19.73
12/19/2024	5846	VANDERWEIDE, JENNILYN	UB refund for account: ESST-002110-0000-	98.94
12/19/2024	5847	OSTRANDER, BRANDEN	UB refund for account: GHDR-006734-0000-	38.25
12/19/2024	5848	APPLIED INNOVATION	TRACY PRINTER MAINT 11/22/24-2/21/25	172.35
12/19/2024	5849	BYRON GAINES UTILITY AUTHORITY	CITY OF WYOMING W&S NOV 24	240,236.54
			CITY OF GR SEWER NOV 24	13,529.33
			OP EXP PAYROLL, INSP	41,196.06
			OP EXP PAYROLL, INSP OCT 24	41,818.05
			OP EXP, CAP EXP, METERS, MXUS OCT 24	82,110.61
			WYOMING WATER & SEWER OCT 24	254,528.74
				<u>673,419.33</u>
12/19/2024	5850	EXTEND YOUR REACH	DECEMBER BILLING	422.68
12/19/2024	5851	VRIESMAN & KORHORN	GPS UTILITIY PICKUP	403.00
			MISC SEWER	360.00
			MISC WATER SYS	617.55
			PWS CONTRACT 4	3,504.56
			THORNAPPLE FARMS PH 3	915.00
			PRAIRIE WOLF STATION	1,600.36
			KPS MULTIPURPOSE BUILDING	1,206.03
			PRAIRIE WOLF STATION	162.00
			DUTTON CENTER	672.01
			PRAIRIE WOLF STATION	405.00
			WATER/SEWER ADMIN	372.00
			2ND WATER SYS CONNECTION	162.00
			STORAGE TANK	214.50
				<u>10,594.01</u>
WSCK2 TOTALS:				
Total of 8 Checks:				684,808.28
Less 0 Void Checks:				0.00
Total of 8 Disbursements:				<u>684,808.28</u>

GAINES CHARTER TOWNSHIP
LAURIE J LEMKE, TREASURER
CASH, INVESTMENTS; CD'S, MM AND POOL ACCOUNTS
November of 2024

Date	Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND						
	Macatawa Checking	Ckg	\$	2,560,887.12		
2 ½	Opioid Settlement	Assigned	\$	277.57		
419	Sidewalk & Trails	Assigned	\$	15,765.75		
420	CFO - Truck Fund	Assigned	\$	400,000.00		
423	DFD - Equip Fund	Assigned	\$	1,000.00		
425	Cemetery	Assigned	\$	10,000.00		
426	Township Hall & Grounds	Assigned	\$	44,129.00		
427	Division Ave. Improvements	Assigned	\$	24,000.69		
	Total General Fund Checking		\$	3,056,060.13	4.07%	
Macatawa MM Savings						
PA245 of 1999	Building Department	Restricted	\$	2,086,515.00		
PA188 of 1954	Streetlights	Restricted	\$	161,826.00		
	Interest Paid to Date		\$	51,328.94		
		127409	\$	2,299,669.94	3.07%	
Investments						
2/4/1998	Kent Co. Pool - General	Pooled	\$	1,219,751.46	4.22%	
5.19.2015	Michigan Class	Pooled	\$	1,873,193.23	4.75%	
4.4.2023	Consumers Credit Union	CD	\$	322,474.16	4.50% 18 Mos.	10.4.2024
6.4.2024	CIBC	CD	\$	550,000.00	5.07% 12 Mos.	6.4.2025
			\$	3,965,418.85		
GENERAL FUND TOTAL			\$	9,321,148.92		
4.15.2022	Kent Co. Pool - ARPA Funds	Pooled	\$	2,272,410.04	4.09%	
	DMSION AVE CORRIDOR		\$	21,324.03		
	TRUST & AGENCY		\$	76,993.68		
	TAX FUND		\$	51,213.57		
	PETTY CASH		\$	266.25		

WATER & SEWER						
Date issued	Bank		Amount	APY	Term	Maturity Date
8.1.2021	Macatawa Bank	Checking	\$	2,485,048.16	4.07%	
2/17/1998	Kent Co. Pool	Pooled	\$	9,896,632.06	4.09%	
8.1.2017	Michigan Class	Pooled	\$	1,741,927.84	4.75%	
6.1.2015	Consumers Credit Union	Share	\$	27.74		
6.19.2023	First National Bank of A	CD	\$	541,088.37	4.33%	18 Months 12.17.2024
7.20.2024	West MI Community Bank	CD	\$	789,381.68	5.05%	210 Days 2.15.2025
10.5.2023	Flagstar Bank	CD	\$	1,059,556.17	5.08%	17 Months 3.3.2025
2.16.2024	Macatawa Bank	CD	\$	779,535.61	4.31%	13 Months 3.17.2025
3.21.2024	Michigan First CU	CD/Share	\$	751,259.04	5.15%	12 Months 3.21.2025
4.10.2024	Choice One Bank	CD	\$	762,340.86	5.12%	12 Months 4.10.2025
5.13.2024	Horizon Bank	CD	\$	615,258.72	4.89%	12 Months 5.13.2025
5.22.2024	Union Bank	CD	\$	810,384.66	5.25%	12 Months 5.22.2025
6.1.2024	Choice One Bank	CD	\$	1,054,271.07	5.12%	12 Months 6.1.2025
6.4.2024	West MI Community Bank	CD	\$	531,621.58	5.20%	365 Days 6.6.2025
8.10.2023	OBC USA Bank	CD	\$	1,068,532.06	4.92%	364 Days 8.8.2025
10.25.2004	Mercantile Bank of MI	CD	\$	1,112,716.14	4.41%	365 Days 10.23.2024
1.17.2024	Horizon Bank	CD	\$	1,135,949.23	4.46%	120 Days 1.17.2025
8.1.2024	Consumers Credit Union	CD	\$	903,544.67	4.75%	24 Months 8.1.2026
11.7.2024	Flagstar Bank	CD	\$	1,082,515.38	4.15%	364 Days 11.6.2025
Restricted W&S Fees Committed			\$	27,121,591.04		



Vriesman
& Korhorn

November 18, 2024

1284

Via Email: tracy.lawrence@gainestownship.org

Tracy Lawrence
Water & Sewer Administrator
Gaines Charter Township
8555 Kalamazoo Avenue, SE
Caledonia, MI 49316

RE: Hoffman Meadows No. 2 – Water/Sewer Development Contract Recommendation

Dear Tracy:

Enclosed is the Water/Sewer Development Contract for the Hoffman Meadows No. 2 project. The Water/Sewer Development Contract details the project which includes the extension of public utilities to 55 single family lots. The improvements include watermain that has been oversized from 8-inch to 16-inch watermain at the direction of the Township.

The watermain improvements eligible for oversizing payment in the amount of \$78,990.00 based on pricing from the developers contractor to oversize from an 8-inch watermain to a 16-inch watermain. Exhibit B contains the details of the estimated oversizing payment and the final costs will be calculated based on installed quantities after the watermain is approved for use and is put into service.

We recommend that the Gaines Charter Township Board of Trustees authorize execution of the contract by the Township.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read 'Jeff M. Gritter'.

Jeffrey M. Gritter, P.E.

JMG/nfb

Encl.

c. Rod Weersing, Township Manager

**WATER AND/OR SEWER
DEVELOPMENT CONTRACT**

CONTRACT FACE PAGES

I. PARTIES

A. DEVELOPER (the “Developer”):

Jasonville, LLC, a Michigan limited liability company whose address is: 4910
68th Street, Caledonia, MI 49316

B. GAINES TOWNSHIP (the “Township”),
whose address is: 8555 Kalamazoo Avenue, SE, Caledonia, MI 49316

II. DESCRIPTION OF DEVELOPER'S DEVELOPMENT (the “Development”).

Hoffman Meadows No 2, a 55 lot subdivision including the construction of 821 lf of
Crystal Meadows St., 210 lf of Avalon Drive, 830 lf of Old Pasture Drive, 304 lf of
Whetstone Street, and 830 lf of Hawk Stone Drive.

**III. DESCRIPTION OF WATER AND/OR SEWER
EXTENSIONS/IMPROVEMENTS TO BE CONSTRUCTED BY DEVELOPER IN
ACCORDANCE WITH THIS DEVELOPMENT CONTRACT (the “Project”).**

776 feet of 8” sanitary sewer in Crystal Meadows Street from Avalon Drive to 203 feet
west of Hawk Stone Drive.

859 feet of 8” sanitary sewer in Old Pasture Drive from Crystal Meadows Street to
Whetstone Street.

280 feet of 8” sanitary sewer in Whetstone Street from Old Pasture Drive to Hawk Stone
Drive.

662 feet of 8” sanitary sewer in Hawk Stone Drive from Whetstone Street to 185 feet
south of Crystal Meadows Street

600 feet of 16” water main in Crystal Meadows Street from Avalon Drive to 94 feet west
of Hawk Stone Drive

850 feet of 8” water main in Old Pasture Drive from Crystal Meadows Street to
Whetstone Street.

301 feet of 8” water main in Whetstone Street from Old Pasture Drive to Hawk Stone
Drive.

841 feet of 8” water main in Hawk Stone Drive from Whetstone Street to Crystal
Meadows Street.

IV. PROJECT COMPLETION DATE (the “Completion Date”): December, 2024

V. **IRREVOCABLE LETTER OF CREDIT**

A. Required prior to commencement of construction:

YES _____ NO X _____

B. Amount of letter of credit: \$ N/A

VI. **WATER AVAILABILITY FEE**

A. Basis of Water Availability: Not Applicable

B. Amount of Water Availability Fee: \$ Not Applicable

C. Payment Terms: Not Applicable

VII. **WATER TRUNKAGE FEE**

A. Basis of Water Trunkage Fee: Residential – one trunkage unit per residential living unit.

B. Amount of Water Trunkage Fee: Residential - \$760.00 per unit. These rates are based on the 2024 rates which are subject to change without notice. The current rate will be charged based on the date when application for connection is made.

C. Payment Terms: Due incrementally upon acquisition of a permit to connect a residential building to the public water system (for example: a single living unit building would require a water trunkage fee of \$760.00 before a permit is granted to connect to the water system.

VIII. **WATERMAIN PAYBACK ARRANGEMENTS**

A. Basis of Payback Arrangements for Watermain: Not Applicable – No offsite watermain is being constructed as part of the project and therefore no payback arrangements are necessary.

B. Maximum Amount of Watermain Payback Payments to the Developer:
\$ Not Applicable

C. Payment Terms: Not Applicable

D. Expiration Date of Payback Arrangements: Not applicable

E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the

Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

IX. **PAYMENT TO THE DEVELOPER FOR OVERSIZING WATERMAIN**

- A. Basis of Oversizing Payment for Water main: Oversizing payment is based on the cost difference of constructing 8" diameter water main and 16" diameter water main. There are approximately 600 lineal feet of 16" diameter water main constructed as part of the project which are eligible for an oversizing payment from the township. (see attached Exhibit A) and Exhibit B. @
- B. Amount of Oversizing Payment to the Developer: The amount eligible for oversizing paying is \$ ~~75,990.00~~ 78,990.00 @
- C. Payment Terms: The basis of payment is the actual installed quantities as shown on the record plans. The Developer's Engineer shall submit a written request after the water main is accepted for use by the BGUA and the Township.

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

X. **SEWER AVAILABILITY FEE**

- A. Basis of Sewer Availability Fee: Not applicable
- B. Amount of Sewer Availability Fee: \$ Not applicable
- C. Payment Terms: Not Applicable

XI. **SEWER TRUNKAGE FEE**

- A. Basis of Sewer Trunkage Fee: Residential – one trunkage unit per residential living unit,
- B. Amount of Sewer Trunkage Fee: Residential - \$1,107.00 per residential living unit based on 2024 rates which are subject to change without notice and the current rate will be charged for the date upon which application for connection is made.
- C. Payment Terms: Due incrementally upon acquisition of permit to connect a residential building unit to the sewer system (for example: a single living unit building would require a sewer trunkage fee of \$1,107.00 before a permit is granted to connect to the sewer system.)

XII. **SANITARY SEWER PAYBACK ARRANGEMENTS**

- A. Basis of Payback Arrangements for Sanitary Sewer: Not Applicable – the Developer is not constructing any off-site sanitary sewer as part of this project.
- B. Maximum Amount of Sanitary Sewer Payback Payments to the Developer: \$ Not Applicable
- C. Payment Terms: Not Applicable
- D. Expiration Date of Payback Arrangements: Not applicable
- E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

XIII. **PAYMENT TO THE DEVELOPER FOR OVERSIZING SANITARY SEWER**

- A. Basis of Oversizing Payment for Sanitary Sewer: Not applicable – Oversized sanitary sewer is not being constructed as part of this project.
- B. Amount of Oversizing Payment to the Developer: \$ Not Applicable

C. Payment Terms: Not Applicable

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

XIV. PAYMENT OF PROJECT COSTS

Subject to oversizing payments as summarized above, if any, the Developer shall pay all costs of the Project, including without limitation all costs related to construction of the public water main and/or public sewer main, water services, sewer laterals and related improvements and appurtenances, the cost of acquiring necessary interests in land and right of ways, engineering, restoration and replacement, the cost of connecting the Project to the existing water or sewer system, the cost of connecting the Development to the Project and the Permit, Plan Review and Construction Inspection Costs identified in XV below.

XV. PERMIT, PLAN REVIEW, AND CONSTRUCTION INSPECTION COSTS:

In addition to the payment of Project costs and applicable availability fees, trunkage fees and all other rates, charges and costs imposed by applicable Township ordinance, the Developer shall reimburse the Township for costs of (a) sanitary sewer and watermain construction permit submittals, (b) Township Engineer and staff review of plans, and (c) construction inspection performed by the Township or the Township's duly authorized representatives.

XVI. MISCELLANEOUS

Not Applicable.

XVII. AGREEMENT OF THE PARTIES:

In consideration of the mutual covenants and agreements contained in the attached Contract Terms, the parties mutually agree that the Developer will acquire and construct the Project at Developer's sole expense, that after completion of the Project ownership of the Project shall be transferred by the Developer to the Township in accordance with the Contract Terms, and that all aspects of the acquisition, construction, completion, and transfer of the Project shall be governed by the Contract Terms, attached hereto.

IN WITNESS WHEREOF, the parties have executed this Contract.

Witnesses:

DEVELOPER: Jasonville, LLC

(1) David A Hanks
David A Hanks

By: Christopher Vander Hoff
Its: Member

(2) _____

By: _____

Its: _____

Dated: October 23, 2024

Witnesses:

CHARTER TOWNSHIP OF GAINES:

(1) _____

By: _____

Its: Supervisor

(2) _____

By: _____

Its: Clerk

Dated: _____, 20____

WATER AND/OR SEWER DEVELOPMENT CONTRACT

CONTRACT TERMS

Section 1. **PRECONSTRUCTION MATTERS.** Before commencing construction of the Project, the Developer shall complete all of the following:

(a) Obtain all necessary permits for the installation and construction of the Project from all state and county agencies having jurisdiction and all necessary permission to work in the public right-of-way from the Township, County Road Commission, Michigan Department of Transportation, and other public bodies.

(b) Submit to the Township for approval detailed plans and specifications for the Project prepared by a professional engineer licensed in Michigan. The plans and specifications are to be provided in a format acceptable to the Township. Construction of the Project shall not commence unless and until the Township reviews and approves these plans and specifications in writing. As part of the approval of the plans and specifications, the Township Engineer shall determine the location of the public water main or public sewer, and approve the construction methods and materials used in the construction, including in the case of a public water main extension, the installation of fire hydrant markers. The extension shall cover the entire road or public right of way frontage of the Development to be served by the extension. If the Township requests changes in the plans and specifications for the Project, the Developer agrees to make such changes as shall be requested by the Township provided, however, the Township shall not withhold its approval of the plans and specifications unreasonably and, further, that if Township requirements with respect to the plans and specifications are in conflict with those of the state or any county agency having jurisdiction, the requirements of the state or county agency shall control. The fact that the Township may require higher quality materials or better construction practices than a state or county agency shall not be deemed a conflict and Township requirements shall control. The plans and specifications shall provide for complete restoration to original condition of all paved street surfaces and bicycle paths as well as replacement of all driveways and landscaping disturbed or damaged in the course of the construction of the Project;

(c) Submit to the Township the names of the proposed general contractor and all subcontractors who will be constructing and completing the Project on behalf of the Developer. Construction of the Project shall not commence unless and until the Township has approved in writing the Developer's general contractor and all subcontractors, such approval not to be withheld unreasonably. On request, the Developer shall submit to the Township such additional information concerning the Developer's proposed contractors as the Township shall reasonably request;

(d) Submit to the Township a copy of a proposed written contract between the Developer and its general contractor. The Developer may remove from this contract price information. This contract shall not be signed until approved in writing by the Township. A copy of the final signed contract shall be provided to the Township. This contract shall contain the following provisions: "The construction project to be completed pursuant to this contract

shall be completed in all respects in accordance with the Byron – Gaines Utility Authority Standard Construction Requirements and all revisions thereof (together, the “Specifications”), and all terms and provisions of this contract and all plans and specifications and other documentation incorporated by reference in this contract or applicable to the construction project provided for in this contract shall be subordinate to the provisions of the Specifications. The Charter Township of Gaines shall be deemed to be a third party beneficiary of this construction contract and all provisions of the construction contract in favor of the owner and/or the Charter Township of Gaines may be enforced by the Charter Township of Gaines, however, the Charter Township of Gaines shall not be obligated to enforce any such provisions;” and

(e) Transfer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly (together, the “Townships”), all easements required to construct the Project. All easements shall be in such form and substance as shall be required by the Township. All easements shall be perpetual and shall be at least as wide as required by the Township but no less than twenty (20) feet in width in any event. The Developer shall provide to the Township such proof of title and other title documentation as the Township shall reasonably require in order to verify that the Township is receiving good title to all easements being transferred to the Township by the Developer.

Section 2. **PROJECT CONSTRUCTION.** The Developer shall cause the Project to be constructed in accordance with the approved plans and specifications in a good and workmanlike manner and so as to meet all quality standards and tests which would apply and be conducted if the Township itself constructed and acquired the Project. During construction of the Project, the Township shall have the right, at the cost of the Developer, to undertake with Township employees or third party contractors such inspection of the Project as the Township shall deem appropriate. No change order shall be issued with respect to the approved plans and specifications without prior written approval of the Township, such approval not to be withheld unreasonably.

Section 3. **DEWATERING.** If the Project requires dewatering, the Developer agrees that the Developer alone, at the Developer’s sole cost, is responsible for any negative impact caused by Project dewatering including, but without limitation, the drying of lakes, streams, or ponds or the quantity, quality and taste of the well water supply of any lands. No Project shall be transferred to the Township, and the Township will not approve any Project or accept ownership thereof, unless and until the Township is satisfied that all negative impact to well water supplies, or bodies of water, caused by the Project have been fully and satisfactorily corrected. The Township may require written documentation from the owner of lands whose well water supply, or body of water, has been affected by Project dewatering that such land owner is satisfied with his/her/their well water supply, or body of water, if the lands have not been connected to the public water system. In the event of a disagreement between the Township and the Developer as to whether a particular well or body of water has been adversely affected by the Project, the Township’s engineer shall make a written determination and this determination shall be final and binding on the Township and the Developer.

Section 4. **COMPLETION OF THE PROJECT.** The Project shall be completed and made available to the Township for final inspection and approval no later than the Completion Date. Upon completion of the Project and after final inspection and written approval by the Township, such approval not to be withheld unreasonably, the Project shall be transferred by the Developer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly, (together the "Townships") pursuant to the Townships standard form Warranty Bill of Sale.

The Township shall not be obligated to approve the Project or accept ownership thereof unless and until the Township is satisfied the Project has been constructed in accordance with the approved plans and specifications and in a good and workmanlike manner and, further, that the Project meets all quality standards and tests which would apply and be conducted if the Township itself acquired and constructed the Project. In addition, the Township shall not be obligated to approve the Project and accept ownership thereof unless and until all of the restoration has been fully completed.

Prior to approval of the Project and acceptance of ownership thereof, the Township shall receive from the Developer such waivers of lien, affidavits and other documentation as the Township shall reasonably deem necessary to be assured that all contractor(s) and all pipe, equipment and other suppliers in connection with the Project have been paid in full and that there are no liens or other unpaid obligations outstanding with respect to the Project.

The Township also reserves the right to require, prior to approval of the Township and acceptance of ownership thereof and at the cost of the Developer, a written opinion from the Developer's consulting engineer that the Project has been constructed and completed in accordance with the approved plans and specifications.

If the Contract Face Pages require that the Developer provide an irrevocable letter of credit prior to commencement of construction in order to guarantee completion of the Project by the Completion Date, this irrevocable letter of credit shall be issued by a bank having an office in Kent County in favor of the Township in the amount shown on the Contract Face Pages. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

The Project shall not be connected to the Township's sewer and/or water systems unless and until the Township has completed its final inspection and approved the Project in writing. If the Developer desires to connect the Project to the water and/or sewer systems in advance of this final inspection and written approval, the Developer shall provide to the Township an irrevocable letter of credit issued by a bank having an office in Kent County in favor of the Township in such amount as the Township shall reasonably determine is necessary to pay all costs and expenses related to completing the Project. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

No portion of the Development shall be connected to the Project until the Project has been approved by the Township and the ownership of the Project has been dedicated and conveyed jointly to the Charter Township of Gaines and the Township of Byron in the manner provided by these Contract Terms.

The Developer shall cooperate with the Township at all times, whether before or after the conveyance of the Project to the Township, and to the fullest extent with all Project contract and warranty claims deemed necessary by the Township to be made or filed against the Developer's contractor.

If the Project is not completed by the Completion Date, the Township shall have the right to complete the Project at the Developer's expense and to pay the full cost of such completion by making a draw or draws against the Developer's letter of credit. The Developer shall reimburse the Township for all costs incurred in completing the Project including, but without limitation, engineering, third party contractors and the charges of Township personnel necessary to supervise the completion of the Project. To the extent the Township costs to complete the Project are not fully paid by a draw or draws on a letter of credit, the Developer shall pay such amounts to the Township on demand. Amounts not paid on demand shall bear interest at a rate of 1% per month or fraction of a month that the amount remains unpaid.

Section 5. **INSURANCE.** Beginning as and when construction of the Project is commenced, and continuing at all times while the Project or any part thereof is under construction, the Developer and/or its contractor(s) shall continuously carry and maintain the same insurance coverage which is routinely required by the Township with respect to the construction of its own water and sewer projects. The Charter Township of Gaines, the Township of Byron and their respective Township Board members, officers, agents, employees and Township engineers (together, the "Additional Insureds") shall all be named as additional insured under such insurance, and such insurance shall also provide that it is the primary source of coverage for all such parties named as additional insureds with respect to the Project and the acts of omission of the Developer and its contractor(s) related thereto.

Certificates evidencing the acquisition of all insurance required by this section and that such insurance is in full force and effect shall be deposited with the Township before construction of the Project is commenced. The Developer shall furnish, or cause to be furnished, upon request of the Township, certified copies of all policies required pursuant to this section as well as all amendments and renewals. All insurance policies required pursuant to this section shall contain a provision that they are non-cancelable and not subject to material modification by the insurer except upon 30 days' prior written notice to the Township. At least 30 days prior to the expiration or cancellation of any such insurance policy, there shall be furnished to the Township evidence satisfactory to it that the policy has been renewed or replaced by another policy. Construction of the Project shall not commence unless and until the Township has approved the insurance required to be provided by the Developer and its contractor(s) pursuant to this section in writing, such approval not be withheld unreasonably.

With respect to the Project, the Developer agrees to indemnify the Townships and all of the other Additional Insureds named in the first paragraph of this section, from and against any and all claims, costs, actions, causes of action, liability, judgments, losses, or expenses (including reasonable attorney's fees and other expense of defense) resulting from or caused by the acts or omissions of Developer or its contractor(s) in acquiring, constructing and completing the Project or with respect to the legal title to the Project, including all necessary easements, rights of way and interests in land required for the Project.

Section 6. **CONNECTION CHARGES/RATES.** The Developer shall pay all availability fees and trunkage fees in the amounts and in the manner set forth on the Contract Face Pages. The Developer shall pay all rates and charges imposed by the Township pursuant to the applicable rate ordinance or rate resolution with respect to the Project on such terms and provisions as are provided in that rate ordinance or rate resolution. The Township shall be entitled to establish such water rates and/or sewer usage rates as the Township deems appropriate. The Developer will reimburse the Township for the costs of sanitary sewer and watermain construction permit submittals, Township Engineer and staff review of plans, and construction inspection performed by the Township or the Township's duly authorized representative. The fact the Developer has installed the Project at its expense shall not excuse the Developer or any party owning or utilizing lands and premises within the Development served by the Project or any part thereof from being obligated to pay water and sewer rates and charges or any other charges levied by the Township generally against water and/or sanitary sewer customers.

Section 7. **TOWNSHIPS' UTILIZATION OF THE PROJECT.** As and when the Project has been transferred to the Townships pursuant to the Warranty Bill of Sale referred to in Section 4 above, the Project shall become part of the Townships' water and/or sewer system, as the case may be, and may be utilized by the Townships in such manner as the Townships utilize other portions of their water and sewer systems. Without limiting the generality of the preceding sentence, the Townships may connect other water and/or sewer customers to the Project and may also connect water and/or sewer extensions to the Project and connect additional customers to those extensions, all without any obligation to make any payment or reimbursement to the Developer on account of the Developer having constructed the Project at the Developer's expense, unless there is a written agreement to the contrary set forth in the Contract Face Pages or otherwise.

Section 8. **ZONING AND OTHER APPROVALS.** Approval and execution of this Development Contract by the Township does not constitute or imply that the Developer has received or will receive from the Township or any other applicable governmental entity any or all land use, zoning and/or any other approvals from the Township which are required for or applicable to the Development under applicable Township ordinance or law and the Township makes no guarantee to the Developer that any of such approvals will be granted by the Township. The Developer at Developer's sole risk and expense is required to obtain from the Township or other applicable governmental entity all such applicable land use, zoning and/or other approvals for the Development before proceeding with the construction of the Project.

Section 9. **THIRD PARTY BENEFICIARY.** In consideration of the joint ownership by the Townships of the sanitary sewer and water systems located in the Township, the Charter Township of Gaines shall be a third-party beneficiary of this Development Contract and entitled to enforce the terms hereof in accordance with applicable law.

Section 10. **DEFINED TERMS.** All capitalized terms not otherwise defined in these Contract Terms shall have the meanings assigned thereto in the Contract Face Pages.

Section 11. **MISCELLANEOUS.** Neither this Contract nor any rights under it may be assigned nor may any duty be delegated without the prior written consent of the non-assigning or non-delegating party. Any attempt to assign or delegate rights or duties without prior written

consent shall be void. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated on the Contract Face Pages or such other address or addresses as shall be specified by the parties hereto from time to time and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This is an integrated contract. It contains the full understanding of the parties and supersedes all other understandings, agreements or conditions, written or oral, regarding the subject matter of this Contract. This Contract has been executed in the State of Michigan and shall be governed by Michigan law, except as to matters pertaining to choice of law. The waiver by any party hereto of a breach or violation of any provision of this Contract shall not be a waiver of any subsequent breach of the same or any other provision of this Contract. If any section or provision of this Contract is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this Contract, which shall remain in full force and effect. It is contemplated that this Contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. The captions in this Contract are for convenience only and shall not be considered as part of this Contract or in any way to amplify or modify the terms and provisions hereof. This Contract shall be enforceable only by the parties hereto and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Contract and, with the exception of specified third party beneficiaries, no other person shall have the right to enforce any of the provisions contained herein. No amendment, modification or waiver shall be effective unless in writing and signed by both parties. All rights and remedies set forth in this Contract are cumulative and are in addition to any other legal or equitable rights and remedies.

[END OF CONTRACT TERMS]

EXHIBIT "A"



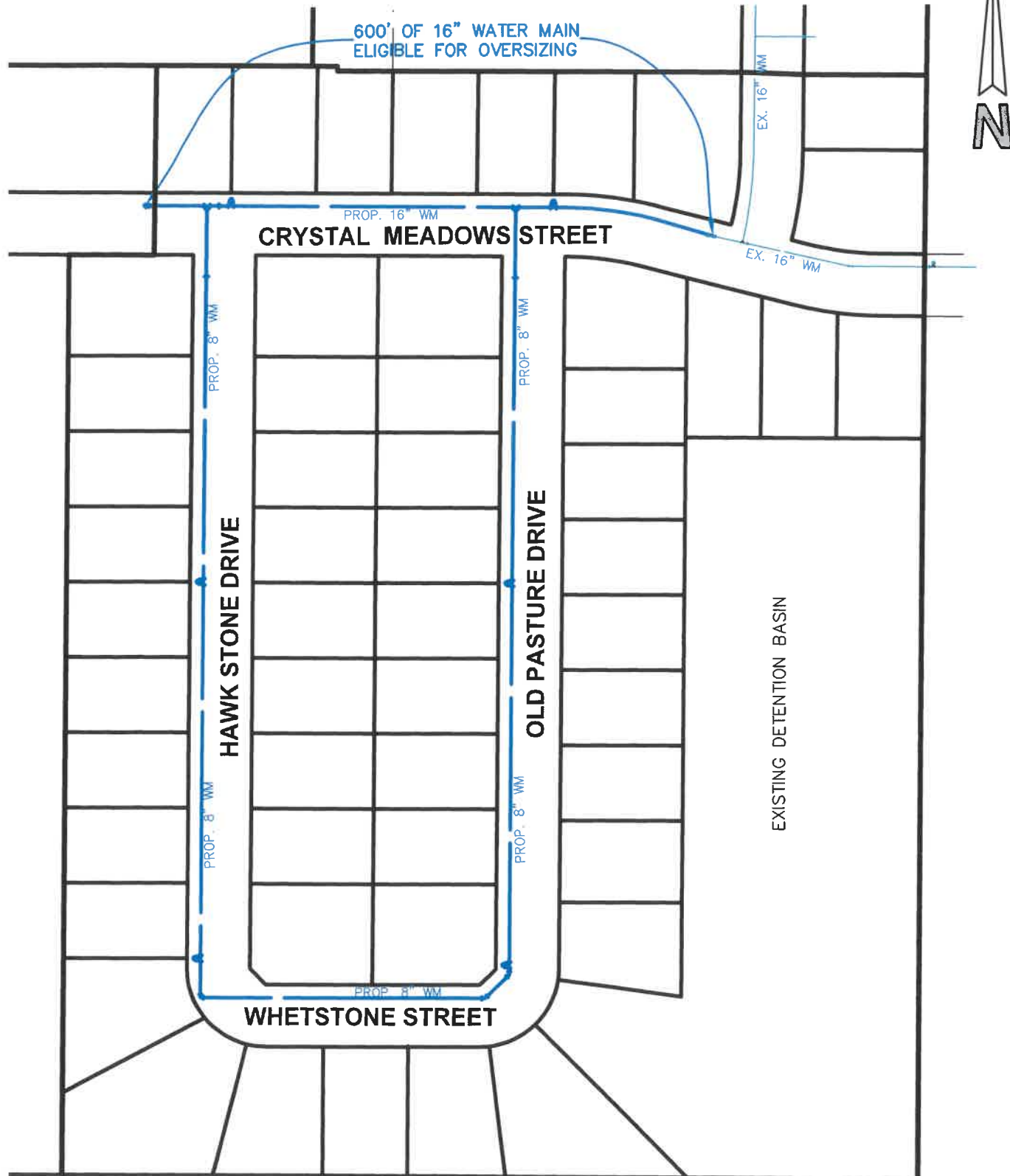
3145 Prairie St SW
Grandville, MI 49428

Phone: 616.457.7050
www.feenstrainc.com

QUANTITIES

600 LF OF 16" WATER MAIN

1,992 LF OF 8" WATER MAIN



"EXHIBIT B"

Feenstra and Associates, Inc. Hoffman Meadows Phase I Reimbursement Request to Gaines Township For Water Main Cost Sharing Items				Project:	Hoffman Meadows No 2
				Date:	8/5/2024

OVERSIZED WATERMAIN (FROM 8" TO 16") COST SHARING ITEMS								
	PROP. 16" QUANTITY	PROP. 8" QUANTITY	UNIT	16" UNIT PRICE	AMOUNT	8" UNIT PRICE	AMOUNT	COST SHARE TOTAL
1. 8" Water Main, D.I. Cl. 53 (16" Water Main, D.I. Cl. 53)	600	600	LF	\$173.00	\$103,800.00	\$79.50	\$47,700.00	\$56,100.00
2. 8" Sleeve (16" Sleeve)	1	1	EA	\$6,000.00	\$6,000.00	\$500.00	\$500.00	\$5,500.00
3. 8"x8"x6" Tee (16"x16"x6" Tee)	2	2	EA	\$2,100.00	\$4,200.00	\$675.00	\$1,350.00	\$2,850.00
4. 8"x8"x8" Tee (16"x16"x8" Tee)	2	2	EA	\$2,220.00	\$4,440.00	\$725.00	\$1,450.00	\$2,990.00
5. 8" Valve & Box (16" Valve & Box)	1	1	EA	\$9,800.00	\$9,800.00	\$2,150.00	\$2,150.00	\$7,650.00
6. 8" 22º Bend (16" 22º Bend)	2	2	EA	\$2,400.00	\$4,800.00	\$450.00	\$900.00	\$3,900.00

Note: Prices match low bid from Caledonia Excavating, 2/16/2024 (no unit price for 8" sleeve)

Note 2: Added 2 - 22° Bends



MEMO

Staff Communication

DATE: January 13th, 2025

TO: Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Final Preliminary Plat Review, Alexander Trails Phase 1

SUMMARY OF TOPIC:

The applicant has received the necessary agency reviews and approvals for the Alexander Trails Phase 1 plat, and requests final preliminary plat (FPP) review. This FPP covers a 12.89-acre portion of the property, the overall property is 149.19-acres. Overall, 25 residential lots are proposed along with public roads, public utilities, and open space. Lots range from 10,596 to 18,955 square feet in size.

The survey of the FPP dated January 3rd, 2025, conforms with the site plan submitted during review of the Alexander Trails PUD, as amended. The Tentative Preliminary Plat for Phase 1 was approved by the Board of Trustees on September 9th, 2024.

FPP approval confers upon the applicant 2 years to build all applicable site improvements and infrastructure, all of which are subject to review and approval by the Township Engineer. The applicant will apply for the "Final Plat" at a later date.

Preliminary agency approval letters have been obtained from Kent County Road Commission, Kent County Drain Commission, Department of Environment, Great Lakes and Energy, and Kent County Plat Board as required.

FINANCIAL IMPACT:

The investment will be at least \$10 million in housing and associated infrastructure.

BUDGET ACTION REQUIRED:

No budget action is necessary.

STAFF RECOMMENDATION:

Based on Staff review of the revised plat dated January 3rd, 2025, it is recommended that the Township Board approve the Alexander Trails Phase 1 Final Preliminary Plat.

Staff recommends the following conditions:

1. Staff shall confirm that no less than five house models that meet the requirements of GCTZO Section 6.4 A are built within the plat.
2. Staff shall enforce landscaping requirements of GCTZO Section 16.13.A at the time of final plat consideration.
3. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
4. The applicant shall adhere to all review comments provided by the Township Engineer.



Kent County Road Commission

August 10, 2024

The Board of County Road Commissioners of the County of Kent (KCRC), at a regular meeting held on August 10, 2024, authorized preliminary plat approval, with conditions included below in this letter of the following proposed project:

Name of Project: **Alexander Trails Phase 1.**

Name of Owner: PM2017 Land Investments LLC (Michael McGraw).

Surveyor & Engineer: Nederveld Inc. (Mr. Rick Pulaski, PE).

Township: Gaines (T5N, R11W). Description: W 1/2 Section 10.

Approval expires on: August 10, 2026.

Preliminary plat approval covers lot layout (Lots 1-25), location, street alignment, width of right-of-way, and street cross section only. All project plans and documents shall conform to the current "Requirements and Specifications for Plat Development". Final approval will be given after all the requirements are fulfilled for the following roadway(s):

Parsley Drive (1130± feet), **Roselle Drive** (150± feet), and **Unnamed Road A** (185± feet)

Subject to the following special conditions, requirements, and modifications:

- (1) At the time the Final Plat document is submitted for Board action, the proprietor shall provide title commitment to demonstrate that there are no existing encumbrances within limits of proposed street right of ways for review and evaluation by staff.
- (2) Proprietor shall acquire termination of encumbrances, easements, restrictions, etc., in favor of the Board of County Road Commissioners for that part of the land division that includes all proposed public streets.
- (3) Proprietor shall acquire acceptable subordinations of existing mortgages, etc. in favor of the Board of County Road Commissioners within the proposed public street right of way.
- (4) Proprietor is advised to abstain from encumbering land proposed to be conveyed to the Board without obtaining prior concurrence from the Deputy Managing Director, Engineering (County Highway Engineer).
- (5) Proprietor shall obtain the required permits from the Kent County Drain Commission and provide copies to KCRC staff.

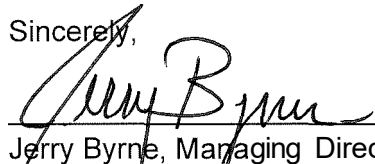
Alexander Trails Phase 1 - Preliminary Plat

August 10, 2024

- (6) Proprietor shall provide private utility easements adjoining the proposed streets for private public utilities which shall in no way encroach, nor encumber, proposed street right of way. Recommend coordinating with private public utilities to accommodate their specific requirements to the extent possible.
- (7) Proprietor is advised to require that private public utilities design and install their facilities in conformance with the Board's requirements, regulations, specifications, etc., including obtaining highway permit for said private public utility facilities.
- (8) The Proprietor shall incorporate USPS customer mail delivery mode requirements in their improvements design and construction documents and provide written confirmation from the USPS local postmaster or station master confirming that customer mail delivery requirements conform to both USPS and KCRC requirements.
- (9) Lot 1 and 25 shall have no vehicle ingress and egress to, from, across, and between for [vehicle] access to 76th Street.
- (10) Proprietor shall provide a 10' maintenance strip deeded to the Kent County Road Commission at the end of Roselle Drive, at the end of Unnamed Road A, and if necessary at the end of Hidden Knoll between phases one and two for future extension of public streets.
- (11) Proprietor shall provide left turn lane on 76th Street for proposed Parsley Drive, and shall provide such additional fee simple title land, or platted land, as determined to be required to accommodate said left turn lane as determined to be required by the Deputy Managing Director of Engineering (County Highway Engineer) and the Director of Traffic and Safety.
- (12) The Board retains the sole discretion to determine time and conditions for the take-over of proposed public streets.

Kent County Road Commission promotes Complete Streets and permits amenities within the public road right-of-way to the extent practical.

Sincerely,



Jerry Byrne, Managing Director
Kent County Road Commission

Attachment(s)

- c. Nederveld, Inc.
Gaines, Byron Township
Kent County Drain Commission



OFFICE OF THE DRAIN COMMISSIONER

Ken Yonker, Drain Commissioner

August 16, 2024

Rick Pulaski, P.E.

Via e-mail: rpulaski@nederveld.com

217 Grandville Ave. SW, Ste 302

Grand Rapids, MI 49503

**RE: ALEXANDER TRAILS PLAT – PHASE 2
Section 10, T5N, R11W, GAINES TOWNSHIP
KCDC File No. 2007**

Dear Mr. Pulaski,

The Drain Commissioner's Office pursuant to the Land Division Act, ACT 288 of 1967, and the published Development Drainage Rules has reviewed the preliminary plans submitted on August 9, 2024 for Alexander Trails Plat Phase 1. Preliminary approval is granted at this time. We offer the following comments that shall be addressed with the construction submittal:

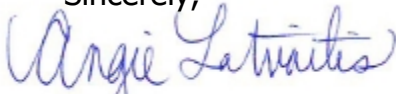
1. Construction plans and design computations shall be submitted for approval prior to construction. Construction shall not begin until construction approval has been granted. A profile shall be included of all storm sewer and floodways in the construction plans.
2. Detention facilities shall be the first item of construction. All banks of the detention basin shall be graded, topsoiled, seeded, and covered with North American Green SC-150 erosion control matting. No soil laden water shall leave the site or into the wetlands. Place sumps at the inlet and outlet to the basin. Please place detail on the plans.
3. Stabilization measures and soil erosion control measures for the protection of the storm sewer system shall be included on the construction plans. The following measures are required on backyard drainage swale and storm sewer structures:
 - Drainage swales shall be graded, seeded, topsoiled, and covered with erosion control matting, North American Green SC-150. The recommended minimum grade for backyard swales is 2%.
 - Inlet protection around a yard basin shall be installed through the use of a filter sock, Filtrex Inlet Soxx. The filter sock shall be placed around the perimeter of the yard basin at a 5-ft distance with the area inside the 5-ft perimeter to be stabilized with erosion control matting.
 - No under the grate silt sacks will be allowed in backyard yard basins. These types of sedimentation control measures have not worked in the past and typical

result in failure. Silt-Saver with filter Frames shall replace these measures that perform at the surface and can be reused.

4. A county drain shall be established to provide for the future maintenance of the backyard storm sewer and detention pond. Under Section .433 (5) of the Drain Code, a private drain may be established as a county drain by agreement between the landowner and the Drain Commissioner. Further, the developer shall deposit \$2,500.00 with the drain office for future maintenance of the drain. A separate drain shall also be established for the Tributaries of Plaster Creek that meander through the plat with the same process as described.
5. The following design computations shall be submitted for approval:
 - Detention basin storage volume calculations
 - Restricted outlet sizing
 - Spillway sizing
 - Storm sewer sizing and provide the HGL computations. HGL shall be started at the spillway elevation of the detention basin. Also provide overland floodways for the yard basins and include floodway calculations for all contributing drainage.
 - Provide a completed LGROW Design Spreadsheet showing that the Channel Protection Volume and TSS Removal have been met per the new standards.
 - A drainage study map that shows contributing area to each component in the storm network. Include any offsite contribution.
6. Submergence of the detention basin outlet at the drainage ditch shall be looked at for additional restriction being that the KCDC Storage Table assumes a free flowing release. To account for this submergence, the Drain Commission will require that the 10-yr flow elevation of the discharge ditch be determined and that any volume within the detention below the 10-yr flow will not be allowed to be accounted towards the required detention volume.

If you have any questions, please contact the Drain Office.

Sincerely,



Angie Latvaitis
Deputy Drain Commissioner
Office of the Kent County Drain Commissioner

- cc. file
Plat Board
Darren Vink, Road Commission
Michael McGraw, PM2017 Land Investment LLC, Developer
Jeff Gritter, Vriesman & Korhorn
Rod Weersing, Gaines Township Manager



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION



PHIL ROOS
DIRECTOR

December 30, 2024

VIA EMAIL

Richard A. Pulaski
Nederveld, Inc.
217 Grandville Avenue, Suite 302
Grand Rapids, Michigan 49503

Dear Richard Pulaski:

SUBJECT: File No. LDA-00058 Alexander Trails Phase 1 Subdivision;
Tributary to Plaster Creek; Section 10, T5N, R10W
Gaines Township; Kent County

The preliminary plat of Alexander Trails Phase 1 Subdivision, which includes Lots #1 through #25 and one open space (for Basin No.1) is conditionally approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Sections 116 and 117 of the Land Division Act, 1967 PA 288, as amended. This conditional approval is valid for a period of two years unless otherwise notified.

The Tributary to Plaster Creek 100-year flood elevation varies from 754.5 feet NGVD29 or 754.1 feet NAVD88 at the upstream end of the proposed development (at the north boundary of Lot 8) to 751.4 feet NGVD 29 or 751.0 feet NAVD 88 at the downstream end of the development (at the north boundary of Basin No.1 outlet. These elevations were identified from the Hydraulic Analysis provided for the issuance of EGLE permit WRP033142 issued on August 19, 2022.

No permit is granted by this letter. Permits are required from EGLE prior to any construction, filling, or excavation within the floodplain, wetland, or below the ordinary high-water mark of the Tributary to Plaster Creek. A permit application form may be downloaded from EGLE's website at www.michigan.gov/jointpermit or is available upon request for any activity beyond that authorized in EGLE's Permit # WRP033142.

Note that the \$500 fee paid for this review may be credited toward future Water Resources Division (WRD) permit fees related to this project.

General Conditions

1. Sealed "As-Built" plans certifying that the filling has been completed in accordance with EGLE Permit # WRP039501 are required to be submitted to this office prior to, or concurrently with, the final plat.

2. In accordance with section 3108(2) of Part 31, Water Resources Protection, of the Natural Resources and Environmental Act, 1994 PA 451, as amended, a person may construct, or cause the construction of, a building that includes a basement in a floodplain that has been properly filled above the 100-year flood elevation under permit if one or more of the following apply:
 - a. The lowest floor, including the basement, will be constructed above the 100-year floodplain elevation.
 - b. A licensed professional engineer, schooled in the science of soil mechanics, certifies that the building site has been filled with soil of a type and in a manner that hydrostatic pressures are not exerted upon the basement walls or floor while the watercourse is at or below the 100-year floodplain elevation; that the placement of the fill will prevent settling of the building or buckling of the floors or walls; and that the building is equipped with a positive means of preventing sewer backup from sewer lines and drains that serve the building. Also, the information indicated on Form 1 (enclosed) must be provided to this office concurrent with, or prior to, final platting. In addition, the licensed professional engineer shall utilize the FEMA's Technical Bulletin 10-01 to ensure that structures built on fill in the 100-year floodplain are reasonably safe from flooding. This Bulletin can be obtained at www.fema.gov/fima/techbul.shtm.
 - c. A licensed professional engineer or architect certifies that the basement walls and floors are designed to be watertight and to withstand hydrostatic pressure from a water level equal to the 100-year flood elevation and that the building is properly anchored or weighted to prevent flotation and is equipped with a positive means of preventing sewer backup from sewer lines and drains that serve the building.

Final Plat Approval

The following items will be required on the final plat and in the Restrictive Deed Covenants:

Final Plat

3. Section 560.138 of Act 288 requires that the final plat show the floodplain contour when any part of a subdivision lies within or abuts a floodplain area. The floodplain shall be shown with a contour line labeled "Floodplain Contour as established by the Department of Environment, Great Lakes, and Energy, elevation ____ feet, N. G. V. Datum." Floodplain elevations are to be noted at the end of the contour line, at alternating lot lines within the subdivision, and where changes in slope occur as shown on the enclosed flood profile.

4. The floodplain contour line is to be dimensioned from the street or traverse line along each affected side lot line. The floodplain area shall be clearly labeled on the final plat with the words "FLOODPLAIN AREA."
5. The proprietor's certificate on the final plat must state that lots embracing waters of the Tributary to Plaster Creek are subject to the correlative rights of other riparian owners and the public trust in these waters.

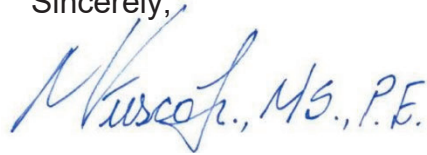
Restrictive Deed Covenants

6. Restrictive deed covenants filed with the final plat shall define the floodplain elevation affecting the plat and specify that "no filling or occupation of the floodplain area will be allowed without prior written approval from EGLE
7. Restrictive deed covenants shall state that Lots #8 through #13 were originally located in the floodplain area but have been filled to elevate them above the floodplain elevation.
8. Depending on which of the floodplain fill options specified in Item 3 above is selected, the following residential building restrictions will be required for Lots #8 through #13:
 - A. If option 3a is selected:
 - Basement floors shall be elevated above the floodplain elevation.
 - B. If option 3b is selected:
 - Subdivision rules R560.304 (2) c, d, and f.
 - The basements shall be constructed in accordance with the soils report and certification (date and firm should be cited).
 - A backup power source or water powered pump shall be installed on the sump pump systems. Note: This restriction is only required if the required soils certification is based in part on the use of a sump pump.
 - C. If option 3c is selected:
 - Subdivision rules R560.304 (2) c, d, f, and g.
 - The basements shall be constructed in accordance with the basement design report and certification approved by EGLE.

9. These restrictions are to be observed in perpetuity, excluded from any time limitation paragraph set forth in the declaration, and may not be amended without prior written approval from EGLE.
10. Do not record the restrictive deed covenants. They should be submitted with the final plat to the Department of Licensing and Regulatory Affairs (LARA). Once approved, LARA will submit the documents to the County Register of Deeds for simultaneous recording.

A copy of the conditionally approved preliminary plat is enclosed. The Subdivision Administrative Rules are available on our website or upon request. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, reading "Mario Fusco, Jr., MS., P.E.".

Mario Fusco, Jr., P.E.
Subdivision Floodplain Program
Water Resources Division
517-256-4458

Attachment: Preliminary plat, and flood profile

cc: Kent County Plat Board

Gaines Township Clerk

Gaines Township Building Official

Nick Clever, LARA (**w/plat**)

Signature Land Development Corp., developer

Elliot Christensen, EGLE

REGISTER OF DEEDS

KENT COUNTY ADMINISTRATION BUILDING
300 MONROE AVENUE, N.W.
GRAND RAPIDS, MICHIGAN 49503
TELEPHONE (616) 632-7610



LISA POSTHUMUS LYONS
County Clerk/Register

JEROME CZAJA
Chief Deputy Register

July 17, 2024

Nederveld Associates, Inc
217 Grandville Ave SW
Suite 302
Grand Rapids, MI 49503

To Whom This Matter Concerns:

The Kent County Plat Board Met on July 17, 2024. Tentative approval was given to the preliminary plat, **Alexander Trails No. 1**, located in the Township of Gaines. Tentative approval is given, subject to the approval of all other units of government receiving copies of the preliminary plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerome Czaja", is written over a horizontal line. The signature is stylized and extends to the right.

Jerome Czaja
Chief Deputy Register of Deeds

NEDERVELD

www.nederveld.com
800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR

CHICAGO

COLUMBUS

HOLLAND

INDIANAPOLIS

PREPARED FOR:

Signature Land Development Corp.
Attention: Michael McGraw
1188 East Paris Ave SE
Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24

Title: Tentative Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 6/20/24

Title: Tentative Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 7/25/24

Title: Tentative Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 9/5/24

Title: Final Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 1/3/25

ALEXANDER TRAILS
PHASE 1 FINAL PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails)

Overall Site Layout Plan

PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
24400866

SHEET NO:
C-101

© 2025 Nederveld, Inc.

LEGAL DESCRIPTION - OVERALL PROPERTY

Part of the Southwest 1/4 and part of the Northwest 1/4 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"E 208.00 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'38"W 683.50 feet parallel with the West line of said Section 10; thence S89°50'33"W 208.00 feet parallel with said South line to the West line of said Section 10; thence N00°11'38"W 1979.94 feet along said West line to the West 1/4 corner of said Section 10; thence N89°57'24"E 561.79 feet along the East-West 1/4 line of said Section 10; thence N00°16'34"W 1048.92 feet along the West line of the East 760 feet of the West 1/2 of the NW 1/4 of said Section 10 to the SW corner of Unit 69, Sierra Pointe Condominium Subdivision Plan No. 414; thence N89°43'18"E 320.05 feet; thence S66°50'00"E 136.62 feet; thence S00°16'42"E 181.95 feet; thence S30°45'34"W 107.66 feet; thence S50°40'22"E 152.30 feet; thence S31°02'05"E 69.28 feet; thence S46°59'43"E 204.95 feet; thence N43°00'17"E 115.92 feet (previous 8 courses being along the Southerly line of said Condominium) to the SE corner of Unit 56 of said Condominium; thence S00°16'34"E 489.79 feet along the East line of the West 1/2 of the NW 1/4 of said Section 10 to the East-West 1/4 line of said Section 10; thence N89°57'24"E 1321.79 feet along said East-West 1/4 line to center of said Section 10; thence S00°11'50"E 1786.91 feet along the North-South 1/4 line of said Section 10 to a point being N00°11'50"W 871.20 feet along said North-South 1/4 line from the South 1/4 corner of said Section 10; thence S89°50'33"W 400.00 feet parallel with the South line of said Section 10; thence S00°11'50"E 871.20 feet parallel with said North-South 1/4 line; thence S89°50'33"W 127.50 feet along the South line of said Section 10; thence N00°11'50"W 418.85 feet; thence S89°50'33"W 104.00 feet; thence S00°11'50"E 418.85 feet; thence S89°50'33"W 112.00 feet along said South line; thence N00°11'50"W 200.00 feet; thence S89°50'33"W 217.80 feet; thence S00°11'50"E 200.00 feet; thence S89°50'33"W 350.57 feet along said South line; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of the SW 1/4 of said Section 10; thence S84°56'03"W 451.16 feet; thence S89°50'33"W 200.00 feet; thence S00°11'44"E 683.50 feet to the South line of said Section 10; thence S89°50'33"W 543.71 feet along said South line to the Point of Beginning. Contains 152.26 acres. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PHASE 1 LOT AREAS

LOT	AREA (SQ. FT.)
1	13,593
2	11,381
3	12,893
4	14,750
5	15,301
6	13,821
7	14,194
8	14,633
9	15,650
10	15,772
11	17,327
12	18,417
13	16,218
14	18,955
15	14,599
16	14,789
17	12,846
18	14,481
19	16,270
20	13,335
21	11,701
22	10,596
23	13,037
24	10,187
25	11,499

GENERAL NOTES

- ZONING OF PROPERTY: PUD
PUD ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 8,500 SQ. FT.
B) MINIMUM LOT WIDTH = 65 FT.
C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
SINGLE FAMILY LOT SETBACKS
A) FRONT YARD = 25 FT.
B) SIDE YARD = 5 FT. MIN (1/2 FT. MIN. BUILDING SEPARATION)
C) REAR YARD = 25 FT.
- SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 149.19 ACRES (6,498,649 SQ. FT.) (EXCLUDING 76TH ST R.O.W.)
B) PLAT PHASE 1 ACREAGE = 12.89 ACRES (561,490 SQ. FT.)
C) PLAT PHASE 1 UNITS = 25 LOTS
D) PLAT PHASE 1 LENGTH OF ROADS = 1,495 LF PUBLIC
E) ZONING OF PARCELS TO NORTH = RL-14, PUD
ZONING OF PARCELS TO EAST = RL-14
ZONING OF PARCELS TO WEST = RL-14, PUD
ZONING OF PARCELS TO SOUTH = A-R
- PORTIONS OF THE SITE ARE WITHIN FLOODPLAIN BOUNDARIES.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

0' 100' 200' 400'
SCALE: 1" = 200'

Richard A. Pulaski

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

NEDERVELD

www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Signature Land Development Corp.
Attention: Michael McGraw
1188 East Paris Ave SE
Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 2/29/24
Title: Tentative Preliminary Plat Submittal	Drawn: MVW/S	Checked: RP	Date: 6/20/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 7/25/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 9/5/24
Title: Final Preliminary Plat Submittal	Drawn: MVW/S	Checked: RP	Date: 1/3/25

ALEXANDER TRAILS
PHASE 1 FINAL PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails)

Site Layout Plan

PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
Scott A Hengdes
License No. 4001047953
PROFESSIONAL SURVEYOR

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
24400866

SHEET NO:
C-102



PHASE ONE PLAT DESCRIPTION

Part of the Southwest 1/4 of Section 10, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"E 1321.87 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of the SW 1/4 of said Section 10; thence N27°38'11"E 165.86 feet; thence N03°51'28"W 66.00 feet; thence Westerly 16.24 feet along a 267.00 foot radius curve to the right, said curve having a central angle of 03°29'02", and a chord bearing S87°53'03"W 16.23 feet; thence S89°37'34"W 27.69 feet; thence N02°00'03"W 403.89 feet; thence S75°36'06"E 158.08 feet; thence N79°34'04"E 138.21 feet; thence S10°25'56"E 75.08 feet; thence Southwesterly 287.57 feet along a 267.00 foot radius curve to the right, said curve having a central angle of 61°42'38", and a chord bearing S20°25'23"W 273.87 feet; thence S26°25'59"E 67.23 feet; thence N89°48'16"E 253.39 feet; thence S06°23'08"W 464.52 feet; thence S82°58'03"W 96.19 feet; thence S00°11'50"E 135.97 feet; thence Southeasterly 40.96 feet along a 333.00 foot radius curve to the right, said curve having a central angle of 07°02'51", and a chord bearing S80°59'14"E 40.93 feet; thence S12°32'11"W 66.00 feet; thence S00°07'18"E 271.93 feet; thence S89°50'33"W 31.66 feet; thence S00°09'27"E 200.00 feet; thence S89°50'33"W 350.57 feet along the South line of said Section 10 to the Point of Beginning. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.



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PREPARED FOR:
Signature Land Development Corp.
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ALEXANDER TRAILS
PHASE 1 FINAL PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails)

Utility & Grading Plan

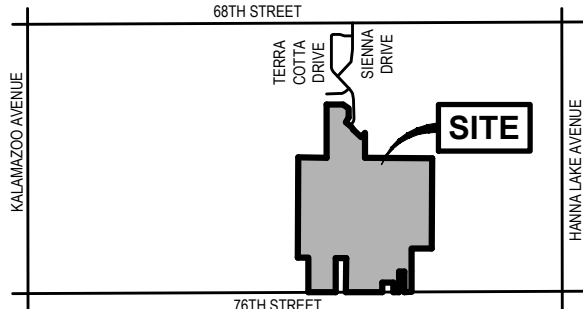
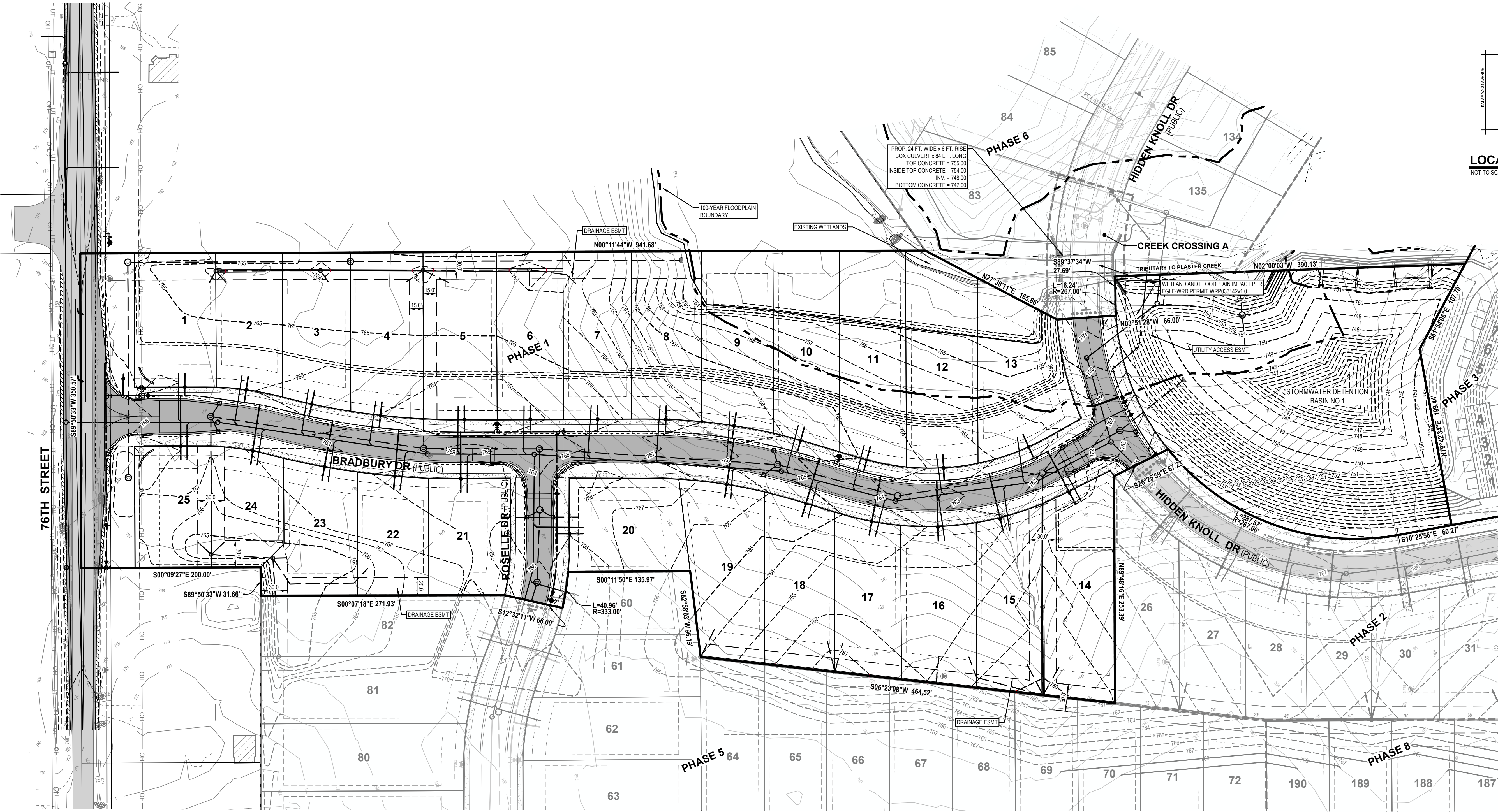
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
24400866

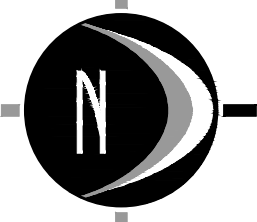
SHEET NO:
C-103



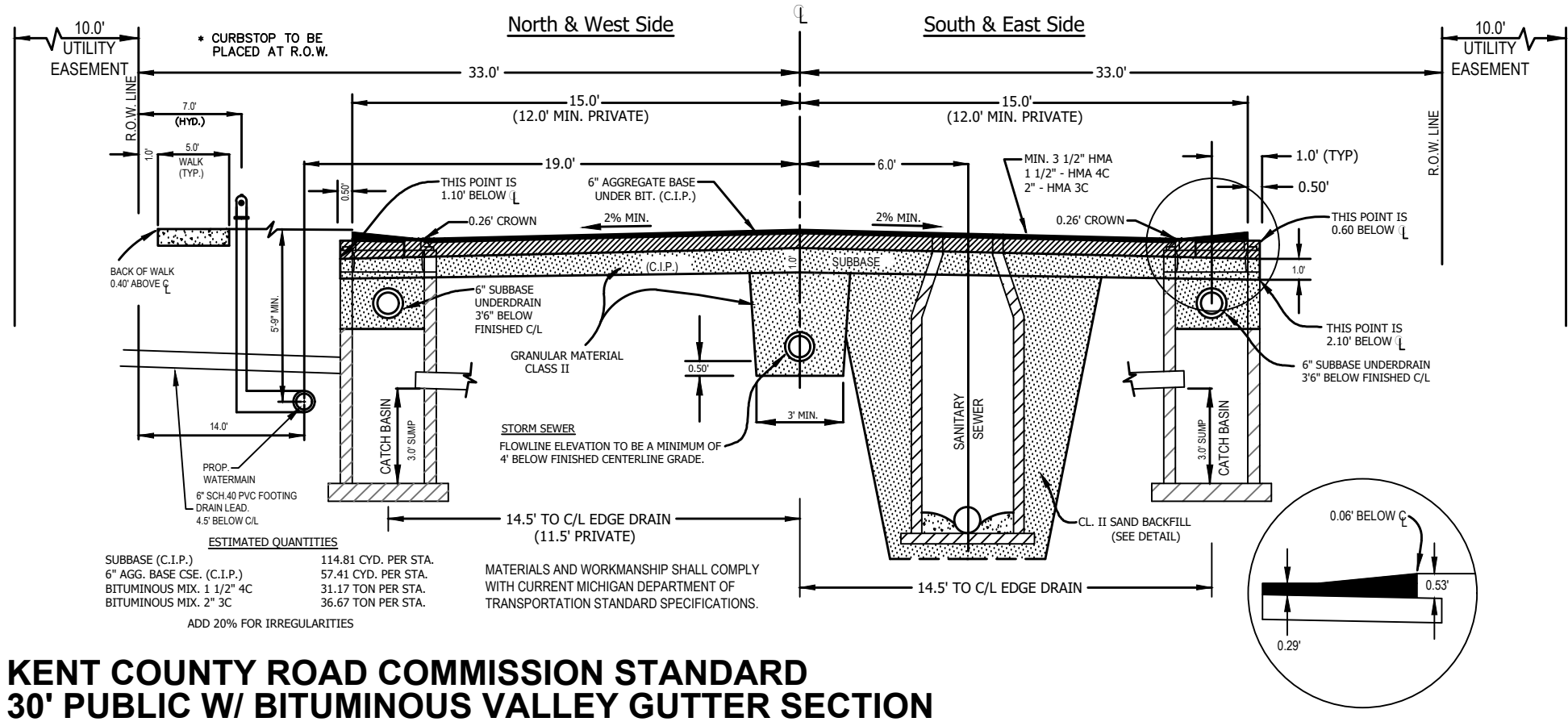
LOCATION MAP
NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



0' 30' 60' 120'
SCALE: 1" = 60'



KENT COUNTY ROAD COMMISSION STANDARD
30' PUBLIC W/ BITUMINOUS VALLEY GUTTER SECTION
N.T.S.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
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MEMO

Staff Communication

DATE: January 13th, 2025

TO: Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Final Preliminary Plat Review, Alexander Trails Phase 2

SUMMARY OF TOPIC:

The applicant has received the necessary agency reviews and approvals for the Alexander Trails Phase 2 plat, and requests final preliminary plat (FPP) review. This FPP covers an 8.73-acre portion of the property, the overall property is 149.19-acres. Overall, 20 residential lots (numbers 26-45) are proposed along with public roads, public utilities, and open space. Lots range from 9,869 to 20,572 square feet in size.

The survey of the FPP dated January 3rd, 2025, conforms with the site plan submitted during review of the Alexander Trails PUD, as amended. The Tentative Preliminary Plat for Phase 1 was approved by the Board of Trustees on September 9th, 2024.

FPP approval confers upon the applicant 2 years to build all applicable site improvements and infrastructure, all of which are subject to review and approval by the Township Engineer. The applicant will apply for the "Final Plat" at a later date.

Preliminary agency approval letters have been obtained from Kent County Road Commission, Kent County Drain Commission, Department of Environment, Great Lakes and Energy, and Kent County Plat Board as required.

FINANCIAL IMPACT:

The investment will be at least \$8 million in housing and associated infrastructure.

BUDGET ACTION REQUIRED:

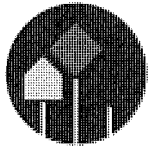
No budget action is necessary.

STAFF RECOMMENDATION:

Based on Staff review of the revised plat dated January 3rd, 2025, it is recommended that the Township Board approve the Alexander Trails Phase 2 Final Preliminary Plat.

Staff recommends the following conditions:

1. Staff shall confirm that no less than five house models that meet the requirements of GCTZO Section 6.4 A are built within the plat.
2. Staff shall enforce landscaping requirements of GCTZO Section 16.13.A at the time of final plat consideration.
3. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
4. The applicant shall adhere to all review comments provided by the Township Engineer.



Kent County Road Commission

August 10, 2024

The Board of County Road Commissioners of the County of Kent (KCRC), at a regular meeting held on August 10, 2024, authorized preliminary plat approval, with conditions included below in this letter of the following proposed project:

Name of Project: **Alexander Trails Phase 2**

Name of Owner: PM2017 Land Investments LLC (Michael McGraw)

Surveyor & Engineer: Nederveld Inc. (Mr. Rick Pulaski, PE)

Township: Gaines (TSN, R11W) Description: W 1/2 Section 10

Approval expires on: August 10, 2026

Preliminary plat approval covers lot layout (Lots 26-40), location, street alignment, width of right-of-way, and street cross section only. All project plans and documents shall conform to the current "Requirements and Specifications for Plat Development". Final approval will be given after all the requirements are fulfilled for the following roadway(s):

Hidden Knoll (1090± feet), and **Cardamom Drive** (480± feet)

Subject to the following special conditions, requirements, and modifications:

- (1) At the time the Final Plat document is submitted for Board action, the proprietor shall provide title commitment to demonstrate that there are no existing encumbrances within limits of proposed street right of ways for review and evaluation by staff.
- (2) Proprietor shall acquire termination of encumbrances, easements, restrictions, etc., in favor of the Board of County Road Commissioners for that part of the land division that includes all proposed public streets.
- (3) Proprietor shall acquire acceptable subordinations of existing mortgages, etc. in favor of the Board of County Road Commissioners within the proposed public street right of way.
- (4) Proprietor is advised to abstain from encumbering land proposed to be conveyed to the Board without obtaining prior concurrence from the Deputy Managing Director, Engineering (County Highway Engineer).
- (5) Proprietor shall obtain the required permits from the Kent County Drain Commission and provide copies to KCRC staff.

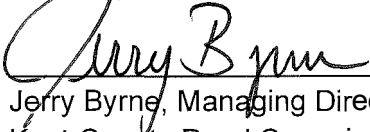
Alexander Trails Phase 2 - Preliminary Plat

August 10, 2024

- (6) Proprietor shall provide private utility easements adjoining the proposed streets for private public utilities which shall in no way encroach, nor encumber, proposed street right of way. Recommend coordinating with private public utilities to accommodate their specific requirements to the extent possible.
- (7) Proprietor is advised to require that private public utilities design and install their facilities in conformance with the Board's requirements, regulations, specifications, etc., including obtaining highway permit for said private public utility facilities.
- (8) The Proprietor shall incorporate USPS customer mail delivery mode requirements in their improvements design and construction documents and provide written confirmation from the USPS local postmaster or station master confirming that customer mail delivery requirements conform to both USPS and KCRC requirements.
- (9) Proprietor shall provide a 10' maintenance strip deeded to the Kent County Road Commission at the end of Hidden Knoll Drive and at the end of Cardamom Drive for future extension of public streets. Proprietor shall also provide a temporary turn around with easement to the Kent County Road Commission at the end of Cardamom Drive.
- (10) The Board retains the sole discretion to determine time and conditions for the take-over of proposed public streets.

Kent County Road Commission promotes Complete Streets and permits amenities within the public road right-of-way to the extent practical.

Sincerely,



Jerry Byrne, Managing Director
Kent County Road Commission

Attachment(s)

- c Nederveld, Inc.
Clerk, Gaines Township
Kent County Drain Commission



OFFICE OF THE DRAIN COMMISSIONER

Ken Yonker, Drain Commissioner

August 16, 2024

Rick Pulaski, P.E.

Via e-mail: rpulaski@nederveld.com

217 Grandville Ave. SW, Ste 302

Grand Rapids, MI 49503

**RE: ALEXANDER TRAILS PLAT – PHASE 2
Section 10, T5N, R11W, GAINES TOWNSHIP
KCDC File No. 2008**

Dear Mr. Pulaski,

The Drain Commissioner's Office pursuant to the Land Division Act, ACT 288 of 1967, and the published Development Drainage Rules has reviewed the preliminary plans submitted on August 9, 2024 for Alexander Trails Plat Phase 2. Preliminary approval is granted at this time. We offer the following comments that shall be addressed with the construction submittal:

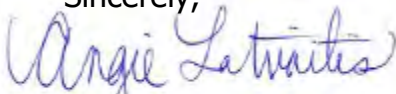
1. Construction plans and design computations shall be submitted for approval prior to construction. Construction shall not begin until construction approval has been granted. A profile shall be included of all storm sewer and floodways in the construction plans.
2. Detention facilities shall be the first item of construction. All banks of the detention basin shall be graded, topsoiled, seeded, and covered with North American Green SC-150 erosion control matting. No soil laden water shall leave the site or into the wetlands. Place sumps at the inlet and outlet to the basin. Please place detail on the plans.
3. Stabilization measures and soil erosion control measures for the protection of the storm sewer system shall be included on the construction plans. The following measures are required on backyard drainage swale and storm sewer structures:
 - Drainage swales shall be graded, seeded, topsoiled, and covered with erosion control matting, North American Green SC-150. The recommended minimum grade for backyard swales is 2%.
 - Inlet protection around a yard basin shall be installed through the use of a filter sock, Filtrex Inlet Soxx. The filter sock shall be placed around the perimeter of the yard basin at a 5-ft distance with the area inside the 5-ft perimeter to be stabilized with erosion control matting.
 - No under the grate silt sacks will be allowed in backyard yard basins. These types of sedimentation control measures have not worked in the past and typical

result in failure. Silt-Saver with filter Frames shall replace these measures that perform at the surface and can be reused.

4. A county drain shall be established to provide for the future maintenance of the backyard storm sewer and detention pond. Under Section .433 (5) of the Drain Code, a private drain may be established as a county drain by agreement between the landowner and the Drain Commissioner. Further, the developer shall deposit \$2,500.00 with the drain office for future maintenance of the drain. A separate drain shall also be established for the Tributaries of Plaster Creek that meander through the plat with the same process as described.
5. The following design computations shall be submitted for approval:
 - Detention basin storage volume calculations
 - Restricted outlet sizing
 - Spillway sizing
 - Storm sewer sizing and provide the HGL computations. HGL shall be started at the spillway elevation of the detention basin. Also provide overland floodways for the yard basins and include floodway calculations for all contributing drainage.
 - Provide a completed LGROW Design Spreadsheet showing that the Channel Protection Volume and TSS Removal have been met per the new standards.
 - A drainage study map that shows contributing area to each component in the storm network. Include any offsite contribution.
6. Submergence of the detention basin outlet at the drainage ditch shall be looked at for additional restriction being that the KCDC Storage Table assumes a free-flowing release. To account for this submergence, the Drain Commission will require that the 10-yr flow elevation of the discharge ditch be determined and that any volume within the detention below the 10-yr flow will not be allowed to be accounted towards the required detention volume.

If you have any questions, please contact the Drain Office.

Sincerely,



Angie Latvaitis
Deputy Drain Commissioner
Office of the Kent County Drain Commissioner

- cc. file
Plat Board
Darren Vink, Road Commission
Michael McGraw, PM2017 Land Investment LLC, Developer
Jeff Gritter, Vriesman & Korhorn
Rod Weersing, Gaines Township Manager



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING

EGLE

PHIL ROOS
DIRECTOR

September 27, 2024

VIA EMAIL

Richard A. Pulaski
Nederveld, Inc.
217 Grandville Avenue., Suite 302
Grand Rapids, Michigan 49503

Dear Richard A. Pulaski:

SUBJECT: File No. LDA-00059; Alexander Trails Phase 2 Subdivision
Tributary to Plaster Creek
Gaines Township; Kent County
Section 10, T1 OW, R1OW

The preliminary plat of Alexander Trails Phase 2 Subdivision, which includes Lots 26 through 45 is conditionally approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Sections 116 and 117 of the Land Division Act, 1967 PA 288, as amended. This conditional approval is valid for a period of two years unless otherwise notified.

The Tributary to Plaster Creek 100-year flood elevation varies from 747.1 feet NGVD29 or 746.7 feet NAVD88 at the upstream end of the proposed development (at the southeast boundary of Lot 45) to 745.5 feet NGVD 29 or 744.1 feet NAVO 88 at the downstream end of the development, at the northeast boundary of Lot 41. These elevations were identified from the Hydraulic Analysis provided for the issuance of EGLE permit WRP033142 issued on August 19, 2022.

No permit is granted by this letter. Permits are required from the EGLE prior to any construction, filling, or excavation within the floodplain, wetland, or below the Ordinary High-Water Mark of the Tributary to Plaster Creek. A permit application form is available upon request or can be downloaded from EGLE's website at www.michigan.gov/jointpermit. Note that the \$500 fee paid for this review may be credited toward future Water Resources Division (WRD) permit fees related to this project.

Final Plat Approval

The following items will be required on the final plat and in the Restrictive Deed Covenants:

Final Plat

1. Section 560.138 of Act 288 requires that the final plat show the floodplain contour when any part of a subdivision lies within or abuts a floodplain area. The floodplain shall be shown with a contour line labeled "Floodplain Contour as established by the Department of Environment, Great Lakes, and Energy, elevation __ feet, N. G. V. Datum." Floodplain elevations are to be noted at the end of the contour line, at alternating lot lines within the subdivision, and where changes in slope occur as shown on the enclosed flood profile.
2. The floodplain contour line is to be dimensioned from the street or traverse line along each affected side lot line. The floodplain area shall be clearly labeled on the final plat with the words "FLOODPLAIN AREA."
3. The proprietor's certificate on the final plat must state that lots embracing waters of the Tributary to Plaster Creek are subject to the correlative rights of other riparian owners and the public trust in these waters.

Restrictive Deed Covenants

1. Restrictive deed covenants filed with the final plat shall define the floodplain elevation affecting the plat and specify that "no filling or occupation of the floodplain area will be allowed without prior written approval from the Michigan Department of Environment, Great Lakes, and Energy."
2. Restrictive deed covenants must specify that "any building used, or capable of being used, for residential purposes and occupancy within or affected by the floodplain, shall comply with subdivision rule R560.304 (2). The restrictions for Lots 41, and 43 through 45 shall include sections (c) through (g) of that rule.
3. These restrictions are to be observed in perpetuity, excluded from any time limitation paragraph set forth in the declaration, and may not be amended without prior written approval from EGLE.
4. Do not record the restrictive deed covenants. They should be submitted with the final plat to the Department of Licensing and Regulatory Affairs (LARA). Once approved, LARA will submit the documents to the County Register of Deeds for simultaneous recording.

A copy of the conditionally approved preliminary plat is enclosed. The Subdivision Administrative Rules are available on our website or upon request. If you have any questions, please contact me at 517-256-4458, FuscoM@Michigan.gov or EGLE, WRD, P.O. Box 30458, Lansing, Michigan. 48909.

Sincerely,/

I tk/ /J/bC.(?;Z PL/ .J /Jc

Mario Fusco, Jr., P.E.
Subdivision Floodplain Program
Water Resources Division
517-256-4458

Enclosure: Preliminary plat, and flood profile

cc: Kent County Plat Board
Gaines Township Clerk
Gaines Township Building Official
Nick Clever, LARA **(w/plat)**
GWCC Holdings, LLC, Developer
Elliot Christensen, EGLE
Michael McGraw, Signature Land Development Corporation - VIA USPS

REGISTER OF DEEDS

KENT COUNTY ADMINISTRATION BUILDING
300 MONROE AVENUE, N.W.
GRAND RAPIDS, MICHIGAN 49503
TELEPHONE (616) 632,7610



LISA POSTHUMUS LYONS
County Clerk/Register

JEROME CZAJA
Chief Deputy Register

July 17, 2024

Nederveld Associates, Inc
217 Grandville Ave SW
Suite 302
Grand Rapids, MI 49503

To Whom This Matter Concerns:

The Kent County Plat Board Met on July 17, 2024. Tentative approval was given to the preliminary plat, **Alexander Trails No. 2**, located in the Township of Gaines. Tentative approval is given, subject to the approval of all other units of government receiving copies of the preliminary plat.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jerome Czaja", is written over a horizontal line.

Jerome Czaja
Chief Deputy Register of Deeds

NEDERVELD

www.nederveld.com
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Signature Land Development Corp.
Attention: Michael McGraw
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Phone: 616.455.0200

REVISIONS:

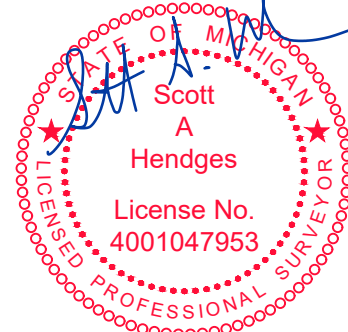
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 2/29/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 6/20/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 7/25/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 9/5/24
Title: Final Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 1/3/25

ALEXANDER TRAILS
PHASE 2 FINAL PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails No. 2)

Overall Site Layout Plan

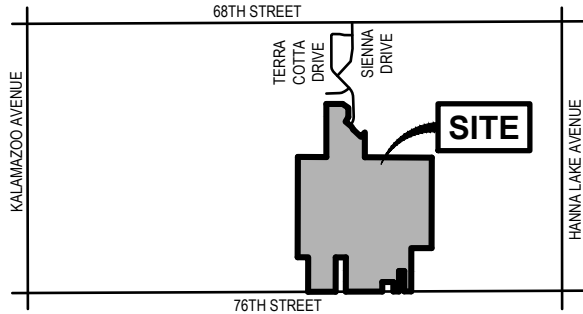
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

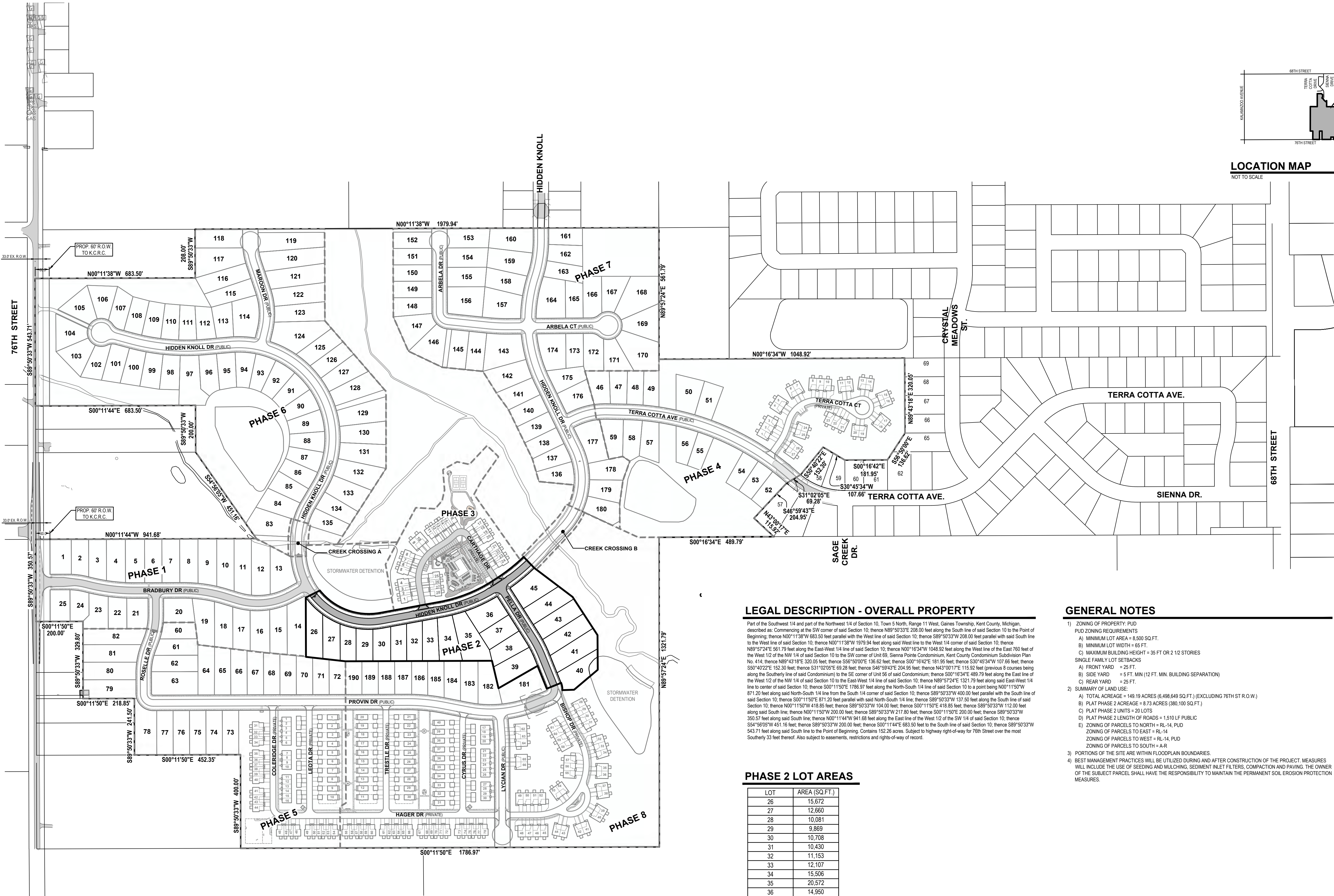


PROJECT NO:
24400866

SHEET NO:
C-101



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION - OVERALL PROPERTY

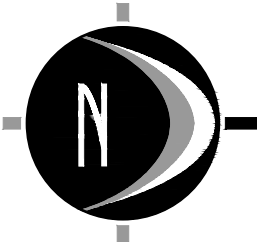
Part of the Southwest 1/4 and part of the Northwest 1/4 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"W 208.00 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'38"W 683.50 feet parallel with the West line of said Section 10; thence S89°50'33"W 208.00 feet parallel with said South line to the West line of said Section 10; thence N00°11'38"W 1979.94 feet along said West line to the West 1/4 corner of said Section 10; thence N89°57'24"E 561.79 feet along the East-West 1/4 line of said Section 10; thence N00°16'34"W 1048.92 feet along the West line of the East 760 feet of the West 1/2 of the NW 1/4 of said Section 10 to the SW corner of Unit 69, Sierra Pointe Condominium, Kent County Condominium Subdivision Plan No. 414; thence N89°43'18"E 320.05 feet; thence S56°50'00"E 136.62 feet; thence S00°16'42"E 181.95 feet; thence S30°45'34"W 107.66 feet; thence S50°40'22"E 152.30 feet; thence S31°02'05"E 69.26 feet; thence S46°59'43"E 204.95 feet; thence N43°00'17"E 115.92 feet (previous 5 courses being along the Southerly line of said Condominium) to the SE corner of Unit 56 of said Condominium; thence S00°16'34"E 489.79 feet along the East line of the West 1/2 of the NW 1/4 of said Section 10 to the East-West 1/4 line of said Section 10; thence N89°57'24"E 1321.79 feet along said East-West 1/4 line to center of said Section 10; thence S00°11'50"E 1786.97 feet along the North-South 1/4 line of said Section 10 to a point being N00°11'50"W 871.20 feet along said North-South 1/4 line from the South 1/4 corner of said Section 10; thence S89°50'33"W 400.00 feet parallel with the South line of said Section 10; thence S00°11'50"E 871.20 feet parallel with said North-South 1/4 line; thence S89°50'33"W 127.50 feet along the South line of said Section 10; thence N00°11'50"W 418.85 feet; thence S89°50'33"W 104.00 feet; thence S00°11'50"E 418.85 feet; thence S89°50'33"W 112.00 feet along said South line; thence N00°11'50"W 200.00 feet; thence S89°50'33"W 217.80 feet; thence S00°11'50"E 200.00 feet; thence S89°50'33"W 350.57 feet along said South line; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of the SW 1/4 of said Section 10; thence S54°50'37"W 451.16 feet; thence S89°50'33"W 200.00 feet; thence S00°11'44"E 683.50 feet to the South line of said Section 10; thence S89°50'33"W 543.71 feet along said South line to the Point of Beginning. Contains 152.26 acres. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PHASE 2 LOT AREAS

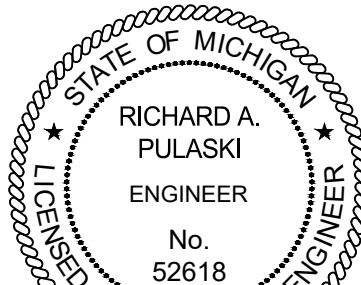
LOT	AREA (SQ. FT.)
26	15,672
27	12,660
28	10,081
29	9,869
30	10,708
31	10,430
32	11,153
33	12,107
34	15,506
35	20,572
36	14,950
37	12,300
38	12,544
39	16,240
40	16,241
41	17,577
42	15,835
43	15,404
44	15,460
45	17,608

GENERAL NOTES

- ZONING OF PROPERTY: PUD
PUD ZONING REQUIREMENTS
A) MINIMUM LOT AREA = 8,500 SQ. FT.
B) MINIMUM LOT WIDTH = 65 FT.
C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
SINGLE FAMILY LOT SETBACKS
A) FRONT YARD = 25 FT.
B) SIDE YARD = 5 FT. MIN (1/2 FT. MIN. BUILDING SEPARATION)
C) REAR YARD = 25 FT.
- SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 149.19 ACRES (6,498,649 SQ. FT.) (EXCLUDING 76TH ST R.O.W.)
B) PLAT PHASE 2 ACREAGE = 8.73 ACRES (380,100 SQ. FT.)
C) PLAT PHASE 2 UNITS = 20 LOTS
D) PLAT PHASE 2 LENGTH OF ROADS = 1,510 LF PUBLIC
E) ZONING OF PARCELS TO NORTH = RL-14, PUD
ZONING OF PARCELS TO EAST = RL-14
ZONING OF PARCELS TO WEST = RL-14, PUD
ZONING OF PARCELS TO SOUTH = A-R
- PORTIONS OF THE SITE ARE WITHIN FLOODPLAIN BOUNDARIES.
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.



0' 100' 200' 400'
SCALE: 1" = 200'



Richard A. Pulaski



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD

www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:

Signature Land Development Corp.
Attention: Michael McGraw
1188 East Paris Ave SE
Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 2/29/24
Title: Tentative Preliminary Plat Submittal	Drawn: MV/W/S	Checked: RP	Date: 6/20/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 7/25/24
Title: Tentative Preliminary Plat Submittal	Drawn: JMW/S	Checked: RP	Date: 9/5/24
Title: Final Preliminary Plat Submittal	Drawn: MV/W/S	Checked: RP	Date: 1/3/25

ALEXANDER TRAILS

PHASE 2 FINAL PRELIMINARY PLAT

(Michigan Subdivision Name: Alexander Trails No. 2)

Site Layout Plan

PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
24400866

SHEET NO:
C-102



PHASE TWO DESCRIPTION

Part of the Southwest 1/4 of Section 10, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"E 1672.44 feet along the South line of said Section 10; thence N00°09'27"W 200.00 feet; thence N89°50'33"E 31.66 feet; thence N00°07'18"W 271.93 feet; thence N12°32'11"E 66.00 feet; thence Northwesterly 40.96 feet along a 333.00 foot radius curve to the left, said curve having a central angle of 07°02'51"; and a chord bearing N80°59'14"W 40.93 feet; thence N00°11'50"W 135.97 feet; thence N82°58'03"E 96.19 feet; thence N06°23'08"E 464.52 feet to the Point of Beginning; thence S89°48'16"W 253.39 feet; thence N26°25'59"W 67.23 feet; thence Northeasterly 287.56 feet along a 267.13 foot radius curve to the left, said curve having a central angle of 61°40'42"; and a chord bearing N20°25'23"E 273.87 feet; thence N10°25'56"W 261.11 feet; thence Northwesterly 236.88 feet along a 617.00 foot radius curve to the left, said curve having a central angle of 21°59'51"; and a chord bearing N21°25'51"W 235.43 feet; thence N32°25'47"W 19.76 feet; thence Northwesterly 154.01 feet along a 767.00 foot radius curve to the left, said curve having a central angle of 11°30'16"; and a chord bearing N38°10'55"W 153.75 feet; thence N46°03'57"E 65.75 feet; thence N37°05'12"E 204.57 feet; thence N56°52'21"E 194.89 feet; thence N89°36'52"E 147.74 feet; thence S40°12'08"E 132.33 feet; thence S01°53'38"E 50.21 feet; thence Southwesterly 31.65 feet along a 73.00 foot radius curve to the left, said curve having a central angle of 24°50'21"; and a chord bearing S80°26'33"W 31.40 feet; thence S21°56'38"E 66.00 feet; thence S68°01'22"W 105.00 feet; thence S29°49'27"E 192.32 feet; thence S76°44'03"W 120.55 feet; thence S00°11'44"E 625.73 feet; thence S06°23'08"W 169.66 feet to the Point of Beginning. Contains 6.73 acres. Subject to easements, restrictions and rights-of-way of record.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
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ANN ARBOR
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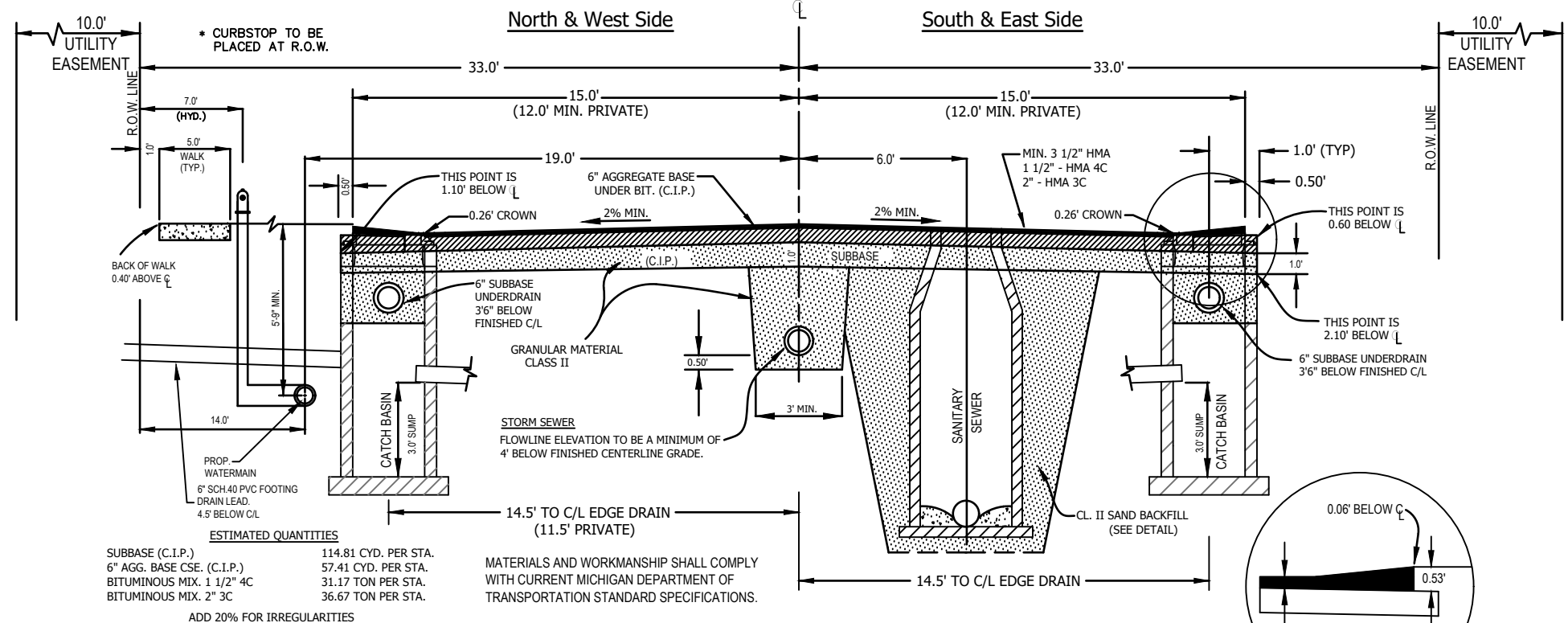
REVISIONS:

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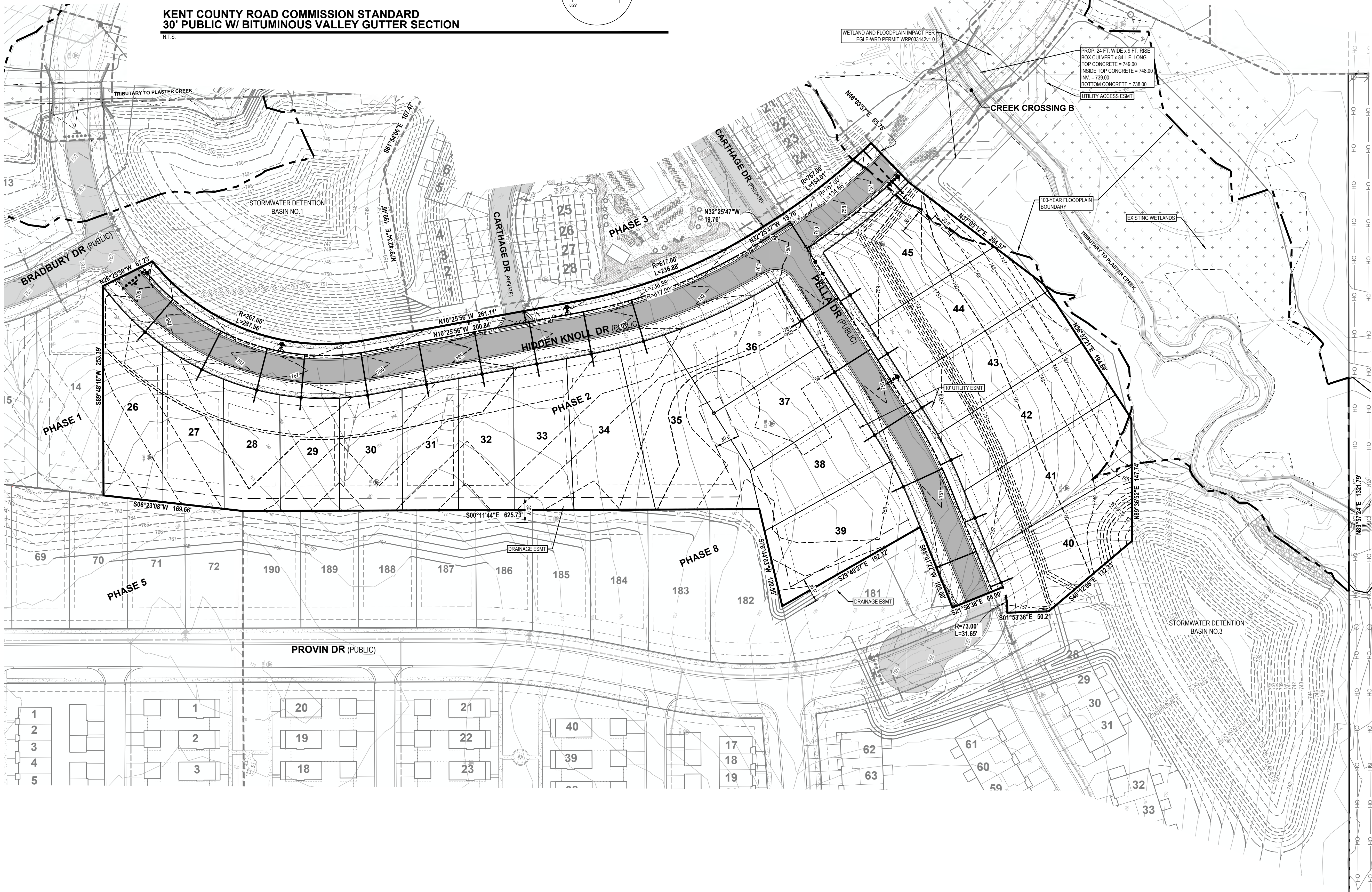
ALEXANDER TRAILS
PHASE 2 FINAL PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails No. 2)
Utility & Grading Plan
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER
Scott A. Hengdes
License No. 4001047953
PROFESSIONAL SURVEYOR

PROJECT NO:
24400866
SHEET NO:
C-103



KENT COUNTY ROAD COMMISSION STANDARD
30" PUBLIC W/ BITUMINOUS VALLEY GUTTER SECTION
N.T.S.



LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN

SCALE: 1" = 60'

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER
Richard A. Pulaski

811 Know what's below.
CALL before you dig.
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANT" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



MEMO

Staff Communication

DATE: January 13th, 2025

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Thornapple Farms Phase 1 Final Plat

SUMMARY OF TOPIC:

The applicant requests approval of the Final Plat for Phase 1 of Thornapple Farms. Phase 1 is 18.25-acres and includes 24 single-family detached home lots (numbers 1-24). The Gaines Charter Township Board of Trustees gave final preliminary approval for Phase 1 at a regular meeting held on December 11th, 2023.

All necessary infrastructure has been installed and the developer is ready to begin selling lots and constructing houses.

FINANCIAL IMPACT:

None. Investment in this phase will be at least \$12 million in housing and infrastructure.

BUDGET ACTION REQUIRED:

N/A.

STAFF RECOMMENDATION:

Final Plat approval is recommended with the following conditions:

1. Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 A are built within the Plat.
2. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A (Landscaping Requirements) at the time of building permitting.

3. All infrastructure, including roads, sidewalks, stormwater facilities, and utilities, shall be completed unless a performance guarantee, such as a bond, is posted to ensure completion. The Township Engineer and Community Development Director shall confirm that all performance guarantees are in place.

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 2025-_____

The following Resolution was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on January 13th 2025, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following Resolution was offered for adoption by Member _____ and supported by Member _____ to document the findings and decision by the Gaines Charter Township Board of Trustees regarding a request made by Dan Larabel (Michiana Land Company LLC) for approval of a Final Plat for Phase 1 of Thornapple Farms.

APPROVAL OF THE FINAL PLAT FOR THORNAPPLE FARMS PHASE 1

WHEREAS, Dan Larabel (Michiana Land Company LLC), the “applicant” has requested Final Plat approval for Thornapple Farms Phase 1 (the “Plat”);

WHEREAS, the proposed plat consists of 24 single-family lots and the Thornapple Farms Park (open space) located within an 18.25-acre Phase 1 area of the proposed residential development; and

WHEREAS, the Township Board tentatively approved the Final Preliminary Plat at its meeting on December 11th, 2023;

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Approval of the Final Plat.

The Gaines Charter Township Board of Trustees hereby grants approval of the Final Plat as shown on the plat dated September 20, 2024, stamped by Kenneth J. Vierzen, upon the terms and subject to the conditions stated in this Resolution.

Township Board Resolution No. 2025-_____
Thornapple Farms Phase 1- Final Plat
January 13, 2025

2. Lots.

The Phase 1 Plat shall consist of 24 residential lots, for one single-family detached dwelling each, numbered from Lot 1 through lot 24, inclusive. Residential construction shall comply with the Township Zoning Ordinance and subdivision requirements.

3. Land Division Act and Chapter 22 Land Divisions, Subdivisions and Land Development.

The Final Plat shall comply in all respects with applicable provisions of the Michigan Land Division Act and Chapter 22 of the Gaines Charter Township Code, Land Divisions, Subdivisions and Land Development.

4. Other Required Approvals.

Signatures from other agencies having jurisdiction over the Final Plat shall be obtained in accordance with the Land Division Act.

5. Conditions of Approval.

- a. Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 A are built within the plat.
- b. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
- c. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
- d. All infrastructure, including roads, sidewalks, stormwater facilities, and utilities, shall be completed unless a performance guarantee, such as a bond, is posted to ensure completion. The Township Engineer and Community Development Director shall confirm that all performance guarantees are in place.
- e. The Township Clerk notation shall be updated to Michael Brew, Township Clerk.

TOWNSHIP BOARD DECISION

Based on the above, the Gaines Charter Township Board of Trustees hereby adopts Resolution No. 2025-____ and approves the Final Plat for Thornapple Farms Phase 1, subject to conditions documented herein.

A motion was made to adopt this resolution by Township Board Member _____ and supported by Township Board Member _____, the roll call vote being as follows:

Township Board Resolution No. 2025-_____
Thornapple Farms Phase 1- Final Plat
January 13, 2025

AYES: _____
NAYS: _____
ABSENT: _____

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Board at a regular meeting held on January 13th, 2025.

Respectfully submitted,

Michael Brew, Clerk
Gaines Charter Township

Dated: _____, 2025

THORNAPPLE FARMS NO. 1

PART OF THE NW 1/4 AND SW 1/4, SECTION 11, TSN, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

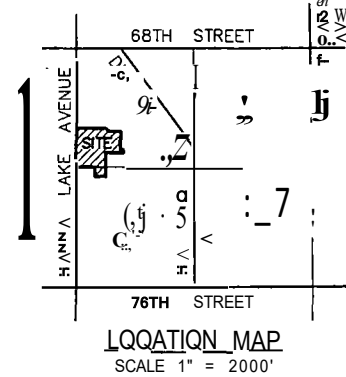
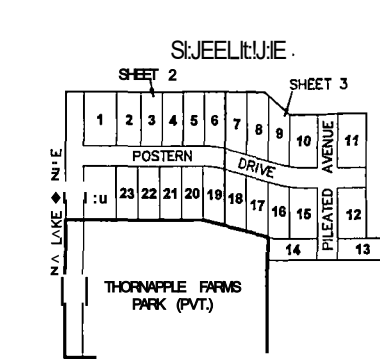
SHEET 1 OF 4

202412300073561

PLAT BY J. J. VERZEN, P.E.
KENT COUNTY, MICHIGAN

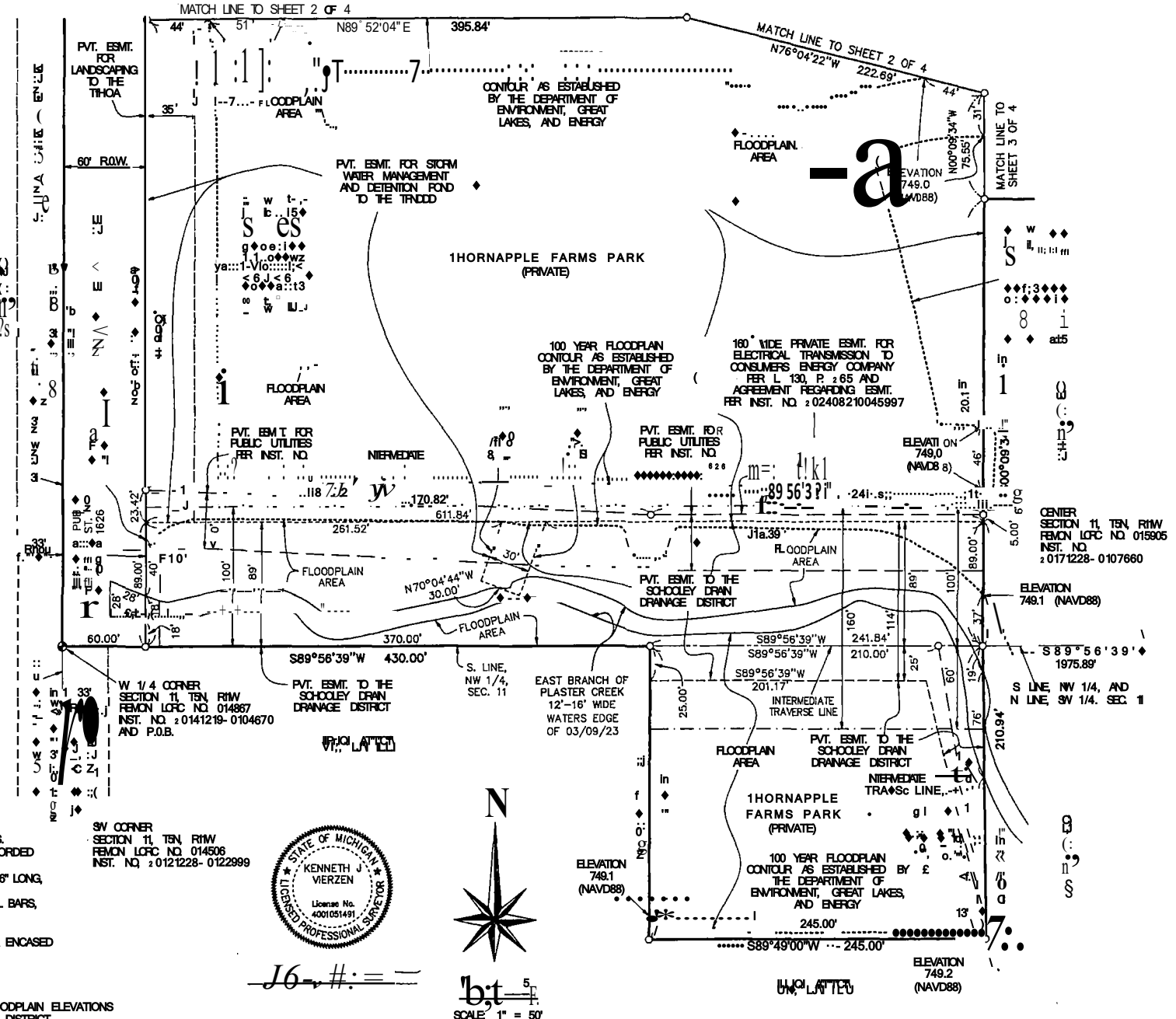
@

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288
OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE
REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT,
GREAT LAKES, AND ENERGY AND THE KENT COUNTY DRAIN
COMMISSIONER WHICH ARE RECORDED IN INSTRUMENT NUMBER
202412300073561, OF RECORDS OF THIS COUNTY.



THORNAPPLE FARMS PARK EMBRACES THE
WATERS OF THE EAST BRANCH OF PLASTER
CREEK AND IS SUBJECT TO THE CORRELATIVE
RIGHTS OF OTHER RIPARIAN OWNERS AND THE
PUBLIC TRUST IN THESE WATERS.

LEGEND
ALL DIMENSIONS ARE IN FEET.
CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
PLAT BEARINGS ARE BASED ON HARMON FARMS AS RECORDED
IN INSTRUMENT NO. 201701260007008.
O = SET MONUMENT WITH A 1/2" DIAMETER STEEL BAR, 36" LONG,
ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNERS ARE MARKED BY 1/2" DIAMETER STEEL BARS,
18" IN LENGTH WITH SURVEY CAP MARKED EXCEL 50433.
R = RADIAL LINES NOT MARKED ARE NONRADIAL.
o = FOUND MONUMENT WITH A 1/2" DIAMETER STEEL BAR ENCASED
IN 4" DIAMETER CONCRETE.
INST. = INSTRUMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
TO CONVERT ELEVATIONS: NAVD88 + 0.4' = NGVD83
ELEVATIONS SHOWN HEREON REPRESENT 100 YEAR FLOODPLAIN ELEVATIONS
TRNDDO = THORNAPPLE FARMS NORTH DRAIN DRAINAGE DISTRICT
THHOA = THORNAPPLE FARMS HOME OWNERS ASSOCIATION

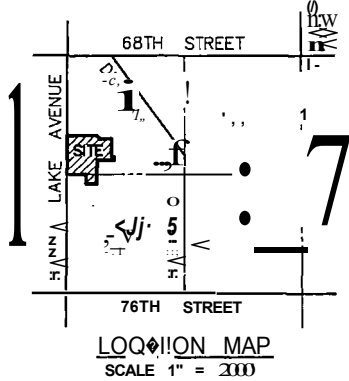
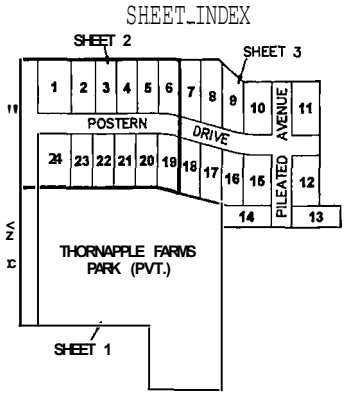


SCALE 1" = 50'

THORNAPPLE FARMS NO. 1

PART OF THE NW 1/4 AND SW 1/4, SECTION 11, TSN, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

SHEET2OF4



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY AND THE KENT COUNTY CHAIN COMMISSIONER ARE RECORDED IN INSTRUMENT NUMBER 2022-17300W C 1610Z, OF RECORDS OF THIS COUNTY.

LEGEND
ALL DIMENSIONS ARE IN FEET.
CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
PLAT BEARINGS ARE BASED ON HARMON FARMS AS RECORDED IN INSTRUMENT NO. 201701250007009.
O = SET MONUMENT WITH A 1/2" DIAMETER STEEL BAR, 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNERS ARE MARKED BY 1/2" DIAMETER STEEL BARS, 18" IN LENGTH WITH SURVEY CAP MARKED EXCEL 50433.
R = RADIAL LINES NOT MARKED ARE NON-RADIAL.
e = FOUND MONUMENT WITH A 1/2" DIAMETER STEEL BAR ENCASED IN 4" DIAMETER CONCRETE.
INST. = INSTRUMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
TO CONVERT ELEVATIONS: NAVD88 + 0.4' = NGVD29
ELEVATIONS SHOWN HEREON REPRESENT 100 YEAR FLOODPLAIN ELEVATIONS
TRNDDD = THORNAPPLE FARMS NORTH DRAIN DRAINAGE DISTRICT
THOA = THORNAPPLE FARMS HOME OWNERS ASSOCIATION

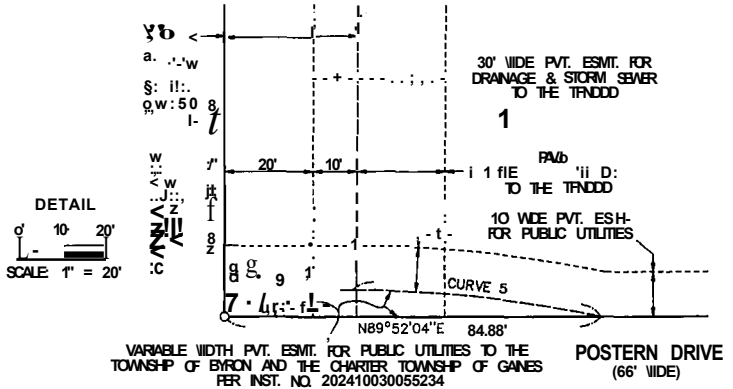
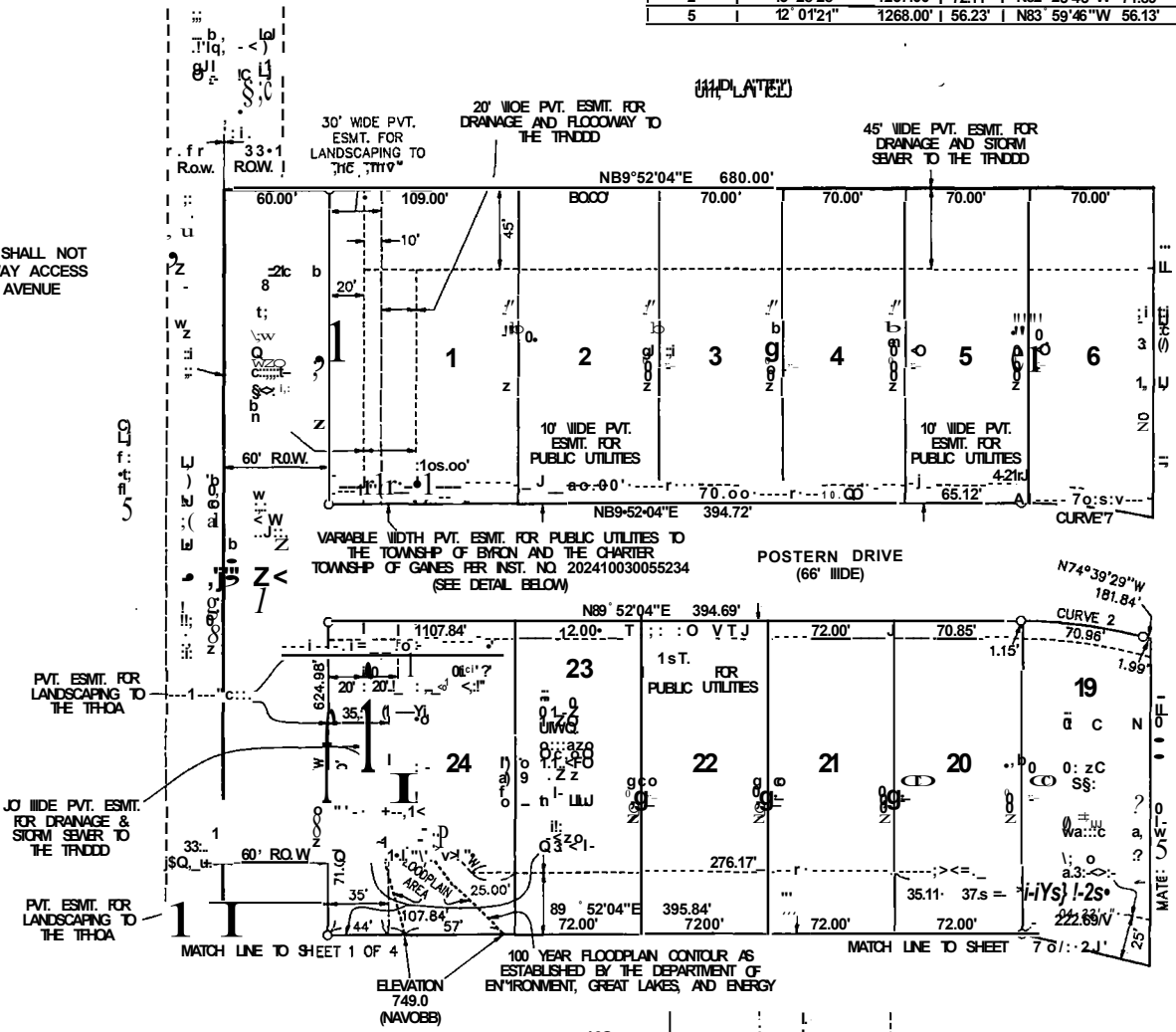
LOT 1 AND LOT 24 SHALL NOT BE ALLOWED DRIVEWAY ACCESS TO HANNA LAKE AVENUE



IG
JIT

CORNER
SECTION 11, TSN, R11W
REMON LOC NO. 014866
INST. NO. 20141219-0104669

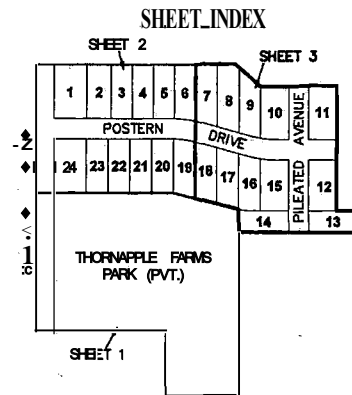
CURVE TABLE				
CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	BEARING & CHORD
1	15° 28' 28"	1333.00'	89.9'	N82° 23' 43"W 89.66'
2	15° 28' 28"	1267.00'	72.11'	N82° 23' 43"W 71.89'
5	12° 01' 21"	1268.00'	56.23'	N83° 59' 46"W 56.13'



THORNAPPLE, FARMS NO. 1

PART OF THE NW 1/4 AND SW 1/4, SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

SHEET 3 OF 4



0 25' 50'
SCALE 1" = 50'

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY AND THE KENT COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN INSTRUMENT NUMBER 201701250007000 OF RECORDS OF THIS COUNTY.

LEGEND

ALL DIMENSIONS ARE IN FEET.
CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
PLAT BEARINGS ARE BASED ON HARMON FARMS AS RECORDED IN INSTRUMENT NO. 201701250007000.
0 = SET MONUMENT WITH A 1/2" DIAMETER STEEL BAR, 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNERS ARE MARKED BY 1/2" DIAMETER STEEL BARS, 18" IN LENGTH WITH SURVEY CAP MARKED EXCEL 50433.
R = RADIAL. LINES NOT MARKED ARE NON-RADIAL.
e = FOUND MONUMENT WITH A 1/2" DIAMETER STEEL BAR ENCASED IN 4" DIAMETER CONCRETE.

INST. = INSTRUMENT

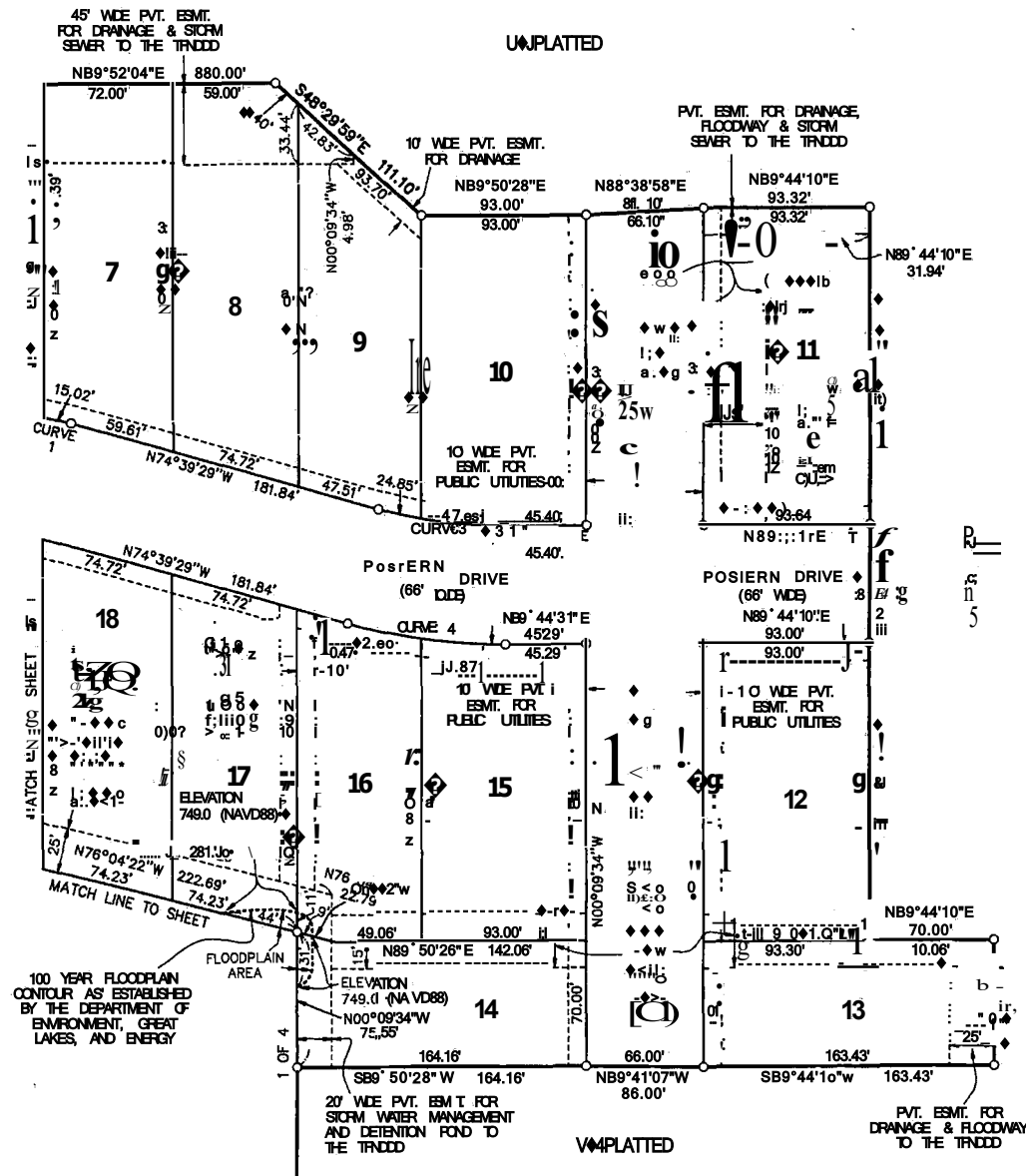
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

TO CONVERT ELEVATIONS: NAVD88 + 0.4' = NGVD29

ELEVATIONS SHOWN HEREON REPRESENT 100 YEAR FLOODPLAIN ELEVATIONS

TFNDD = THORNAPPLE FARMS NORTH DRAIN DRAINAGE DISTRICT

TFHOA = THORNAPPLE FARMS HOME OWNERS ASSOCIATION



CURVE TABLE				
CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	BEARING & CHORD
1	15°28'26"	333.00'	89.94'	N82°23'43"W 89.66'
3	5°36'00"	1267.00'	72.70'	N82°27'29"W 72.47'
4	5°36'00"	1333.00'	90.67'	N82°27'29"W 90.39'

Dec 20 2024

THORNAPPLE FARMS NO. 1

PART OF THE NW 1/4 AND SW 1/4, SECTION 11, TSN, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

SHEET 4 OF 4

SURVEYOR'S CERTIFICATE

I, KENNETH J. VIERZEN, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT; DESCRIBED AS FOLLOWS: THORNAPPLE FARMS NO. 1, PART OF THE NW 1/4 AND SW 1/4, OF SECTION 11, TSN, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE WEST LINE OF SAID NW 1/4; THENCE N00°09'34"W 888.80 FEET ALONG THE WEST LINE OF SAID NW 1/4; THENCE N89°52'04"E 880.00 FEET; THENCE S48°29'59"E 111.10 FEET; THENCE N89°52'26"E 93.00 FEET; THENCE N66°38'58"E 68.10 FEET; THENCE N89°44'10"E 93.32 FEET; THENCE S00°15'50"E 176.03 FEET; THENCE S00°23'50"W 66.00 FEET; THENCE S00°15'50"E 168.00 FEET; THENCE N89°44'10"E 70.00 FEET; THENCE S00°15'50"E 70.00 FEET; THENCE S89°44'10"W 163.43 FEET; THENCE N89°41'07"W 68.00 FEET; THENCE S89°50'26"W 164.16 FEET; THENCE S00°09'34"E 320.15 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE S01°02'35"E 210.94 FEET; THENCE S89°49'00"W 245.00 FEET; THENCE N00°11'00"W 211.45 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE S89°56'39"W 430.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 24 LOTS, 1 PRIVATE PARK AND 18.25 ACRES.

THAT THORNAPPLE FARMS PARK EMBRACES THE WATERS OF THE EAST BRANCH OF PLASTER CREEK AND IS SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT. THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY AS REQUIRED BY THE ACT. THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT. THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

September 20, 2024



EXCEL ENGINEERING, INC.
5282 CLYDE PARK AVE, SW
GRAND RAPIDS, MI 49508-9724

-
KENNETH J. VIERZEN, VICE PRESIDENT
PROFESSIONAL SURVEYOR NO. 4001051481

EXAMINED AND APPROVED

DA 2.1 Dec & Mbet 2011
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

evf, L
MICHAEL C. P. S. DIRECTOR
OFFICE OF LAND SURVEY AND REMONUMENTATION

PROPRIETOR'S CERTIFICATE

MICHIANA LAND DEVELOPMENT, LLC, 2186 E CENTRE STREET, PORTAGE, MICHIGAN 49002, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN, BY THOMAS M. LARABEL, VICE PRESIDENT, AS PROPRIETOR, HAS CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT; THAT THORNAPPLE FARMS PARK IS A PRIVATE PARK FOR THE USE OF THE THORNAPPLE FARMS HOMEOWNERS ASSOCIATION. THAT THORNAPPLE FARMS PARK EMBRACES THE WATERS OF THE EAST BRANCH OF PLASTER CREEK AND IS SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS; THAT LOTS 1 AND 24 SHALL NOT BE ALLOWED DRIVEWAY ACCESS TO HANNA LAKE AVENUE.

MICHIANA LAND DEVELOPMENT, LLC
2186 E CENTRE STREET
PORTAGE, MICHIGAN 49002

STATE FILE NUMBER 602611975
FILED ON FEBRUARY 27, 2021

L <:
BY: THOMAS M. LARABEL, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF KENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2024, BY THOMAS M. LARABEL, VICE PRESIDENT OF MICHIANA LAND DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

W. J. F. -
BRENT M. FEYER, Notary Public, Kent County, Michigan
MY COMMISSION EXPIRES: 09/14/2029

RECORDING CERTIFICATE

STATE OF MICHIGAN
KENT COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THE 30th DAY OF December, 2024, AT 4 M. AND RECORDED IN INSTRUMENT NO. 2.02 < f1 & \$ Q D Q ' 9 : 35 : f e L >

p - IS LYONS' REGISTER OF DEEDS

TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING 10/1/2024, INVOLVING THE LANDS IN < N : >

PETER F. MACGREGOR, KENT COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON 11/14/2024, AS COMPLYING WITH 1967 PA 288, MCL 580.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF KENT.

Kenneth Vierzen
KENNETH VIERZEN, DRAIN COMMISSIONER
DATE: 10-15-20 22

COUNTY ROAD COMMISSIONER'S CERTIFICATE

APPROVED ON 10-04-2024, AS COMPLYING WITH 1967 PA 288, MCL 580.183 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF KENT COUNTY.

FOR VICE CHAIRMAN
DATE: 12-22-2024

MUNICIPAL CERTIFICATE

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF GAINES. AT A MEETING HELD 09/11/2024, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL 580.101 TO 580.293. THE TOWNSHIP DOES HAVE THE PROPERLY ADOPTED ZONING AND SUBDIVISION CONTROL ORDINANCES WITH REFERENCE TO SECTION 148(4) AND 186 OF 1967 PA 288, AND THE EASEMENTS THE MINIMUM LOT SIZE REQUIREMENTS. PUBLIC SEWER SERVICES AND PUBLIC WATER SERVICES HAVE BEEN INSTALLED AND ARE READY FOR CONNECTION. SURETY FOR THE INSTALLATION OF LOT CORNERS AND MONUMENTS HAS BEEN POSTED AND EXPIRES WITHIN ONE YEAR OF THE ABOVE DATE.

1. TOWNSHIP

B. J. Q. <
MICHAEL BREW, Jr., E J Q <
DATE: 10-14-2024

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE KENT COUNTY PLAT BOARD ON 11/14/2024, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF 1967 PA 288, MCL 580.101 TO 580.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

STAN STEK, BOARD CHAIRMAN
BOARD OF COMMISSIONERS

LISA POSTHUMUS LYONS, COUNTY CLERK
REGISTER OF DEEDS
PETER F. MACGREGOR
KENT COUNTY TREASURER



MEMO

Staff Communication-Action Required

DATE: January 9, 2025
TO: Gaines Charter Township
FROM: Rod Weersing, Township Manager
RE: Township Cemetery Ordinance and Rules

SUMMARY OF TOPIC:

Starting in July, the Township Board has been reviewing the Township Cemetery Ordinance, Cemetery Rules.

The proposed Cemetery Ordinance has been the subject of much discussion, and multiple changes over the past six (6) months. The Cemetery Rules have been compiled to match up to the proposed Cemetery Ordinance.

The review of these items at the October Board meeting was scheduled as a First Reading. A Public Hearing and a Second Reading were held at the November Board meeting.

All requested changes (to date) have been incorporated into the proposed ordinance the Board will consider at the January 13th meeting.

BUDGET ACTION REQUIRED:

NONE

STAFF RECOMMENDATION:

Staff recommends that the Board review the proposed Cemetery Ordinance and Rules. The first reading, public hearing, and second reading have all been completed; the Board may pass the ordinance at this meeting.

**GAINES CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
AN ORDINANCE TO AMEND CHAPTER 12 CEMETERIES
OF THE GAINES CHARTER TOWNSHIP GENERAL ORDINANCES
Ordinance # 2025-_____**

At a regular meeting of the Township Board of the Charter Township of Gaines, held at the Township Offices on _____, 2024, beginning at 7:00 PM, the following amendments to the Code of Ordinances for Gaines Charter Township were offered for adoption by Township Board Member _____, which motion was seconded by Township Board Member _____.

THE CHARTER TOWNSHIP OF GAINES ORDAINS:

CHAPTER 12: Chapter 12, Cemeteries, of the Code of Ordinances of Gaines Charter Township is amended in its entirety to read as follows:

Footnotes:

-- **(1)** --

State Law *Reference-Authority to acquire and maintain cemeteries, MCL 128.1 et seq.; permit for disposition of body, MCL 333.2850; cemetery regulations act, MCL 456.521 et seq.*

SECTION 12.1 - PURPOSE AND SCOPE

The purpose of this chapter is to provide for the health, safety and welfare of the people of the Township in the matter of all Township cemeteries by the adoption of proper rules and regulations therefor, and all township cemeteries in the Township are subject to this chapter and any and all amendments hereto, and to any fees and charges established by the Township Board as provided for herein. Reference to any Township rules and regulations in any document affecting any Township cemetery shall have the same force and effect as those which are set forth in this chapter.

(Ord. of 9-19-1978, § 1)

SECTION 12.2 - DEFINITIONS

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

Assignee means any person to whom any lot, plot, grave site, or burial unit has been assigned to by the Township. Any and all rights of such assignee shall be as defined herein and by statute.

Burial unit means a lot, niche, or any portion thereof.

Cemetery means any cemetery owned or operated by the Township, and where appropriate to the context, the term “cemetery” shall include the officials in charge of the cemetery, and/or the Township Board.

Family means one person or group of two or more people related by bonds of matrimony, consanguinity, or legal adoption.

Green Burial means the body is not cremated or embalmed. Biodegradable caskets, shrouds, and urns are used. The body also is not interred in a concrete vault.

Interment means the permanent disposition of the remains of a deceased person by cremation and interment, entombment, or burial.

Lot, plot, or burial unit. The term “lot,” “plot,” or “burial unit” shall be used interchangeably and shall apply with like effect to one or more than one adjoining grave, to one or more than one adjoining crypts or vaults, to one or more than one adjoining niche.

Memorials include a monument, marker, tablet, headstone, private mausoleum, or tomb for family or individual use, tombstone, surface burial vault, urn and crypt and niche plates.

Monument includes a tombstone or memorial of granite, or other approved stone, which shall extend above the surface of the ground.

Registrar means the Township Clerk or other such person as the Township Board may designate from time to time.

Resident means a person living in the Township either owning or renting a dwelling unit. For the purpose of this chapter, the term “resident” shall also include any person who has resided in the Township at least ten years. Where such person is not residing in the Township at death, such person shall also be classified as a resident if one-half of the years of nonresidence is less than their total years of residency.

(Ord. of 9-19-1978, § 2)

SECTION 12.3 - INTERMENTS AND DISTERMENTS

- (a) **Subject to laws.** Besides being subject to these rules and regulations, all interments, disinterments, and removals are made subject to the orders and laws of the properly constituted authorities of the Township, County and State.
- (b) **Time and charges.** All interments, disinterments, and removals must be made at the time, in the manner, and upon such charges as fixed by the Township Board as provided herein.
- (c) **Holidays.** No interments, disinterments, removals, cremation or interment service shall be permitted on Sundays, or on any of the following holidays: New Years Day, Decoration Day (Memorial Day), Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and when any of such holidays fall, or are legally observed, on a Saturday or Monday, except by approval of the Cemetery Registrar.
- (d) **Notice.** The Registrar shall have the right to insist upon at least 36 hours' notice prior to any interment and at least 48 hours' notice prior to any disinterment or removal.
- (e) **Application for Interment.** The Registrar shall have the right to refuse interment in any plot, and to refuse to open any burial space for any purpose, except on written application by the plot assignee on record made out on blanks provided by the cemetery and duly filed in the office of the Registrar.
- (f) **Use of Concrete or acceptable metal required.** Every earth interment shall be made enclosed in a concrete box or a box of acceptable metal. Green burials are not allowed in Township cemeteries.
- (g) **Interment of Cremated Remains.**
 - 1. Cremated remains must be permanently interred within a period of four (4) weeks. If the arrangements for interment are not made within the specified time, the cemetery shall be in no way liable for rental space occupied by the remains pending the time they are permanently interred.
 - 2. The cemetery shall be in no way liable or held responsible for any cinerary container, receptable or urn placed in any plot, other than that constructed of case bronze of standard specification.
 - 3. Pets are prohibited from being buried in Township cemeteries. Additionally, a pet's remains may not be interred with any human remains.
- (h) **Authorization of one plot assignee sufficient.** The Registrar shall have the right to make interment of any member of the immediate family of any one of the several plot assignees upon the latter's authorization. No other person may be interred in any plot without the written consent of all those assignees of the plot who are recorded as such on the books of the cemetery.

- (i) **Location of interment space.** When instructions regarding the location of an interment space in a plot cannot be obtained, or are indefinite, or when for any reason the interment space cannot be opened were specified, the Registrar may, in their discretion, open it in such location in the plot as he deems best and proper, so as not to delay the funeral, and the cemetery shall not be liable in damages for any error so made.
1. **Orders given by telephone.** The cemetery shall not be held responsible for any order given by telephone, or for any mistakes occurring from the want of precise and proper instructions as to the particular space, size, and location in the plot where interment is desired.
 2. **Right to correct errors.** The Registrar shall have the right to correct any errors that may be made either in making interments, disinterments or removals, or in the descriptions, transfer or conveyance of any interment property, either by canceling such conveyance and substituting and conveying in lieu thereof other interment property in a similar location as far as possible, or as may be selected by the Registrar, or, in the sole discretion of the Registrar by refunding the amount of money paid by the subject assignee. In the event such error shall involve the interment of the remains of any person in such property, the Registrar shall have the right to remove and/or transfer such remains so interred to such other property in a similar location as may be substituted and conveyed in lieu thereof. The Registrar shall also have the right to correct any errors made by placing an improper description, including an incorrect name or date, either on the memorial or on the container for cremated remains.
- (j) **Delays in interments caused by protests.** The Township and Township officials shall in no way be liable for any delay in the interment of a body where a protest to the interment has been made, or where the rules and regulations have not been complied with; and, further, the Township reserves the right, under such circumstances, to place the body in the receiving vault until the full rights have been determined. The Township shall be under no duty to recognize any protests of interments unless they are in writing or filed in the office of the Registrar.
- (k) **No liability for embalming or for identity.** The Township shall not be liable for the interment permit nor for the identity of the person sought to be interred or cremated; nor shall the Township be liable in any way for the embalming of the body, unless such embalming is done by the Township, and then only for negligence in performing the embalming.

- (l) **No interment permitted unless all fees and charges are paid.** No interment shall be permitted or memorial placed in or on any grave not fully paid for, except by special consent of the Registrar in writing in each and every case, and, in the event such consent is given, any and all interments or memorials placed in or on said plot shall be considered as temporary, and a note shall not be considered as payment, and no rights shall be acquired by the plot assignee of said interments until such charges and fees are fully paid for in cash, including principal and interest, and in case the assignee of said plot shall fail to meet all payments within thirty (30) days after the same are demanded by the cemetery, then the cemetery may re-enter said property and hold the same as of its former estates. The Township thereupon shall be released from all obligations thereunder, and it may retain such payments as may have been made toward the assignment of such property as liquidated damages. The Township reserves the right and shall have the right immediately or at any time thereafter, without notice, at its discretion, to cremate, or to remove, single graves, to be chosen by the Township, each of the remains then interred in said plot. The Township, further, shall have the right to remove any memorial that may have been placed on said property.
- (m) **Classification of burial boxes.** Burial boxes over four feet in length will be classed as adult size.
- (n) **Establishment of funeral zone.** When deemed necessary by the Registrar or on request of a lot of assignees or their representative, a funeral zone may be established and properly marked, and no one except persons attending the funeral will be permitted to trespass within its boundaries.
- (o) **Recordation of burial rights.** The number of burial rights assigned on any lot will be recorded on the burial certificate when lots are assigned.
- (p) **Care in removal.** The Township shall exercise the utmost care in making a removal, but it shall assume no liability for damage to any casket or burial vase or urn incurred in making a removal.

(Ord. of 9-19-1978, § 3)

SECTION 12.4 - GENERAL SUPERVISION OF TOWNSHIP CEMETERIES

The Township Clerk shall keep a record in their office of certificates and receipts for perpetual care of burial units, and a record of burials reported to the Clerk by the Registrar, and such other records as is deemed necessary by the Township Board. The Clerk shall also maintain complete records of all assignments, receipts, burial records, and all other matters affecting Township Cemeteries.

(Ord. of 9-19-1978, § 4)

SECTION 12.5 – SERVICE CHARGES AND PAST DUE INDEBTEDNESS

- (a) **Payment of service charges.** The charges for the cemetery services must be paid at the time of the issuance of the order of interment or disinterment and removal.
- (b) **Past due indebtedness.** Arrangements for the payment of any and all indebtedness due to the Township must be made before interment will be made.

(Ord. of 9-19-1978, § 5)

SECTION 12.6 – CONTROL OF WORK BY CEMETERY

- (a) **Work to be done by the cemetery.** All grading, landscape work and improvements of any kind, and all care of plots, shall be done, and all trees and shrubs and herbage of any kind shall be planted, trimmed, cut, or removed, and all openings and closing of plots, and all interments, disinterments and removals shall be made only by the cemetery.
- (b) **Improvements/alterations of individual property.** All improvement or alterations of individual property in the cemetery shall be under the direction of and subject to the consent, satisfaction and approval of the Registrar; and, should they be made without their written consent, they shall have the right to remove, alter or change such improvements or alterations at the expense of the plot assignee, or in any event, at any time, in their judgement, they become unsightly to the eye.
- (c) **Cutting or disturbing turf.** Cutting into or otherwise disturbing the turf by anyone other than cemetery employees is forbidden and automatically releases the Township from all obligation of resodding or reseeding of same.

(Ord. of 9-19-1978, § 6)

SECTION 12.7 – DECORATION OF PLOTS

- (a) **Floral regulations.** The cemetery shall have the authority to remove all floral designs, flowers, weeds, trees, shrubs, plants, or herbage of any kind, from the cemetery as soon as, in the judgement of the Registrar, they become unsightly, dangerous, detrimental, or diseased, or when they do not conform to standards maintained. The cemetery shall not be liable for floral pieces, baskets, or frames in which or to which such floral pieces are attached, beyond the acceptance of such floral pieces are attached, and beyond the acceptance of such floral pieces for funeral services to be held in the cemetery. The cemetery shall not be liable for lost, misplaced or broken flower vases. The cemetery shall not be responsible for frozen plants, or herbage of any kind, or for plantings damaged by the elements, thieves, vandals, or by other causes beyond its control. The cemetery reserves the right to regulate the method of

decorating plots so that a uniform beauty may be maintained. The cemetery reserves the right to prevent the removal of any flowers, floral designs, trees, shrubs or plants, or herbage of any kind, unless the Registrar gives their consent.

- (b) **Plantings on burial units.** All trees planted on or removed from any burial unit shall be done under the supervision of the Sexton and/or the Registrar. All plantings other than annual or perennial, flowers must be approved by the Sexton and/or the Registrar, as to the selection of varieties and arrangement. All plantings shall be subject to proper attention and pruning by the owner. If not done by the owner, upon thirty (30) days' notice by the Registrar, the Township reserves the right to remove them. The Township will not be responsible for the destruction of plants or shrubs made necessary in cleaning up any burial unit and putting the same in proper care.
- (c) **Fence, railing, enclosure, etc.** No fence, railing, coping, wall, hedge, or enclosure of any kind or nature shall be placed or erected around or on any burial unit.
- (d) **A flag holder and United States flag** shall be placed on the grave of a veteran for the purpose of marking and designating the grave for memorial purposes.
The Township shall purchase flag holders and United States flags assembled or manufactured in the United States, preferably from a Michigan vendor if competitively priced and of comparable quality.
The Township shall provide one flag and one flag holder per veteran grave site. Should said flag/flag holder be damaged or stolen, the Township shall bear no responsibility for their replacement.
- (e) **Removal of offensive structures, etc.** If any monument, effigy, or other structure placed upon any burial unit shall be determined to be improper or offensive by the cemetery, it shall be the right and duty of the cemetery to remove such structures in accord with the terms of notice given by the Registrar.

(Ord. of 9-19-1978, § 7)

SECTION 12.8 – ROADWAYS AND REPLANTING

- (a) **Right to replant, regrade and use property.** The right to enlarge, reduce, replant/and/or change the boundaries or grading of the cemetery or of a section, from time to time, including the right to modify and/or change the locations of (or remove or regrade) roads, drives and/or walks, or any part thereof, is hereby expressly reserved. The right to lay, maintain and operate, or alter or change pipelines and/or gutters for sprinkling systems, drainage, lakes, etc., is also expressly reserved, as well as the right to use cemetery property, not assigned to individual plot owners for cemetery purposes including the interring and preparing for interment of dead human bodies, or for anything necessary, incidental or convenient thereto, a perpetual right of ingress and egress over plots for the purpose of passage to and from other plots.
- (b) **No right granted in alleyways.** No easement or right of interment is granted to any plot owner in any road, drive, alley or walk within the cemetery, but such road, drive, alley, or walk may be used as a means of access to the cemetery or buildings as long as the cemetery devotes it to that purpose.

SECTION 12.9 – CONDUCT OF PERSONS WITHIN THE CEMETERY

- (a) **Use of Walkways.** People within the cemetery grounds shall use only the avenues, walks, alleys and roads, and no person shall enter the cemetery except through an established gate.
- (b) **Trespassers on cemetery plots.** Only plot assignees and their relatives shall be permitted on a cemetery plot. Any other person thereon shall be considered as a trespasser, and the cemetery shall owe no duty to said trespasser to keep the property, or the memorial thereon, in a reasonably safe condition.
- (c) **Children.** Children under sixteen (16) years of age shall not be permitted within the cemetery, or the buildings, unless accompanied by proper people to take care of them or unless special permission is granted.
- (d) **Flowers, etc.** All people are prohibited from gathering flowers, either wild or cultivated, or breaking trees, shrubbery, or plants, or feeding or disturbing the birds or fish or other wildlife.
- (e) **Refreshment.** No person shall consume refreshments or liquors on a cemetery or carry the same on the premises.
- (f) **Lounging on the grounds.** Strangers shall not be permitted to sit or to lounge on any of the grounds, graves, or monuments in the cemetery, or in any of the buildings.
Loitering on the grounds. Individuals not visiting a grave, or conducting cemetery business, shall not be permitted to loiter (pass time idly) on any of the grounds, graves, or monuments in the cemetery, or in any of the buildings.
- (g) **Loud Talking.** No loud talking shall be permitted on the cemetery grounds within hearing distance of funeral services.
- (h) **Smoking.** Smoking within any building is prohibited.
- (i) **Rubbish.** The throwing of rubbish or debris on the drives and paths, or on any part of the grounds, or in the buildings, is prohibited. Receptacles for waste materials are located at convenient places.
- (j) **Automobiles.** Automobiles shall not be driven through the grounds at a greater speed than ten (10) miles per hour and must be kept on the right-hand side of the cemetery roadway. Automobiles are not allowed to park or to come to a full stop in front of an open grave unless such automobiles are in attendance at the funeral. Automobiles must not:
 - 1. Drive off the established roads unless permission is given in writing by the Registrar.
 - 2. Make a U-turn on a cemetery road.
 - 3. Use a cemetery road as a public throughfare.
- (k) **Peddling or soliciting.** Peddling of flowers or plants, or soliciting the sale of any commodity, is positively prohibited within the confines of the cemetery.
- (l) **Firearms.** No person other than a law enforcement officer or other person authorized by State law shall possess or transport any firearm or weapon within any cemetery within

the Township. Furthermore, no weapon or firearm shall be discharged in any cemetery within the Township. This section shall not apply to any gun, firearm, or rifle discharged in lawful self-defense as defined by the laws of The State of Michigan, nor shall this section apply to any police officer or Township official (or security guard for the Township) who is authorized to possess, carry or discharge a gun or firearm in carrying out their lawful law enforcement duties. Nor shall this section apply to any gun, firearm, rifle, or ceremonial weapon discharge in any cemetery for ceremonial purposes for a funeral or related matter if done by a nationally recognized veterans or public service group and if approved by the Township. Finally, this section shall not apply to the possession of a firearm or weapon where such possession is expressly authorized by Federal or State law.

- (m) **Notices and advertisements.** No signs or notices or advertisements of any kind shall be allowed in the cemetery, unless placed by an employee of the Township.
- (n) **Dogs.** Dogs shall not be allowed on the cemetery grounds or in any of the buildings.
Dogs. Dogs shall be allowed on cemetery grounds. The following rules are to be followed at all times:
 - 1. Dogs must be on a leash no longer than six (6) feet, and under an owner's immediate control, at all times.
 - 2. Leave no trace of your dog. Clean up and dispose of animal waste immediately.
 - 3. Dogs shall not be left unattended.
 - 4. Constant or continuous barking is prohibited.
 - 5. Michigan law requires that your dog be licensed.
- (o) **Improprieties.** It is of the utmost importance that there should be strict observance of all of the proprieties of the cemetery, whether embraced in these rules or not, as no improprieties shall be allowed, and the Registrar shall have power to prevent improper assemblages and enforce adherence to all commonly known proprieties.
- (p) **Registrar to enforce rules.** The Registrar is hereby empowered to enforce all rules and regulations, and to exclude from the property of the cemetery any person violating the same. The Registrar shall have charge of the grounds and buildings, and at all times, shall have supervision and control of all persons in the cemetery, including the conduct of funerals, traffic, employees, plot owners and visitors.

(Ord. of 9-19-1978, § 8; Ord. No. 11-03, Art. 1, 4-11-2011; Ord. No. 13-03, Art. 1, 5-20-2013}

SECTION 12.10 – FEES, GRATUITIES AND COMMISSIONS

No person, while employed by the Township, shall accept any fee, gratuity or commission related to the duties performed at a Township cemetery (except from the Township) directly or indirectly, under penalty of immediate dismissal.

(Ord. of 9-19-1978, § 9)

SECTION 12.11 – PROTECTIONS AGAINST LOSS

The cemetery shall take reasonable precaution to protect plot assignees, within the cemetery, but it distinctly disclaims all responsibility for loss or damage from causes beyond its reasonable control, and especially from damages caused by the elements, acts of God, common enemy, thieves, vandals, strikers, malicious mischief makers, explosives, unavoidable accidents, invasions, insurrections, riots, or order of any military or civil authority, whether the damage is direct or collateral, other than is herein provided.

SECTION 12.12 – CHANGE IN ADDRESS OF PLOT ASSIGNEES

It shall be the duty of the plot assignee to notify the cemetery of any change in their post office address. Notice sent to an assignee at the last address on file in the office of the Registrar shall be considered sufficient and proper legal notification.

(Ord. of 9-19-1978, § 11)

SECTION 12.13 – PREPETUAL CARE

- (a) **Maintenance of burial units.** The term “perpetual care” used in reference to burial units shall be held to mean the cutting of grass upon said burial units at reasonable intervals, the raking and cleaning of the burial units at reasonable intervals, the pruning of shrubs and trees, meaning and intending the general preservation of the burial units and grounds, walks, roadways, boundaries and structures, other than the structures hereinafter excepted or exempted; to the end that said grounds shall remain and be reasonable cared for as cemetery grounds.
- (b) **Exceptions.** The term “perpetual care” shall in no case be construed as meaning the maintenance, repair or replacement of any grave stone or monumental structures, or memorials placed or erected on burial units; nor the planting or cost of flowers or ornamental plants; nor sprinkling said burial units with water; nor the maintenance or doing of any special or unusual work in the cemetery; nor does it mean the construction of any marble, granite, bronze or concrete work on any burial unit in the cemetery, or other buildings or structures, made necessary by injuries caused by the elements, an act of God, common enemy, thieves, vandals, strikers, malicious mischief makers, explosions, unavoidable accidents, invitations, riots, insurrection, or by the order of any military or civil authority, whether the damage is direct or collateral, other than herein provided for.
- (c) **Investment of funds.** All funds paid for perpetual care shall be placed by the Township Treasurer to the credit of a fund known as the Perpetual Care Fund to be administered by the Township Board, and to be held in trust and invested by the Township Boards as provided by law, and the interest thereon shall be used for the care and maintenance of burial units entitled to perpetual care.
- (d) **Fee Schedule.** Fees payable for perpetual care shall be those as set by the

Township Board from time to time by resolution.

- (e) **Record of deposits.** The record books of the cemetery, and the receipt issued by the cemetery and/or other person, company, or corporation with whom such funds have been deposited, shall show the amount of perpetual care fund that has been required of the individual and set aside in each case.
- (f) **Private memorials.** Before any vault, tomb, sarcophagus, private mausoleum and/or columbarium is erected, the assignee shall furnish a bond in the amount as currently established or as hereafter adopted by resolution of the Township Board from time to time to the cemetery Registrar.
- (g) **Certification issued.** Upon certification by the Township Treasurer that perpetual care and additional charges, if any, have been paid to the Township Treasurer, the Township Clerk shall issue a certificate, which shall guarantee perpetual care of the burial unit in the following form:

CERTIFICATE OF PERPETUAL CARE
State of Michigan, Charter Township of Gaines

This is to certify that _____ has paid to the Charter Township of Gaines, the sum of _____ dollars, and that in consideration of said payment, Lot Number _____, _____ Cemetery, is entitled to Perpetual Care, in accordance with the provisions of Ordinance _____, and the amendments thereto, relative to Perpetual Care of burial units in _____ Cemetery.

In Witness Whereof, I have hereunto set my hand this _____ day of _____, 20__.

Charter Township of Gaines

Township Clerk

If payment for perpetual care is made at the time the burial unit is assigned, receipt shall be acknowledged on the certificate by the Township Clerk as provided in Certification of Burial Units.

(Ord. of 9-19-1978, § 12)

SECTION 12.14 – RULES FOR MEMORIAL WORK

(a) **Markers, stones, monuments, etc.**

1. All permanent markers, headstones, monuments, mausoleums, memorials, and mementos to be erected or placed in said cemetery shall be of recognized durable granite or recognized hard marble or United States Standard Bronze, except by permission of the Registrar.
2. All foundations for the setting and placing of the foregoing shall be erected by the cemetery upon such type or size of foundation as shall be specified by the Registrar of the cemetery, the cost and expense thereof to be borne by the assignee of the burial unit and paid in advance in accord with prices established by the Township Board.
3. No person shall erect or place in the cemetery any permanent memorials or memorial work of any kind or character until plans and specifications therefore shall have been submitted and approved by the Registrar of the cemetery.
4. Not more than one upright memorial shall be allowed above the ground level on any one grave space.

(b) **Excavation, grading, etc.** All excavations, grading or removal of earth or rubbish shall be excavated, graded, or removed in such manner as the Registrar may direct and not burial unit or drive shall be graded in shape, or in any manner altered from the general plan of the cemetery without first obtaining the consent of the Registrar.

(Ord. of 9-19-1978, § 13)

SECTION 12.15 – MODIFICATIONS AND AMENDMENTS

Special cases may arise in which the literal enforcement of a rule may impose unnecessary hardship. The Township Board, therefor, reserves the right, without notice, to make exceptions, suspensions, or modifications in any of these rules and regulations when, in its judgement, the same appear advisable; and such temporary exception, suspension, or modifications shall in no way be construed as affecting the general application of such rule.

(Ord. of 9-19-1978, § 14)

SECTION 12.16 – ASSIGNMENT OF GRAVES

A maximum of four (4) graves will be assigned to any applicant; exceptions must be granted by the Township Board of Trustees.

(Ord. of 9-19-1978, § 15)

SECTION 12.17 – REFUNDS

Fees and refunds for grave assignments and opening and closing graves, and refunds in cases where application is made therefore shall be as the Township Board establishes from time to time by resolution.

(Ord. of 9-19-1978, § 16)

SECTION 12.18 – PURCHASE AND TRANSFER OF GRAVES AND NICHES

The purchase of all graves and niches shall be conducted by the Township, subject to any rules and regulations now existing or hereafter promulgated. The burial rights certificate (detailed receipt) shall so state. Graves and niches may also be acquired through transfer by intra-family assignment if such an assignment is approved by the Township Clerk and recorded in the cemetery records of the Township. The sale of graves and/or niches may not be to funeral directors or others, except for those acting as a legal agent for an eligible purchaser.

All sales and transfer of burial spaces shall be made on a form approved by the Township Board, which grants the right of burial only, and does not convey any other title or right to the burial space sold. The Township Clerk (or their delegate) shall sign all forms.

The purchase and transfer of burial rights in Gaines Charter Township shall be evidenced by the execution of a purchase contract and a burial rights certificate issued and signed by an authorized representative of Gaines Charter Township. Said burial rights certificate shall state the purchase date, price, and amount paid.

The transfer of cemetery graves and niches shall only be permitted in accordance with the following:

- (a) Certificates are non-transferable except through the execution of an appropriate instrument of transfer issued by the Township, upon the surrender of the original burial certificate.
- (b) Graves and niches may be transferred upon payments to the Township of a transfer fee as provided in the Schedule of Fees in effect on the date of transfer.
- (c) Upon the death of the owner, or owners in cases of joint ownership, the grave or niche transfers to those named in his/her will or to his/her heirs as designated by law. It shall

be the responsibility of the heirs to provide the Township with a court order or proof, to the Township's satisfaction, of any legal assignment or transfer of ownership. If time pressures associated with an interment do not allow time to obtain a court order, an affidavit by one of the heirs of the deceased owner, together with a hold harmless agreement, in forms acceptable to the Township, at its sole discretion, may be utilized and relied upon by the Township to determine burial rights. The Township will in no way be held responsible for a failure to properly determine the legal successorship of any owner.

No grave or niche shall be used for any purpose other than the interment of human remains and the placing of appropriate memorials (as permitted by this chapter and any rules and regulations promulgated pursuant hereto).

Forfeiture of Vacant Burial Spaces

Burial spaces sold after the effective date of this Ordinance, and remaining vacant for no less than forty (40) years from the date of their sale shall automatically revert to the Township upon the occurrence of the following events:

- (a) Notice shall be sent by the Township Clerk by first-class mail to the last known address of the last owner of record, informing him/her of the expiration of the forty (4) year period, and that all rights with respect to said burial spaces shall be forfeited if he/she does not affirmatively indicate in writing to the Township Clerk within sixty (60) days from the date of mailing of such notice of his/her desire to retain such burial rights; and
- (b) No written response to said notice indicating a desire to retain the burial spaces in questions is received by Township Clerk from the last owner of record of said spaces, or his/her heirs or legal representative, within sixty (60) days from the date of mailing of said notice.

SECTION 12.18 – VIOLATION A MUNICIPAL CIVIL INFRACTION

Any person violating this chapter is responsible for a municipal civil infraction, punishable as provided in CHAPTER 1 GENERAL PROVISIONS Sec. 1-11 General penalty, continuing violations, of the CODE OF ORDINANCES CHARTER TOWNSHIP OF GAINES, KENT COUNTY, MI.

(Ord. of 9-19-1978, § 17)

The vote to adopt this Ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

THIS ORINDNANCE/ORDINANCE AMENDMENT IS DECLARD DULY ADOPTED AND SHALL BECOME EFFECTIVE UPON THE EXPIRATION OF SEVEN (7) DAYS AFTER THIS ORDINANCE/ORDINANCE AMENDMENT OR A SUMMARY THEREOF APPEARS IN THE NEWSPAPER AS PROVIDED BY LAW.

Bob Terpstra, Supervisor

Michael A. Brew, Clerk

GAINES CHARTER

TOWNSHIP

8555 Kalamazoo Avenue, SE
Caledonia, MI 49316

GAINES CHARTER TOWNSHIP CEMETERY RULES/RESTRICTIONS

These rules/restrictions are effective _____, 2025.

The following rules and restrictions are intended to benefit all visitors and aid in the proper maintenance of the cemeteries.

DESCRIPTION	ALLOWED	NOT ALLOWED
Annual Flowers	X	
Perennial Flowers	X	
Urns	X	
Metal Baskets	X	
Artificial Flowers	X	
Benches	X	
Decorative Wreaths (Dec. 1 st -Apr 1 st only)	X	
Niche Adornment	X	
Glass Vases		X
Solar Lights		X
Decorative Flags		X
Stuffed Animals (or other personal items)		X
Trees/Shrubbery/Evergreens		X
Fences/Railings/Edging		X
Gravel/Brick/Stone/Woodchips/Marbel around headstone		X
Landscaping Lights		X
Stick signs/yard art (other than flowers)		X
Decorations	Please see specifics on Page 2	

*Restrictions as follows:

- Limit of one (1) of the following per grave:
 - Shepherds hooks with hanging basket
 - Planter
 - Basket with flowers
 - Urn with flowers
 - Artificial Flowers in container
 - Annual or perennial flowers planted in front of headstone. Limited to 12” across the front and must be a minimum of two (2) inches from the grass
- Natural (not artificial) flowers are only permitted to be planted in front of the headstone. Plantings must be maintained and have at least two (2) inches of space between them and the grass.
- Artificial flowers are permitted but must be in a container and maintained.
- Niche adornments – Only suction cup attachments that do not infringe on adjoining niches may be used.
- No artificial ground cover is permitted. This includes marble stone, lava rock, woodchips, etc.
- No brick or stone borders may be used. No fencing, railing, or edging is permitted.
- All planters must be placed directly next to the headstone.
- Benches are allowed as an alternative to a headstone. The bench must be placed on an approved foundation that extends a minimum of six (6) inches beyond the perimeter of the bench.

NOTE:

The Township reserves the right to remove any decorative item, planting, display, etc. that is not well maintained, or does not conform to these Rules and Regulations. Items removed will be placed to the east of the maintenance building.

Gaines Charter Township is not responsible for damage to headstones or decorative items placed around the headstone.

PURCHASE AND TRANSFER OF GRAVES AND NICHES

The purchase of all graves and niches shall be conducted by the Township, subject to any rules and regulations now existing or hereafter promulgated. The burial rights certificate (detailed receipt) shall so state. Graves and niches may also be acquired through transfer by intra-family assignment if such an assignment is approved by the Township Clerk and recorded in the cemetery records of the Township. The sale of graves and/or niches may not be to funeral directors or others, except for those acting as a legal agent for an eligible purchaser.

The purchase and transfer of burial rights in Gaines Charter Township for the purpose of resale or speculation is prohibited and the Township reserves the right to refuse any purchase or transfer for such purpose.

Please reference Gaines Charter Township Ordinance # 2025-____ for a detailed listing of permissible purchases and transfer of graves and niches.



MEMO

Staff Communication-Action Required

DATE: January 9, 2025
TO: Gaines Charter Township
FROM: Rod Weersing, Township Manager
RE: IAFF Local 4385 Extension Agreement

SUMMARY OF TOPIC:

As you will probably recall, an extension agreement for the Cutlerville Firefighters Local 4385 Union was approved by the Township Board at the October 2024 meeting. The approved extension agreement was then not signed by the union due to wording placement that deviated from the spirit of the original agreement. The union subsequently decided to wait to sign an update extension agreement until after a vote took place to give the former Dutton Fire Department firefighters an opportunity to seek union representation.

Attached to this memo you will find a copy of the updated agreement. This agreement recognizes that a majority of the Gaines Charter Township Fire Department full-time employees were in favor of union representation. It also clears up the wording that was a matter of concern in the previous agreement. All GCTFD union eligible employees will be covered under the terms of the previous contract. Lastly, it spells out that the bargaining unit employees who were formerly part of Cutlerville Fire Department and were covered by the former Collective Bargaining Agreement during its original term, were to receive a 4% across the board wage increase retroactive to July 1, as well as a 4% across the board wage increase effective January 1, 2025. The employees that were formerly employed by the Dutton Fire Department would be included in the increased wage scale effective January 1, 2025.

BUDGET ACTION REQUIRED:

NONE

STAFF RECOMMENDATION:

Staff recommends the approval of this extension agreement.

**AGREEMENT TO ADOPT, EXTEND, AND MODIFY COLLECTIVE BARGAINING
AGREEMENT AND RECOGNIZE NEW UNIT**

This Agreement to Adopt, Extend, and Modify the Collective Bargaining Agreement and Recognize a New Unit (hereinafter, the “Agreement”) is entered into between the Gaines Township Fire Fighters Union, Local 4385, I.A.F.F. (the “Union”), and the Charter Township of Gaines (the “Employer”).

RECITALS

WHEREAS, the Cutlerville Fire Fighters Union, Local 4385, I.A.F.F., and the Boards of the Employer and Byron Township were parties to a collective bargaining agreement effective July 1, 2021, through June 30, 2024 (hereinafter, the “Former CBA”); and,

WHEREAS, the Employer has determined to create a new fire department, to be called the Gaines Charter Township Fire Department, by merging the former employees in the Cutlerville Fire Department with the former employees in the Dutton Fire Department; and,

WHEREAS, the Cutlerville Fire Fighters Union, Local 4385, I.A.F.F., has petitioned the International Association of Fire Fighters to transfer its charter so that it is henceforth certified as the Gaines Township Fire Fighters Union, Local 4385, I.A.F.F. (a/k/a, the “Union”); and,

WHEREAS, the Union has produced sufficient evidence that a majority of the employees in the former Cutlerville Fire Department and the former Dutton Fire Department each desire to be represented by the Union, in a newly combined bargaining unit, in the scope of their employment with the Employer; and,

WHEREAS, the Union and the Employer desire to adopt, extend, and modify the expired Former CBA as their initial collective bargaining agreement between them, in accordance with the terms of this Agreement;

AGREEMENT

THEREFORE, IT IS AGREED that the Charter Township of Gaines (Employer) hereby recognizes the Gaines Township Fire Fighters Union, Local 4385, I.A.F.F. (Union) as the sole and exclusive bargaining representative for the purposes of negotiating wages, hours, and terms and conditions of employment of the employees in the bargaining unit described below: and,

IT IS FURTHER AGREED that the Employer and the Union hereby agree to adopt the Former CBA *verbatim* for a term beginning on July 1, 2024, and continuing through December 31, 2025, except as modified as follows:

1. All references to the prior employer (“the Boards”) shall be replaced by either “the Township” or “the Employer” and all references to the “Cutlerville Fire Department” shall be replaced by “Gaines Charter Township Fire Department.”
2. All references to the “Cutlerville Firefighters Union Local 4385, International Association of Fire Fighters” shall be replaced by the “Gaines Township Fire Fighters Union, Local 4385, I.A.F.F.”

3. Section 1.1 of the Cutlerville Agreement shall be deleted in its entirety and Section 1.1 of the new agreement shall read: “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, and volunteers.”
4. Article 12 and Appendix A shall be modified to reflect an across-the-board wage increase of 4% effective July 1, 2024 and an additional 4% across-the-board wage increase effective January 1, 2025.

IT IS FURTHER AGREED that those bargaining unit employees who were formerly employed by the Cutlerville Fire Department, and were covered by to the Former CBA during its original term, shall receive retroactive pay of the 4% across-the-board wage increase dating back to July 1, 2024. However, any and all wage increases for those bargaining unit employees who were formerly employed by the Dutton Fire Department shall be prospective only, and shall commence on January 1, 2025.

IT IS FURTHER AGREED that representatives of the Union and the Employer shall begin meeting to negotiate a successor collective bargaining agreement no later than October 1, 2025.

Executed this _____ day of January, 2025.

CHARTER TOWNSHIP OF GAINES

GAINES TOWNSHIP FIRE
FIGHTERS UNION, LOCAL 4385,
I.A.F.F.



MEMO

Staff Communication-Action Required

DATE: January 6, 2025
TO: Gaines Charter Township
FROM: Rod Weersing, Township Manager
RE: 2025 Diemer Run

SUMMARY OF TOPIC:

Rob Hyde, organizer of the Diemer SK, is requesting road closures for the 35th annual run on June 14, 2025.

The times and racecourse have not changed; maps etc. attached.

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION:

Staff recommends the road closure request be granted.

Kim Triplett

From: Rob Hyde <robhyde97@gmail.com>
Sent: Monday, January 6, 2025 3:22 PM
To: Kim Triplett
Subject: Re: Diemer run June 8, 2024 road closure permit request

Happy new year Kym!

Starting early on getting permits for the 35th annual Brian Diemer family races on June 14. Please let me know what I can do to help. Get this moving forward. Nothing has changed on our end same timeline and course.

Thank you again for all your help. We could not do this without you!

Rob Hyde

On Fri, May 24, 2024 at 9:50 AM Rob Hyde <Nbhyde97@gmaH.com> wrote:

Thank you for all the feedback! I did reach out to the county. I believe I did it along time ago but just trying to get verification from them. I've done this race for 24 years so hopefully nobody is caught. Thank you again!

On May 24, 2024, at 8:56 AM, Kim Triplett <Kim.trl.Qlfilt@gainestownship.org> wrote:

I forwarded you the road closure permit correct? I have informed the fire and police. I have never submitted information to the county for this event so I'm not sure what you are referring to.

Sent from my iPhone

www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

On May 24, 2024, at 5:40 AM, Rob Hyde <robhyde97@gmail.com> wrote:

Hi Kim! Just checking in with you to see if you submitted this to Kent County special events? I reached out to them and haven't really heard anything back. I just wanna make sure everything is set for our race. We are just over two weeks away!

Thank you again for all your work!

On Apr 9, 2024, at 2:12 PM, Rob Hyde <robhyde97@gmail.com> wrote:

Thank you so much Kim!

Rob

On Apr 8, 2024, at 2:39 PM, Kim Triplett
<[Kim_t\[iplill@gainestownship.org](mailto:Kim_t[iplill@gainestownship.org)> wrote:

www.gainestownship.org
Kim.triplett@gainestownship.org

Kim Triplett
Executive Assistant
Office: 616-698-6640 Ext. 131
Direct: 616-504-4332

-----Original Message-----

From: Rob Hyde <[\[Q.L. \[REDACTED\] CQID](mailto:[Q.L. [REDACTED] CQID)>
Sent: Friday, March 29, 2024 2:15 PM
To: Kim Triplett <Kin:Llrue.tt@gainestownship,_QJIP>
Subject: Re: Diemer run June 8, 2024 road closure permit request

Hi Kim!

I think we are all set with our permit for this year's date, but I just wanted to make sure I didn't forget anything!

Rob

> On Jan 18, 2024, at 11 :17 AM, Kim Triplett
> <Kim.triplett@gainestownship.org> wrote:
>
> Map and a request for the dates and times and we should be
> good.
>
>
>
>
>
>
>
>

> -----Original Message-----

> From: Rob Hyde <robh.yde91@gmailcom>
> Sent: Thursday, January 18, 2024 11 :15 AM

> To: Kim Triplett <Kirn.triplett@gainestownship.ocg>
> Subject: Diemer run June 8, 2024 road closure permit request
>
> Hi Kim!
>
> I'm just reaching out to start to get my permit set for this year's event. Let me know what you need me to do and we will move ahead with your guidance.
>
> Have a great day!
>
> Rob Hyde
<20240408144559403.pdf>



Diemer Run Sk

ROUTE INFORMATION



ROUTE LENGTH 3.172 miles
ASCENT 29 ft
DESCENT 29 ft
HILLS +16.1% 1+16.1% 1+67.9%
TERRAIN Road A
START LAT: 42.840674, LNG: -85.666040



NOTES

<https://runsignup.com/Race/MI/GrandRapids/BrianDiemer5k>

Diemer Run 5k



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.848	+	Turn right onto Union Avenue Southeast
2	1.004	+	Turn right onto Fendale Street Southeast
3	1.251	+	Turn left onto Madison Avenue Southeast
4	1.314	←	Turn left onto Brownell Street Southeast
5	1.561	→	Turn right onto Union Avenue Southeast
6	1.800	←	Turn left onto Willard Avenue Southeast
7	1.952	→	Turn right onto 70th Street Southeast
8	1.985	+	Turn left onto Willard Avenue Southeast
9	2.236	+	Turn left onto 68th Street Southeast
10	3.172		FINISH