



8555 Kalamazoo Ave., SE
Caledonia, MI 49316

www.gainestownship.org

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

July 2, 2024

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

RE: July 8, 2024, Township Board Meeting

Township Board Members:

Greetings! I hope that you have been enjoying this beautiful summer weather.

The agenda for the July 8 meeting has just a few items for your consideration. We have one scheduled speaker for this meeting. The Kent District Library will be presenting their annual update. There is one public hearing scheduled for this meeting. This public hearing is for the Planned Unit Development Amendment for the Alexander Trails project.

Under new business, you will be asked to consider the amendment for Alexander Trails. You will also be asked to consider High Performing Teams Training for all Department Heads. Lastly, you will be asked to approve a resolution for the formal adoption of the Gaines Charter Township Fire Department name. You have already approved the name change; this resolution is needed to complete some of the licensing requirements.

If you should have any questions about any of these items, please don't hesitate to reach out to me.

Best regards,

Rod Weersing
Township Manager



CHARTER TOWNSHIP OF GAINES
MEETING LOCATION: 8555 Kalamazoo Ave., SE, Caledonia, MI 49316
Township Board of Trustees Meeting
PRELIMINARY AGENDA
MONDAY – July 8, 2024
Time: 7:00PM

- 1. Opening Prayer ~ Trustee VanderStel**
- 2. Pledge of Allegiance**
- 3. Call to Order and Attendance ~ Supervisor DeWard**
- 4. Declaration of Conflict of Interest**
- 5. Review of Consent Agenda ~ *items must be removed from the consent agenda to be discussed***
- 6. Approval of Agenda**
- 7. Communications ~ Informational items ~ *letters, reports, updates, etc.***
 - a. Building Department June 2024 Revenue Report**
 - b. June 2024 CFD run report**
 - c. June 2024 DFD run report**
 - d. June 2024 Community Policing Officer's Report**
- 8. Scheduled Speakers –**
 - a. KDL's Annual Township Update**
- 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 –**
 - a. Alexander Trails – PUD Amendment**
- 11. Consent Agenda:**
 - a. Minutes ~ June 10, 2024**

b. Check Registers for month of June 2024

i. General Fund (101):	\$145,934.69
ii. Public Safety SAD (205):	\$ 47,233.40
iii. Building Inspections (549):	\$ 41,073.40
iv. Water and Sewer (590 & 591):	<u>\$635,412.62</u>
TOTAL OF ALL FUNDS:	\$869,654.11

c. Treasurer's Financial Report

12. New Business

- a. Consider ~ Alexander Trails – Dan Wells**
- b. Consider ~ Team Training**
- c. Consider ~Resolution to Adopt the Gaines Charter Township Fire Department Name**

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: July 22, 2024, 5:30PM and
August 12, 2024:00 PM**

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

****Preliminary Agenda – Subject to Change****



Revenue Breakdown Report

Page: 1 of 29

07/01/2024

Filter: All Records, Transaction.DateToPostOn Between 6/1/2024 12:00:00 AM AND 6/30/2024 11:59:59 PM

Unit Totals		
Unit Name	Records	Revenue
	172	179,898.75
TOTAL	172	179,898.75

Record Type Totals		
Unit:	Records	Revenue
Permit	172	179,898.75
UNIT TOTAL:	172	179,898.75

Record Type Breakdowns		
Unit:		
Record Type: Permit	Records	Revenue
Air Conditioning Replacement	1	110.00
Building	19	136,205.00
Deck	3	350.00
Electrical	34	10,591.00
Irrigation Meter	1	90.00
Mechanical	71	20,163.75
Mobile Home Building	1	130.00
Plumbing	27	10,949.00
Residential Roofing	7	630.00
Storm Drain	6	510.00
Water Heater Replacement	2	170.00
TOTAL:	172	179,898.75



Michelle LaJoye-Young
SHERIFF

Bryan Muir
UNDERSHERIFF

JUNE 2024 GAINES TOWNSHIP REPORT

COMPLETED

- A lot of work has been done planning South Kent National Night Out (I have been getting help from the Byron CP Deputy as well)
- Assisted the Fire Chief on an ongoing burning complaint at 6590 Madison Ave
- Responded back to a letter written by a local 9-year-old boy
- Assisted Grand MHP with a problem tenant on Parkbrook SE
- Worked with the hoarding task force out of Grand Rapids on a house on 68th St in Dutton
- Made numerous trips over to Rapids Dr. Issued a parking ticket to one driver
- Met with the new owners of the Grand Motel on KCSO history on the property
- Worked the Diemer 5K run
- Assisted Preservation Lakes with some fireworks issues they were having
- Dealt with some speeding issues on Crystal Springs
- Attended the Gaines Chamber luncheon
- Spoke with a resident at length several times about the Fireworks tent by Russ'
- Deployed the speed trailer to Glen Hollow, Glen Canyon, and West Mill Run
- Attended a Dutton Mill Neighborhood watch meeting
- Responded to an intoxicated driver on Hanna Lake
- Respond to a pedestrian struck along Kalamazoo near Crystal Springs
- Made another trip over to 7207 Regal for Dan Wells and spoke to the RV owner and property owner
- Attended the Preservation Lakes Neighborhood meeting
- Attended the Dept Head meeting



- Working with Kentwood MHP on an eviction on N Kenbrook St
- Assisted on a large foot chase with 5 suspects along Marketplace Dr for a stolen vehicle crash at Shell
- Worked on a vision obstruction issue on 100th / Eastern
- Assisted Crystal Springs HOA with a trailer issue on Kings Crossings Dr
- Participated in the Crystal Springs Little Firecracker parade

ONGOING / UPCOMING

- Attend the Amazon Family Night
- Follow up on zoning issue on Regal with Dan Wells
- Continued patrol of Rapids Dr
- Continue planning South Kent National Night Out
- Taking a week vacation to go camping



**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
June 10, 2024**

Present: Supervisor DeWard, Clerk Brew, Treasurer Lemke, Trustees Fryling, Haagsma, Terpstra, VanderStel Staff: Manager Weersing, Community Planner Wells

Absent with notice: None

Opening prayer was given by Board Member Fryling and the Pledge of Allegiance was recited

1. The meeting was called to order at 7:03 p.m. by Supervisor DeWard.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

None

4. Meeting Agenda

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve the proposed agenda.

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

5. Communications ~ Non-action Informational Items

- a) **May 2024 Building Department Revenue Report**
- b) **May 2024 Dutton Fire Run Report**
- c) **May 2024 Cutlerville Fire Run Report**
- d) **May 2024 Community Policing Officer's Report**
- e) **Letter from Todd Mulder**

6. Scheduled Speakers

- a. Chief Judge Jefferey O'Hara from the 63rd district court spoke about his work helping those with alcoholism and addiction convictions. His goal is not incarceration but recovery.
- b. Dan Veldhuizen from Siegfried Crandall discussed the 2023 audit.

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

Three township resident spoke concerning the private road waiver from the March 2024 Township Board Meeting .

.

**A Proposed change to the Gaines Charter Township Ordinance Chapter 22 Section 136 –
Building Permits, Section B**

Motion by Board Member Haagsma and supported by Board Member Vander Stel to open the Public Hearing for the Proposed change to the Gaines Charter Township Ordinance Chapter 22 Section 136 – Building Permits, Section B.

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

No one spoke.

Motion by Board Member Vander Stel and supported by Board Member Haagsma to close the Public Hearing for the Proposed change to the Gaines Charter Township Ordinance Chapter 22 Section 136 – Building Permits, Section B.

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

9. Approval of the Consent Agenda

Motion by Board Member Haagsma and supported by Board Member Vander Stel to approve the Consent agenda including the May 13, 2024 Township Board meeting minutes; General fund expenditures from 05/1/2024 through 05/31/2024 totaling \$128,507.14; Public Safety Special Assessment District expenditures totaling \$169,840.48; Building inspections totaling \$892.07; Water and sewer fund expenditures \$397,571.86; and Treasurer's report for May 2024.

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.

10. New Business

A. Change to the Gaines Charter Township Ordinance Chapter 22 Section 136 Building Permits Section B

Motion by Board Member Haagsma and supported by Board Member Vander Stel to adopt the change to the Gaines Charter Township Ordinance Chapter 22 Section 136 – Building Permits, Section B. Municipal Grant.

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.

B. Alexander Trails Planned Unit Development Amendment – 1st read

Motion by Board Member Haagsma and supported by Board Member Terpstra to set the Public Hearing for the regular board meeting on July 08, 2024.

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

C. Wolverine Fireworks Display Permit for July 3, 2024 in the Crystal Springs Development

Motion by Board Member Vander Stel and supported by Board Member Fryling to approve the fireworks display permit for July 3, 2024 at Crystal Springs by Wolverine Fireworks

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

D. Revised Prairie Wolf Station Water and Sewer Development Contract

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve the Revised Prairie Wolf Station Water and Sewer Development Contract.

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

E. Assessor Request to Attend 2024 International Association of Assessing Officers Conference

Motion by Board Member Lemke and supported by Board Member Terpstra to approve the Assessor Request to Attend 2024 International Association of Assessing Officers Conference in Denver, Colorado.

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

F. Application for Board of Review Alternate

Motion by Board Member Vander Stel and supported by Board Member Haagsma to approve Application from Mark Krier for Board of Review Alternate.

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

G. Kent County Road Commission, Deer Management Countywide Collaboration

Motion by Board Member Lemke and supported by Board Member Haagsma to approve the Kent County Road Commission, Deer Management Countywide Collaboration for approximately \$1,000 based upon participation of other municipalities.

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

H. Revisit Private Drive Width Requirement waiver request-92nd Street from March 2024

Motion by Board Member Fryling to revisit the private drive width waiver granted in the March 11, 2024 regular board meeting.

Motion denied due to lack of support. No vote taken.

11. Public Comments

Community Policing Officer Vander Molen discussed year 2023 to year 2024 statistics on the number of calls and the decrease in response time due to the additional noon to midnight shift added by the Township.

12. Manager's comments

Request for a meeting to discuss cemetery ordinances and ARPA funds

13. Supervisor's comments.

None.

14. Trustees comments

None

15. Adjournment

Supervisor DeWard adjourned the meeting at 08:47 p.m.

Michael Alex Brew, Clerk

Robert DeWard, Supervisor

07/01/2024

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE FROM 06/01/2024 - 06/30/2024

General Fund

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
06/07/2024	GEN 2	33649	123.NET	TELECOMMUNICATIONS	853.000	265.000	251.50
06/07/2024	GEN 2	33650	AMAZON CAPITAL SERVICES	SECURITY CAMERA	979.000	262.000	168.98
06/07/2024	GEN 2	33651#	AMBER VANDERMOLEN	WATER FOR BATTERY, CEMETERY MILEAGE, ELECTIO	817.000	215.000	151.42
06/07/2024	GEN 2	33651	AMBER VANDERMOLEN	WATER FOR BATTERY, CEMETERY MILEAGE, ELECTIO	817.000	262.000	15.07
06/07/2024	GEN 2	33651	AMBER VANDERMOLEN	WATER FOR BATTERY, CEMETERY MILEAGE, ELECTIO	817.000	567.000	101.01
				CHECK GEN 2 33651 TOTAL FOR FUND 101:			267.50
06/07/2024	GEN 2	33652#	ARROWASTE INC	TWP OFFICE	822.000	265.000	160.94
06/07/2024	GEN 2	33652	ARROWASTE INC	BLAIN	822.000	567.000	63.80
06/07/2024	GEN 2	33652	ARROWASTE INC	LIBRARY	822.000	790.000	80.80
				CHECK GEN 2 33652 TOTAL FOR FUND 101:			305.54
06/07/2024	GEN 2	33654#	BUSINESS SYSTEM SOLUTIONS, INC	HARDWARE-SOFTWARE/ FIXED FEE /NEW COMPUTE	979.000	171.000	127.98
06/07/2024	GEN 2	33654	BUSINESS SYSTEM SOLUTIONS, INC	HARDWARE-SOFTWARE/ FIXED FEE /NEW COMPUTE	979.000	172.000	127.99
06/07/2024	GEN 2	33654	BUSINESS SYSTEM SOLUTIONS, INC	IT SUPPORT ENVIRONMENT, ITS SUPPORT USERS/PC	809.000	261.000	4,618.91
				CHECK GEN 2 33654 TOTAL FOR FUND 101:			4,874.88
06/07/2024	GEN 2	33655#	CONSUMERS ENERGY	4511 LED LIGHT RD, ELECTRIC	920.000	448.000	3,091.93
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	6610 DIVISION AVE S ST. LIGHTS	920.001	448.000	84.48
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	6455 DIVISION ST. LIGHTS	920.001	448.000	88.97
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	6883 DIVISION AVE S STLIGHT	920.001	448.000	98.46
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	1270 68TH ST. SE, STREET LIGHTS, BLAIN CEMETERY	920.000	567.000	29.61
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	1270 68TH ST.,BLAIN CEMETERY	920.000	567.000	38.49
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	STREET LIGHTS /DUTTON	920.000	567.000	14,748.42
				CHECK GEN 2 33655 TOTAL FOR FUND 101:			18,180.36

06/07/2024	GEN 2	33656	EVERETT'S LANDSCAPE MANAGEMENT INC	LAWN MAINTENANCE,TWP BIKE PATH,BIKE PATH TO	808.000	751.000	406.47
06/07/2024	GEN 2	33656	EVERETT'S LANDSCAPE MANAGEMENT INC	TWP HALL - PRAIRIE WOLF PARK	808.000	751.000	534.04
				CHECK GEN 2 33656 TOTAL FOR FUND 101:			940.51
06/07/2024	GEN 2	33659	GOVERNMENT FINANCE OFFICERS ASSOCIA	2024 BLUE BOOK, GAAFR2024 EDITION	831.000	172.000	199.00
06/07/2024	GEN 2	33660	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	969.00
06/07/2024	GEN 2	33663#	MEYERS CLEANING SERVICE INC	CLEANING TWP, FLOOR CLEANER, VACUUM BAGS,G	821.000	265.000	1,263.00
06/07/2024	GEN 2	33663	MEYERS CLEANING SERVICE INC	CLEANING TWP, FLOOR CLEANER, VACUUM BAGS,G	821.000	790.000	1,220.00
				CHECK GEN 2 33663 TOTAL FOR FUND 101:			2,483.00
06/07/2024	GEN 2	33664	PITNEY BOWES GLOBAL FINANCIAL SRVCS	MARCH 30 2024- JUNE 29 2024 , SENDPRO C AUTO	808.000	261.000	558.84
06/07/2024	GEN 2	33667	RIETH-RILEY CONSTRUCTION COMPANY	TOWNSHIP PARKING LOT REPAVE	972.000	265.000	56,144.90
06/07/2024	GEN 2	33668	STAPLES	PAPER	727.000	261.000	129.52
06/07/2024	GEN 2	33668	STAPLES	FEBREZE, MARKERS,WIPES,BAND-AIDS FILE FOLDER	727.000	261.000	100.83
06/07/2024	GEN 2	33668	STAPLES	PAPER	727.000	261.000	60.24
				CHECK GEN 2 33668 TOTAL FOR FUND 101:			290.59
06/07/2024	GEN 2	33669#	T-MOBILE	TELECOMMUNICATIONS	853.000	171.000	21.60
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	43.20
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	253.000	21.60
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	257.000	38.60
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	261.000	197.51
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	443.000	21.60
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	701.000	43.20
				CHECK GEN 2 33669 TOTAL FOR FUND 101:			387.31
06/07/2024	GEN 2	33670#	THE SUN AND NEWS	PUBLIC NOTICE, SYNOPSIS	901.000	215.000	129.80
06/07/2024	GEN 2	33670	THE SUN AND NEWS	PUBLIC NOTICE, SYNOPSIS	901.000	701.000	303.90
				CHECK GEN 2 33670 TOTAL FOR FUND 101:			433.70

06/14/2024	GEN 2	33673	ALL STAR PRINTING COMPANY	500 MAILING LABELS, 2,000 POSTCARDS	900.000	701.000	350.00
06/14/2024	GEN 2	33674	AMAZON CAPITAL SERVICES	2 PACK USB, USB 3 PACK, QAOQUDA USB /ELECTION	809.000	262.000	20.35
06/14/2024	GEN 2	33676#	BLOOM SLUGGETT	LEGAL SERVICES	802.000	261.000	24.50
06/14/2024	GEN 2	33676	BLOOM SLUGGETT	LEGAL SERVICES	802.000	567.000	857.50
06/14/2024	GEN 2	33676	BLOOM SLUGGETT	LEGAL SERVICES	802.000	701.000	147.00
				CHECK GEN 2 33676 TOTAL FOR FUND 101:			1,029.00
06/14/2024	GEN 2	33677	BLUE CROSS BLUE SHIELD TRADITIONAL	VISION	717.000	261.000	192.73
06/14/2024	GEN 2	33678	BYRON TOWNSHIP TREASURER	LAST PAYMENT /COURT CASE ,TODD SZAKACS	678.000	000.000	212.50
06/14/2024	GEN 2	33679	CHRIS HOLWERDA	MAY CELLPHONE REIMBURSMENT	853.000	253.000	25.00
06/14/2024	GEN 2	33680	CINTAS	BLACK MATS	805.000	265.000	90.13
06/14/2024	GEN 2	33681	CLARK HILL	LEGAL SERVICES	802.000	257.000	1,200.00
06/14/2024	GEN 2	33684	DAKOTA J. SWAN	MILEAGE	817.000	701.000	54.20
06/14/2024	GEN 2	33685#	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	171.000	97.92
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	172.000	159.29
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	215.000	277.42
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	253.000	41.15
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	257.000	216.06
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	443.000	41.15
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	701.000	138.71
				CHECK GEN 2 33685 TOTAL FOR FUND 101:			971.70

06/14/2024	GEN 2	33687	FIRST UNUM LIFE INSURANCE COMPANY	SHORT AND LONG TERM DISABILITY INSURANCE	717.000	261.000	367.74
06/14/2024	GEN 2	33688	FISH WINDOW CLEANING	CLEANED WINDOWS , (INSIDE AND OUT)	933.000	265.000	2,481.00
06/14/2024	GEN 2	33689	HORIZON COMMUNITY PLANNING LLC	ZONING CODE UPDATE, CONSULTATION	808.000	701.000	3,152.50
06/14/2024	GEN 2	33690#	JACK'S LAWN & SNOWPLOWING, INC	TWP, GAINES	808.000	265.000	2,333.57
06/14/2024	GEN 2	33690	JACK'S LAWN & SNOWPLOWING, INC	LIBRARY	808.000	790.000	584.33
				CHECK GEN 2 33690 TOTAL FOR FUND 101:			2,917.90
06/14/2024	GEN 2	33691	KENT COUNTY ROAD COMMISSION	KENT COMMUNICATIONS, PARITAL DEPTH MILL AND	960.000	446.000	1,013.45
06/14/2024	GEN 2	33692#	KIM TRIPLETT	CELLPHONE STIPEND MAY/JUNE, MILEAGE	853.000	171.000	25.00
06/14/2024	GEN 2	33692	KIM TRIPLETT	CELLPHONE STIPEND MAY/JUNE, MILEAGE	817.000	172.000	6.70
06/14/2024	GEN 2	33692	KIM TRIPLETT	CELLPHONE STIPEND MAY/JUNE, MILEAGE	853.000	172.000	25.00
				CHECK GEN 2 33692 TOTAL FOR FUND 101:			56.70
06/14/2024	GEN 2	33693	LAMPHEAR SERVICE COMPANY INC	REPAIRS ON CARNES EXHAUST FAN #4, AND AIR HAN	932.000	265.000	1,805.00
06/14/2024	GEN 2	33693	LAMPHEAR SERVICE COMPANY INC	MAINTENANCE REPAIR (PIPE INSULATION)	933.000	265.000	573.00
				CHECK GEN 2 33693 TOTAL FOR FUND 101:			2,378.00
06/14/2024	GEN 2	33694#	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	900.000	215.000	49.00
06/14/2024	GEN 2	33694	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	900.000	253.000	49.00
06/14/2024	GEN 2	33694	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	963.001	261.000	12.88
				CHECK GEN 2 33694 TOTAL FOR FUND 101:			110.88
06/14/2024	GEN 2	33695	PLUMMERS DISPOSAL SERVICE	PRAIRIE WOLF PARK, PT WHEELCHAIR ACCESSIBLE	1 808.000	751.000	199.00
06/14/2024	GEN 2	33696	PRINTING SYSTEMS	ELECTIONS PRINTING	900.000	262.000	145.50

06/14/2024	GEN 2	33697#	VRIESMAN & KORHORN LLC	PROJECT 0933 DUTTON CEMETERY	803.000	567.000	1,188.00
06/14/2024	GEN 2	33697	VRIESMAN & KORHORN LLC	1214 BLAIN CEMETERY EXPANSION	803.000	567.000	558.76
06/14/2024	GEN 2	33697	VRIESMAN & KORHORN LLC	0085 MISCELLANEOUS ENGINEERING	808.001	701.000	1,630.00
06/14/2024	GEN 2	33697	VRIESMAN & KORHORN LLC	1290 SIKKEMA EQUIPMENT	808.001	701.000	513.00
06/14/2024	GEN 2	33697	VRIESMAN & KORHORN LLC	1319 STONEPRO- 6141 EAST PARIS	808.001	701.000	1,061.04
06/14/2024	GEN 2	33697	VRIESMAN & KORHORN LLC	0085 MISCELLANEOUS ENGINEERING	808.000	751.000	318.40
				CHECK GEN 2 33697 TOTAL FOR FUND 101:			5,269.20
06/14/2024	GEN 2	33698	WEATHER SHIELD ROOFING SYSTEMS	WELLNESS INSPECTION	808.000	790.000	437.61
06/21/2024	GEN 2	33700	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	261.000	1,981.38
06/21/2024	GEN 2	33701	ALL STAR PRINTING COMPANY	PERFED TAX BILLS AND PRINTED TAX LETTERS (9000)	900.000	253.000	1,868.50
06/21/2024	GEN 2	33702#	AMAZON CAPITAL SERVICES	CUTLERY,FORKS,SUGAR,PLASTIC KNIVES,TEASPOON	727.000	261.000	235.35
06/21/2024	GEN 2	33702	AMAZON CAPITAL SERVICES	SECURITY CAMERA	727.000	262.000	29.99
				CHECK GEN 2 33702 TOTAL FOR FUND 101:			265.34
06/21/2024	GEN 2	33703#	DJ'S LANDSCAPE MANAGEMENT	TWP, MONTHLY INSTALLMENT	935.000	265.000	2,228.78
06/21/2024	GEN 2	33703	DJ'S LANDSCAPE MANAGEMENT	LIBRARY,MONTHLY INSTALLMENT	935.000	790.000	187.00
				CHECK GEN 2 33703 TOTAL FOR FUND 101:			2,415.78
06/21/2024	GEN 2	33704	GORDON WATER	7/5GAL WATER DELIVERED ,H/C COOLER RENT	808.000	265.000	61.44
06/21/2024	GEN 2	33705	INTERURBAN TRANSIT PARTNERSHIP	CONTRACT SERVICE FOR : JUNE 2024	860.000	596.000	3,065.09
06/21/2024	GEN 2	33705	INTERURBAN TRANSIT PARTNERSHIP	CONTRACT SERVICE FOR JUNE 2024,RUAL GO BUS	860.000	596.000	627.79
				CHECK GEN 2 33705 TOTAL FOR FUND 101:			3,692.88
06/21/2024	GEN 2	33706	MAYNARDS WATER CONDITIONING LLC	12, 40LB. RED OUT SALT	932.000	265.000	189.60
06/21/2024	GEN 2	33707	MEDMUTUAL LIFE	HEALTH AND LIFE INSURANCE	717.000	261.000	533.49

06/21/2024	GEN 2	33708#	MICHAEL BREW	MILEAGE FOR TRAINING AND CONFERENCE FOOD	817.000	215.000	266.08
06/21/2024	GEN 2	33708	MICHAEL BREW	MILEAGE FOR TRAINING AND CONFERENCE FOOD	817.000	262.000	44.22
				CHECK GEN 2 33708 TOTAL FOR FUND 101:			310.30
06/21/2024	GEN 2	33709	MINER SUPPLY COMPANY	CLEANERS, MULTIFOLD TOWEL, BATH TISSUE	727.000	265.000	246.60
06/21/2024	GEN 2	33710	PITNEY BOWES RESERVE ACCOUNT	POSTAGE /ACCOUNT # 23898521	965.000	261.000	6,000.00
06/21/2024	GEN 2	33712	WEST MICHIGAN DOCUMENT SHREDDING LL	SHREDDDDING SERVICE	808.000	265.000	40.00
06/26/2024	GEN 2	111(E)#	BLUE CROSS HSA	TWP HEALTH	717.000	171.000	232.85
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	172.000	232.86
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	215.000	1,548.50
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	253.000	523.93
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	257.000	2,939.83
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	443.000	669.48
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	701.000	1,630.00
				CHECK GEN 2 111(E) TOTAL FOR FUND 101:			7,777.45
06/28/2024	GEN 2	33713	AMAZON CAPITAL SERVICES	KLEENEX, FLOOR CLEANER,BATTERY,STICKY NOTES, 727.000		261.000	97.52
06/28/2024	GEN 2	33715	CHARTER COMMUNICATIONS	NETWORK	853.000	265.000	264.95
06/28/2024	GEN 2	33716#	CONSUMERS ENERGY	TWP OFFICE ELECTRIC	920.000	265.000	6,803.65
06/28/2024	GEN 2	33716	CONSUMERS ENERGY	TRAFFIC CIRCLE STREET LIGHTS	920.000	448.000	84.86
06/28/2024	GEN 2	33716	CONSUMERS ENERGY	7261 DIV. AVE S ST LIGHT	920.001	448.000	85.58
06/28/2024	GEN 2	33716	CONSUMERS ENERGY	DUTTON	920.000	567.000	29.11
06/28/2024	GEN 2	33716	CONSUMERS ENERGY	LIBRARY/ ELECTRIC	920.000	790.000	1,227.75
				CHECK GEN 2 33716 TOTAL FOR FUND 101:			8,230.95
06/28/2024	GEN 2	33717#	DTE ENERGY	TWP HALL, NATURAL GAS	923.000	265.000	629.57
06/28/2024	GEN 2	33717	DTE ENERGY	LIBRARY ,NATRAL GAS	923.000	790.000	62.10
				CHECK GEN 2 33717 TOTAL FOR FUND 101:			691.67

06/28/2024	GEN 2	33720	KENT COUNTY TREASURER	REIMBURSE KENT COUNTY FOR TAXES PER MICHIGA	964.000	261.000	64.16
06/28/2024	GEN 2	33722	MAYNARDS WATER CONDITIONING LLC	LABOR ON SYSTEM CHECK	932.000	265.000	220.00
06/28/2024	GEN 2	33726	STAR 2 STAR COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	886.78
06/28/2024	GEN 2	33727	TALIMMA BILLIPS	REFUND FOR COMMUNITY ROOM	678.000	000.000	100.00
06/28/2024	GEN 2	33730	ZYLSTRA DOOR INC	INSTALLED NEW OPERATOR, REPLACED RETAINER AI	775.000	567.000	865.20
				Total for fund 101 GENERAL FUND			145,934.69

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

07/01/2024

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE FROM 06/01/2024 - 06/30/2024

Public Safety

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
06/07/2024	GEN 2	33650#	AMAZON CAPITAL SERVICES	FOLDERS, DISHWASHER PODS, DISH SOAP,CAN LIGI 727.000		336.001	82.89
06/07/2024	GEN 2	33650	AMAZON CAPITAL SERVICES	FOLDERS, DISHWASHER PODS, DISH SOAP,CAN LIGI 933.000		336.001	29.99
06/07/2024	GEN 2	33650	AMAZON CAPITAL SERVICES	PAPER TOWELS ,HAND SOAP, DISHWASHER PODS, DI 727.000		336.002	130.95
06/07/2024	GEN 2	33650	AMAZON CAPITAL SERVICES	CLOROX TRASH BAGS, HEAVY DUTY TRASH BAGS,FLA 727.000		336.002	79.53
06/07/2024	GEN 2	33650	AMAZON CAPITAL SERVICES	CLOROX TRASH BAGS, HEAVY DUTY TRASH BAGS,FLA 740.000		336.002	16.95
				CHECK GEN 2 33650 TOTAL FOR FUND 205:			340.31
06/07/2024	GEN 2	33651	AMBER VANDERMOLLEN	WATER FOR BATTERY, CEMETERY MILEAGE, ELECTION 820.000		301.000	2.78
06/07/2024	GEN 2	33652#	ARROWASTE INC	CFD	822.000	336.001	128.79
06/07/2024	GEN 2	33652	ARROWASTE INC	DFD	822.000	336.002	53.52
				CHECK GEN 2 33652 TOTAL FOR FUND 205:			182.31
06/07/2024	GEN 2	33653	BOUND TREE MEDICAL LLC	CFD,CHEST SEAL,GLUCOSE GEL, TEST STRIPS, OXYGI 740.000		336.001	185.32
06/07/2024	GEN 2	33654#	BUSINESS SYSTEM SOLUTIONS, INC	IT SUPPORT ENVIRONMENT, ITS SUPPORT USERS/PC: 809.000		336.001	1,121.45
06/07/2024	GEN 2	33654	BUSINESS SYSTEM SOLUTIONS, INC	IT SUPPORT ENVIRONMENT, ITS SUPPORT USERS/PC: 809.000		336.002	470.60
				CHECK GEN 2 33654 TOTAL FOR FUND 205:			1,592.05
06/07/2024	GEN 2	33655	CONSUMERS ENERGY	CFD ELECTRIC	920.000	336.001	1,035.14
06/07/2024	GEN 2	33657	FNBO	RETIREMENT PLAQUE,PLAQUE PLATE-WIERENGA,NAI 932.000		336.001	161.57
06/07/2024	GEN 2	33657	FNBO	RETIREMENT PLAQUE,PLAQUE PLATE-WIERENGA,NAI 963.001		336.001	257.25
				CHECK GEN 2 33657 TOTAL FOR FUND 205:			418.82
06/07/2024	GEN 2	33658	GAINES WATER & SEWER FUND	DFD UTILITY W&S	924.000	336.002	162.06

06/07/2024	GEN 2	33661	KLEYN MOBILE REPAIR LLC	AUTO ANNUAL INSPECTION	931.000	336.002	6,273.35
06/07/2024	GEN 2	33662	MENARDS- WYOMING	40 LB BBQ PELLETS	727.000	336.002	29.94
06/07/2024	GEN 2	33666	PURITY CYLINDER GASES INC	CFD, MEDICAL PORTABLE,MAINTENANCE FEE	740.000	336.001	15.73
06/07/2024	GEN 2	33669#	T-MOBILE	TELECOMMUNICATIONS	853.000	336.001	21.60
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	336.002	85.70
				CHECK GEN 2 33669 TOTAL FOR FUND 205:			107.30
06/07/2024	GEN 2	33671	VANDERTUIN PLUMBING	REPLACED SINK IN OLD SIDE OF STATION RESTROOM	933.000	336.001	392.50
06/07/2024	GEN 2	33672#	WEX BANK	FUEL	741.000	336.001	1,697.79
06/07/2024	GEN 2	33672	WEX BANK	FUEL	741.000	336.002	35.35
				CHECK GEN 2 33672 TOTAL FOR FUND 205:			1,733.14
06/14/2024	GEN 2	33674	AMAZON CAPITAL SERVICES	CAN LIGHTS,LIQUID NAILS ADESIVE, FIRE OFFICER: P	740.000	336.001	4.49
06/14/2024	GEN 2	33674	AMAZON CAPITAL SERVICES	CAN LIGHTS,LIQUID NAILS ADESIVE, FIRE OFFICER: P	811.000	336.001	96.20
06/14/2024	GEN 2	33674	AMAZON CAPITAL SERVICES	CAN LIGHTS,LIQUID NAILS ADESIVE, FIRE OFFICER: P	933.000	336.001	23.57
				CHECK GEN 2 33674 TOTAL FOR FUND 205:			124.26
06/14/2024	GEN 2	33675	AUTOZONE	CFD	740.000	336.001	62.00
06/14/2024	GEN 2	33682	CLIA LABORATORY PROGRAM	CERTIFICATE FEE, CFD	832.000	336.001	248.00
06/14/2024	GEN 2	33683	COMCAST	CFD TELECOMMUNICATIONS	853.000	336.001	323.27

06/14/2024	GEN 2	33685#	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	336.001	502.34
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	336.002	629.01
				CHECK GEN 2 33685 TOTAL FOR FUND 205:			1,131.35
06/14/2024	GEN 2	33686	EAGLE ENGRAVING, INC.	BLACKINTON 3/8"BY 1 3/8 " RHODIUM COMMENDATI	963.001	336.001	43.69
06/14/2024	GEN 2	33693	LAMPHEAR SERVICE COMPANY INC	CFD, COMPLETED DAIKIN RTU REPAIRS	932.000	336.001	680.00
06/14/2024	GEN 2	33694#	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	727.000	336.001	24.50
06/14/2024	GEN 2	33694	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	727.000	336.002	24.50
				CHECK GEN 2 33694 TOTAL FOR FUND 205:			49.00
06/14/2024	GEN 2	33699	WEST SHORE SERVICES	CFD, SERVICE CALL, SIREN TECH W/ BUCKET	933.000	336.001	530.00
06/21/2024	GEN 2	33700#	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.001	3,549.97
06/21/2024	GEN 2	33700	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.002	2,724.40
				CHECK GEN 2 33700 TOTAL FOR FUND 205:			6,274.37
06/21/2024	GEN 2	33711	VECTORSOLUTIONS LEARNING	CFD,ANNUAL FEE, FIVE APPARATUS	809.000	336.001	1,100.00
06/26/2024	GEN 2	111(E)#	BLUE CROSS HSA	TWP HEALTH	717.000	336.001	11,255.10
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	336.002	7,130.35
				CHECK GEN 2 111(E) TOTAL FOR FUND 205:			18,385.45
06/28/2024	GEN 2	33713	AMAZON CAPITAL SERVICES	ROLL PIN ASSORTMENT,PAPER TOWELS,ROLL PIN PU	727.000	336.002	108.98
06/28/2024	GEN 2	33713	AMAZON CAPITAL SERVICES	DFD, HANDSOAP, WRENCH SET	727.000	336.002	62.52
06/28/2024	GEN 2	33713	AMAZON CAPITAL SERVICES	ROLL PIN ASSORTMENT,PAPER TOWELS,ROLL PIN PU	740.000	336.002	20.96
06/28/2024	GEN 2	33713	AMAZON CAPITAL SERVICES	DFD, HANDSOAP, WRENCH SET	740.000	336.002	53.99
				CHECK GEN 2 33713 TOTAL FOR FUND 205:			246.45
06/28/2024	GEN 2	33714	BOUND TREE MEDICAL LLC	DFD MEDICAL SUPPLIES	740.000	336.002	387.96

06/28/2024	GEN 2	33716	CONSUMERS ENERGY	DFD,ELECTRIC	920.000	336.002	1,276.85
06/28/2024	GEN 2	33717#	DTE ENERGY	CFD, NATURAL GAS	923.000	336.001	90.78
06/28/2024	GEN 2	33717	DTE ENERGY	DFD, NATURAL GAS	923.000	336.002	98.01
				CHECK GEN 2 33717 TOTAL FOR FUND 205:			188.79
06/28/2024	GEN 2	33718	GAINES WATER & SEWER FUND	CFD	924.000	336.001	255.06
06/28/2024	GEN 2	33719	GORDON WATER	DFD	808.000	336.002	10.79
06/28/2024	GEN 2	33721	LANINGA APPLIANCE INC	DISHWASHER,DFD	979.000	336.002	598.50
06/28/2024	GEN 2	33724	PURITY CYLINDER GASES INC	DFD OXYGEN	740.000	336.002	142.95
06/28/2024	GEN 2	33724	PURITY CYLINDER GASES INC	DFD OXYGEN	932.000	336.002	35.00
				CHECK GEN 2 33724 TOTAL FOR FUND 205:			177.95
06/28/2024	GEN 2	33726	STAR 2 STAR COMMUNICATIONS	DFD, TELECOMMUNICATIONS	853.000	336.002	468.97
06/28/2024	GEN 2	33728	THE W W WILLIAMS CO LLC	CFD BLADE ASSY INDICATOR LEVEL	931.000	336.001	55.77
06/28/2024	GEN 2	33729#	WEX BANK	FUEL	741.000	336.001	90.19
06/28/2024	GEN 2	33729	WEX BANK	FUEL	741.000	336.002	1,211.08
				CHECK GEN 2 33729 TOTAL FOR FUND 205:			1,301.27
06/28/2024	GEN 2	33730	ZYLSTRA DOOR INC	CFD REPLACED TORSION SPRINGS	933.000	336.001	842.90
				Total for fund 205 PUBLIC SAFETY SAD			47,233.40

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

07/01/2024

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE FROM 06/01/2024 - 06/30/2024**BUILDING**

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
06/07/2024	GEN 2	33665	PROFESSIONAL CODE INSPECTIONS INC	INSPECTIONS MECHANICAL,PLUMBING	808.000	371.000	18,507.69
06/07/2024	GEN 2	33669	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	43.20
06/14/2024	GEN 2	33673	ALL STAR PRINTING COMPANY	750 BUILDING PERMITS	900.000	371.000	247.00
06/14/2024	GEN 2	33685	DELTA DENTAL	HEALTH AND LIFE INSURANCE	717.000	371.000	82.30
06/14/2024	GEN 2	33694	PHASE 3 GRAPHICS	BUSINESS CARDS - 5 NAMES	900.000	371.000	98.00
06/26/2024	GEN 2	111(E)	BLUE CROSS HSA	TWP HEALTH	717.000	371.000	2,060.81
06/28/2024	GEN 2	33723	PROFESSIONAL CODE INSPECTIONS INC	MECHANICAL AND PLUMBING PERMITS -MAY 2024	808.000	371.000	19,832.06
06/28/2024	GEN 2	33725	ROGER STERK	MILEAGE	817.000	371.000	202.34
				Total for fund 549 BUILDING INSPECTIONS DEPT			41,073.40

06/25/2024 01:14 PM
User: TRACY
DB: Gaines Township

CHECK REGISTER FOR GAINES CHARTER TOWNSHIP
CHECK DATE FROM 06/01/2024 - 06/30/2024

Page: 1/1

Check Date	Check	Vendor Name	Description	Amount
Bank WSCK2 WATER/SEWER CHECKING				
06/17/2024	5786	BYRON GAINES UTILITY AUTHORITY	CITY OF GR SEWER MAY 2024	12,853.13
			OP EXP, CAP EXP, MTRS, APRIL 2024	75,567.47
			CITY OF GR SEWER APRIL 2024	3,117.12
			PAYROLL APRIL 2024	67,075.62
			WYOMING W/S MAY 2024	254,634.91
				<u>413,248.25</u>
06/17/2024	5787	EXTEND YOUR REACH	2023 WATER QUALITY REPORT POSTCARD PRINT	759.72
			JUNE BILLING	421.24
				<u>1,180.96</u>
06/17/2024	5788	LEE'S TRENCHING SERVICE	BROWNELL WATERMAIN & ROAD REPAIR	60,783.48
06/17/2024	5789	VANDUYN, ANGELA	7059 HLAV WATER PYMNT PLAN OVERPAYMENT	869.54
06/17/2024	5790	VRIESMAN & KORHORN	PINE REST	170.04
			76TH ST WATERMAIN	324.00
			COOKS CROSSING ENCLAVE	891.00
			WATER/SEWER ADMIN	93.00
			HOFFMAN MEADOWS PH2	243.00
			DUTTON CHR MIDDLE SCHOOL	1,188.00
			RIVER BIRCH APT PH4	2,459.68
			ALLIANCE BEVERAGE PH2	405.00
			PRAIRIE WOLF STATION 2	2,008.05
			PRAIRIE WOLF STATION OFFSITE WATERMAIN	251.04
			PRAIRIE WOLF LIFT STATION	6,102.00
			STORAGE TANK	1,395.00
			GPS UTILITY PICKUP	2,121.04
			MISC SEWER	1,263.00
			MISC WATER	2,199.00
				<u>21,112.85</u>
06/25/2024	5791	BYRON GAINES UTILITY AUTHORITY	MAY 2024 PAYROLL	44,477.56
			MAY 2024 OP EXP, CAP EXP, METERS	69,888.01
				<u>114,365.57</u>
06/25/2024	5792	EXTEND YOUR REACH	SECURITY ENVELOPES FOR BILLING	3,147.00
06/25/2024	5793	GAINES TOWNSHIP GENERAL FUND	2024 Q1 & Q2 GENERAL FUND REIMB	20,482.90
06/25/2024	5794	HULST, MARVIN	REFUND FOR ACCOUNT: 76TH-000529-0000-01	31.27
06/25/2024	5795	KLAVER, RANDALL S TRUST	REFUND FOR ACCOUNT: GHCT-002641-0000-01	55.27
06/25/2024	5796	SALMON, JULIE	REFUND FOR ACCOUNT: RGCT-006633-0000-01	99.05
06/25/2024	5797	VANDERMATE, JONATHAN	REFUND FOR ACCOUNT: 68TH-003554-0000-02	36.48
WSCK2 TOTALS:				
Total of 12 Checks:				635,412.62
Less 0 Void Checks:				0.00
Total of 12 Disbursements:				<u>635,412.62</u>

GAINES CHARTER TOWNSHIP

LAURIE J LEMKE, TREASURER

CASH, INVESTMENTS; CD'S , MM AND POOL ACCOUNTS

May of 2024

Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND					
Macatawa Checking	Ckg	\$ 2,944,693.22			
Sidewalk & Trails	Assigned	\$ 15,765.75			
CFD - Truck Fund	Assigned	\$ 400,000.00			
DFD - Truck Fund	Assigned	\$ 1,000.00			
Cemetery	Assigned	\$ 10,000.00			
Township Hall & Grounds	Assigned	\$ 44,129.00			
Division Ave. Improvements	Assigned	\$ 24,000.69			
Total General Fund Checking		\$ 3,439,588.66	4.07%		
Macatawa MM Savings					
Building Department	Restricted	\$ 2,086,515.00			
Streetlights	Restricted	\$ 161,826.00			
Interest Paid to Date		\$ 14,519.92			
	127409	\$ 2,262,860.92	4.07%		
Investments					
Kent Co. Pool - General	Pooled	\$ 1,194,237.11	4.10%		
Michigan Class	Pooled	\$ 1,825,148.67	5.40%		
CIBC	CD	\$ 550,000.00	5.20%	365 Days	6.4.2024
Consumers Credit Union	CD	\$ 315,416.31	4.50%	18 Mos.	10.4.2024
		\$ 3,884,802.09			
GENERAL FUND TOTAL		\$ 9,484,349.51			
Kent Co. Pool - ARPA Funds	Pooled	\$ 2,224,876.52	3.99%		
DIVISION AVE CORRIDOR		\$ 27,056.53			
TRUST & AGENCY		\$ 77,807.10			
TAX FUND		\$ 656.41			
PETTY CASH		\$ 256.25			

WATER & SEWER					
Bank		Amount	APR	Term	Maturity Date
Macatawa Bank	Checking	\$ 1,675,592.57	4.07%		
Kent Co. Pool	Pooled	\$ 9,625,022.86	3.99%		
Michigan Class	Pooled	\$ 1,697,250.05	5.40%		
Consumers Credit Union	Share	\$ 27.74			
Consumers Credit Union	MMM	\$ 373,314.24	3.50%		
Huntington Investments	Meeder PF	\$-			
Choice One Bank	CD	\$ 1,002,774.76	5.13%	12 Months	6.1.2024
West MI Community Bank	CDars	\$ 527,179.24	4.75%	52 Weeks	6.6.2024
West Mi Community Bank	CD	\$ 750,000.00	5.25%	365 Days	7.20.2024
CIBC USA Bank	CD	\$ 1,013,066.66	5.40%	365 Days	8.9.2024
Horizon	CD	\$ 1,081,139.20	5.06%	365 Days	9.19.2024
Mercantile Bank of MI	CD	\$ 1,056,422.64	5.25%	365 Days	10.23.2024
Flagstar Bank	CD	\$ 1,029,019.47	5.08%	12 Months	11.7.2024
First National Bank of A	CD	\$ 523,813.36	4.40%	18 Months	12.17.2024
Flagstar Bank	CD	\$ 1,059,556.17	5.08%	17 Months	3.3.2025
Macatawa Bank	CD	\$ 779,535.61	4.31%	13 Months	3.17.2025
Michigan First CU	CD/Share	\$ 751,259.04	5.15%	12 Months	3.21.2025
Choice One Bank	CD	\$ 762,340.86	5.12%	12 Months	4.10.2025
Horizon Bank	CD	\$ 615,258.72	4.89%	12 Months	5.13.2025
Union Bank	CD	\$ 800,000.00	5.25%	12 Months	5.22.2025
Restricted W&S Fees	Committed	\$ 25,122,573.19			



MEMO

Staff Communication

DATE: July 8th, 2024

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

RE: Alexander Trails PUD – Major Amendment – Public Hearing

SUMMARY OF TOPIC:

The applicant is requesting a major PUD amendment for modifications in Phases I-VIII for Signature Development/Eastbrook Homes. Alexander Trails had previously been approved in 2020, but the covid pandemic caused delays in initiating the project until now, so the site plan, site condo and plat approvals expired. The PUD zoning is still in place (that doesn't expire), and the applicant submitted a revised set of plans (dated 5/14/2024) that modify certain aspects of the layout, add new housing types, and change some setbacks, thus the amendment.

At the June 27th Planning Commission meeting, the commissioners approved the resolution for, and made a positive recommendation to approve the PUD amendment to the Board of Trustees with the conditions of approval outlined in the "Staff Recommendation" section of this memo.

The tentative preliminary plats for individual phases all need to be considered separately by the Planning Commission and Township Board after the development standards are set by an approved PUD site plan. The applicant has submitted the plat phases 1 & 2 for review at the July 25th Planning Commission meeting. The condominium portion of the plan is considered to be approved along with the site plan and PUD amendment.

The project generally retains its original street layout with three neighborhoods separated by greenways along Plaster Creek as approved in 2020. Several changes are notable, including integration of “terrace” housing along the eastern side of the plan rather than just townhouses, and adding a cluster of townhouses in the central area.

The overall project features 404 single-family homes including:

- 190 platted detached homes,
- 40 condominium detached homes with detached garages (AKA “terrace” homes),
- 66 condominium attached single-story “ranch” homes,
- 108 condominium two-story attached homes (townhomes).

The plan includes 16.7 miles of roads (11.7 miles public and 5 miles private), and 49.9 acres of open space (approximately one-third of the overall area, but includes wetland and stormwater retention basin area acreage). Seven open space park activity areas have been identified, and a trail system runs along the greenways adjacent to Plaster Creek.

Surrounding Zoning:

	NORTH: PUD/RL-14	
WEST: PUD/RL-14	SUBJECT PARCELS	EAST: RL-14
	SOUTH: 76 th Street/A-R	

PROCESS

Review of the PUD amendment application is subject to the following process:

1. Preliminary PUD plan review and Planning Commission approval based on Section 11.1 (April 25th, 2024)
2. Final PUD site plan amendment review based on Section 25.3 and a public hearing held by the Planning Commission (May 23rd, 2024)
4. Review by the Township Board at first reading. (June 10th, 2024)
5. Review, public hearing, and approval of the final PUD plan and rezoning by the Township Board at second reading. (July 8th, 2024)

FINANCIAL IMPACT:

The major PUD amendment will lead to initiation of a major housing project in the township that includes extension of water utilities approximately a mile along 76th Street. Four hundred homes will be built over the next 8-10 years and allow for increases in population (at three per household on average that's 1,200 people), and higher economic activity in local shopping areas. Demand for police protection and emergency services will increase along with the population.

BUDGET ACTION REQUIRED:

N/A.

STAFF RECOMMENDATION:

The Planning Commission approved the site plan and will consider a resolution that recommends approval of the major PUD amendment with the following conditions of approval:

1. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA
 - b. Fire Department
 - c. Kent County Road Commission
 - d. Kent County Drain Commission
2. The photometric plan shall be revised:
 - a. Show the setback distances of the proposed light poles to the property lines.
To be reviewed and approved administratively.
 - b. Any fixture or luminaire with a lamp shall be a full cut-off type fixture.

Staff recommends approval of the proposed amendment.

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

**RESOLUTION NO. PC-24-06-27
ALEXANDER TRAILS PUD AMENDMENT**

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on June 27th, 2024 at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present: Giarmo, Rober, Thomas, Billips, Wiersema

Member Absent: Haagsma, Waayenberg

The following Resolution was offered for adoption by Planning Commissioner Billips and supported by Planning Commissioner Rober to document the findings and the approval by the Gaines Charter Township Planning Commission ("PC") regarding a request made by Eastbrook Homes to amend a previously approved Alexander Trails PUD.

STATEMENT OF FINDINGS

Section I General Background:

1. The Planning Commission is authorized to review and recommend amendments for Planned Unit Development site plans and associated private streets to the Township Board of Trustees for consideration.
2. The PUD is legally described as:

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, Sienna 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 69.28 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 1786.97 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 137.50 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°56'05"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.

3. The development will include 440 homes in a mix of 190 platted detached homes, 40 condominium detached homes with detached garages (AKA "terrace" homes), 66 condominium attached single-story "ranch" homes, 108 condominium two-story attached home (townhomes) units on a ca. 149-acre total project area.
4. Private streets within the amended PUD meet dimensional requirements under the Zoning Ordinance.
5. The PUD will be developed according to the Final Amended PUD Plan dated May 1st, 2024.
6. The Planning Commission held a public hearing on the PUD amendment on May 23rd, 2024.

REVIEW FINDINGS

Based on the material and plans submitted, a review of the relevant portions of the Gaines Charter Township Zoning Ordinance ("the Zoning Ordinance"), the applicant's presentations at the public hearing, Township Staff's recommendation, and other factors, the Planning Commission hereby adopts the following findings:

Section 11.1 Planned Unit Development General Review Standards

A. Consistency with Master Plan and Zoning Ordinance: meets standard. The parcel is currently zoned Planned Unit Development. The current site plan is similar to the plan approved in 2020 with some changes to road layout, housing types, and setbacks.

The Future Land Use Plan designates 1451 and 2701 76th Street as Suburban Residential, and 7110 Terra Cotta as Village Residential. The layout of the PUD meets these land use goals with single family detached home use across all parcels. Overall net density is 3.12 but varies across the development with neighborhoods of specific housing types, so the plan provides a diversity of housing types and home

sizes. The deviations from the Suburban Residential designation include the cluster of townhouses near the center of the development and the three blocks of “Terrace” homes along the eastern edge, which have a higher density if taken in isolation.

B. Aesthetics: meets standards. The applicant has submitted a pattern book that indicates a variety of homes will be available to customers. In general, Eastbrook homes are aesthetically pleasing with good quality exterior materials and architectural detailing. Most of the single-family detached home types are front-loaded with two bay garages; the Township encourages home plans that recess garages and feature front porches to encourage community interaction.

Landscaping meets standards. Landscaping plans show street trees planted at ca. 70 to 140-foot intervals along the streets. Landscaping requirements under Section 16.13 Residential Landscaping require one canopy tree for every 80 feet of lot frontage; overall the number of trees meets the ordinance standard. The landscaping plans show four species to be utilized.

C. Compatibility with Adjacent Uses: meets standard. The surrounding uses are predominantly residential to the north and west. The Future Land Use Plan for the surrounding area is for transition to Suburban or Village Residential housing over the course of time.

D. Density: meets standard. The project consists of 404 units on 149.2 acres, which is a gross residential density of approximately 2.7 units per acre. Once rights-of-way, wetlands and floodplain, and utility easements are subtracted, the net residential density is ca. 3.14 dwelling units per acre. Net residential density guidelines in Suburban Residential areas under the Master Plan are for 1-4 units per acre.

E. Traffic: meets standard. The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:

1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.
2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
3. All points of ingress and egress to the project shall be located and designed to maximize safety.

The increase in residential use on the parcel will certainly increase traffic, primarily to 76th Street, but Hidden Knoll to the west and Terra Cotta/Sienna Drive to the north will also likely see increases when the neighborhoods north of Plaster Creek are built. Within the development, the road network provides for circulation and connection to 76th Street on the south, Hidden Knoll to the west, Terra Cotta/Sienna Drive to the north, and a stub for future connection to undeveloped land to the east. Sidewalks are indicated on both sides of the roads throughout the development except locations the Planning Commission found them unnecessary. The main entrance onto 76th Street will be designed based on Kent County Road Commission standards.

F. Protection of the Natural Environment: meets standard. The Plaster Creek corridor and adjacent wetlands cut through the middle of the site. The site plan avoids these corridors by maintaining 160-300 foot buffers and preserving the existing trees within them. A bridge crossing will be necessary to connect to Terra Cotta/Sienna Drive to the north.

G. Schools Impact: meets standard. The project area is split by the boundary between the Kentwood and Caledonia School Districts. There will certainly be an impact on schools; it is anticipated that Gaines Charter Township will continue to grow with an increase in family households with school-age children. The streets are adequately sized to safely pick up and drop off school age children and sidewalks are placed along roadways for kids to use to get to bus stops.

H. Public Facilities: The Planning Commission shall consider the impact a project will have on:

1. Public safety and protection services.
2. Water and sewer facilities.
3. The costs for such services.

Meets standards. The project is located approximately two miles from the Dutton Fire Department and Sheriff's Department, so response times are anticipated to be adequate. The Township Engineer and Fire Inspector have reviewed the site plan and access will be adequate.

I. Water, Sewer, and Drainage Systems: meet standards, conditions recommended. Water utilities will be extended by the developer from a stub within the 76th Street right-of-way near the Crystal Springs entrance, and sewer will require that a lift station be installed to push waste to sewer lines between Hidden Knoll and Terra Cotta. The applicant shall be required to comply with all the requirements of the Township Engineer during the final site plan review.

J. Open Space: meets standard. The development includes a relatively high percentage of open space in gross terms at 49.9 acres, about a third of the overall development. The most sensitive wetland areas along Plaster Creek will not be impacted by development. Specific pathways through the Plaster Creek corridor are indicated as "natural" paths implying an unimproved trail.

Developed open space includes community gathering areas, play equipment, a dog park, open lawn areas, and a trail system.

K. Non-Motorized Transportation Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.

Meets standard. Pathways along the Plaster Creek corridor are demarcated and described as "cleared hard-pack trail".

Section 25.6 Site Plan Review Standards

A. Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

Meets standard, conditions recommended. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Building: The proposed architectural designs of the homes and building materials to be used are compatible with the surrounding area.

Dumpster Enclosure: Trash will be picked up at individual residences.

Lot Dimension modifications:

Minimum lot area is 8,500 square feet.

Minimum lot width is 65 feet.

1. Setbacks are as follows:

a) Single Family Detached Homes (Platted)

- i) Front Yard = 25 feet
- ii) Side Yard = 5 feet/12-foot minimum building separation
- iii) Rear Yard = 25 feet

b) Terrace Home Condos

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 8 feet Building to Sidewalk
- ii) Side Yard = 10 feet Building Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

c) Two-Story Condos (Front Entry Garage) Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

d) Two-Story Condos (Rear Entry Garage) Setbacks

- i) Front Yard = 10 feet Building to Public Road R.O.W. / 8 feet Building to Sidewalk
- ii) Side Yard = 14 feet Building Separation / 10 feet Garage to Garage Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

e) Ranch Condominium Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

Parking: The parking requirements are met at one parking space per residential unit. Eleven spaces are indicated in the Park 4 and Park 5 areas.

Signage: Two (2) matching community identification signs are indicated on the site plan at the main entrance on 76th Street, but no details on requested size are indicated. Signs will be administratively reviewed and meet zoning ordinance regulations for Subdivision Identification signs.

Lighting: A lighting plan has been submitted in accordance with Section 18.5. Streetlights are proposed at intersection corners, and light levels in these areas are anticipated to be a maximum of 1.4 footcandle. The light poles are compliant with the height requirements at 14 feet tall. The light can be adjusted between 2,700K and 5,000K; the Township encourages lights to be set at the warmer white Kelvin range at 3,500K maximum.

It is not clear whether the poles meet the requirement to be set 10 feet from property lines as the photometric plan is not to scale, nor is it clear if this model of streetlight is a full cutoff fixture. Conditions to clarify these items are recommended.

Landscaping: A landscaping plan has been submitted in accordance with Section 16.3, see comments above for trees along private roads.

Regarding 16.3.B Residential Buffers, landscape buffers are indicated along 76th Street where residential yards are adjacent to the road right-of-way. It is not clear if those buffers lie within the overhead utility easements (which may not allow landscaping beneath), nor are the species noted.

Street Names: Remain undetermined, but will meet KCRC requirements.

B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.

Meets standard. Please Review Standard 11.1 (A) above.

C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the Master Plan. If the Planning Commission determines that the standards of review for Sections 11.1 and 25.6 are met, compliance with the ordinance will be achieved.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. The proposed final PUD has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Meets standard. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. An extensive area along Plaster Creek will be preserved, as will woods at the northwest corner, and on the Terra Cotta parcel. Overall, there is ca. 19 acres of wetlands and floodplain conserved that can be used for passive recreation, and ca. 49.9 acres of open space.

F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.

Meets standard. The surrounding properties are predominantly undeveloped except along 76th Street and at the connection to Terra Cotta. One area of potential nuisance for residents is the light generated by Revolution Farms to the east which will likely spill into the eastern portions of the development.

G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.

Meets standard, condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector. The Fire Inspector has brought it to the attention of the developer that after 30 house units, a secondary road connection will be required to be made.

H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.

Meets standard. Traffic within the development will be served by both public and private streets. Four access points are planned, one at each cardinal direction and connecting to 76th Street, Hidden Knoll, Terra Cotta, two potential future connections via currently vacant land to the west, and one to the east. Within the development itself, the street plan has been designed to adequately move traffic internally. All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

It is likely that traffic will increase along Terra Cotta/Sienna when the road is connected and as the project gets developed since that is a natural corridor to access 68th Street.

I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.

Meets standard. The site plan has been designed to promote pedestrian circulation throughout the development. All public roads are served by sidewalks.

J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Meets standard, condition recommended. Stormwater and utility plans are subject to review and approval by the Township Engineer.

K. Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.

Meets standard, condition recommended. The Kent County Road Commission may require a traffic study during its review of access to the development. A focus on improvements to 76th Street would be welcome by Township residents.

L. Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.

Not applicable.

M. Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Meets standard. The site plan has been designed to promote the goals and intent of the Zoning Ordinance and Master Plan. The development proposes a mix of housing types in a suburban single family home setting. The proposed development intends to preserve wetlands and reduce the limits of disturbance along the Plaster Creek corridor.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has determined that the preceding findings support the approval of the major PUD amendment for modifications to the Alexander Trails PUD site plan, including changes to the site layout and modification of the setbacks.

Planning Commission recommends that PUD amendment approval is subject to the following conditions:

1. Final plat, site condominium or condominium approval by the Planning Commission and Township Board of Trustees shall be required for each phase of the PUD.
2. The photometric plan shall be revised:
 - a) Show the setback distances of the proposed light poles to the property lines. To be reviewed and approved administratively.
 - b) Any fixture or luminaire with a lamp shall be a full cut-off fixture.
3. Two (2) matching community identification signs allowed at the main entrance on 76th Street, dimensions will be per Township sign ordinance for residential developments.
4. Secure all Township department and outside agency approvals:
 - a) Township Engineer/BGUA
 - b) Fire Department
 - c) Kent County Road Commission
 - d) Kent County Drain Commission
 - e) Department of Environment Great Lakes and Energy

The vote on the motion to adopt this Resolution and Conditions of approval was as follows:

YES: Giarmo, Rober, Billips, Thomas, Wiersema

NO: None

ABSTAIN: None

RESOLUTION DECLARED:

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on June 27th, 2024.

Respectfully submitted,



Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: June 27, 2024

17400405-20240501-Rendering 05/01/2024 @ 4:26 pm

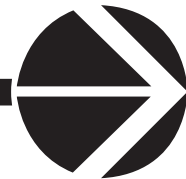


ALEXANDER TRAILS

ILLUSTRATIVE SITE PLAN

project number: 17400405

May 01, 2024



North

0'

100'

200'

400'

Scale: 1"=200'





NOTES

NUMBERED LOTS	=	PLAT
ALL OTHER BUILDINGS	=	CONDOMINIUMS

ALEXANDER TRAILS

PHASING EXHIBIT

project number: 17400405

May 01, 2024



North 0' 100' 200' 400' Scale: 1"=200'



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

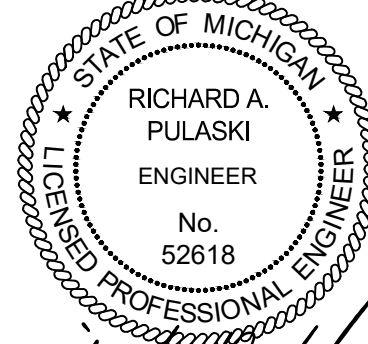
REVISIONS:
Title: Site Plan Submittal
Drawn: JMW/JS Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/SDC Checked: RP Date: 5/01/24

ALEXANDER TRAILS

Existing Site Conditions Plan

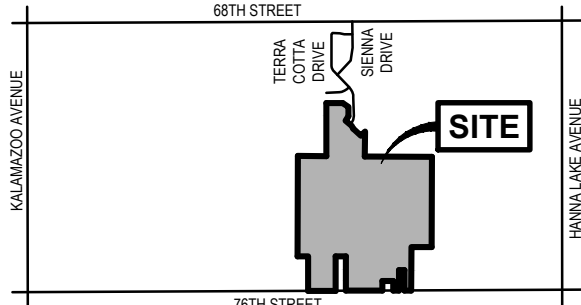
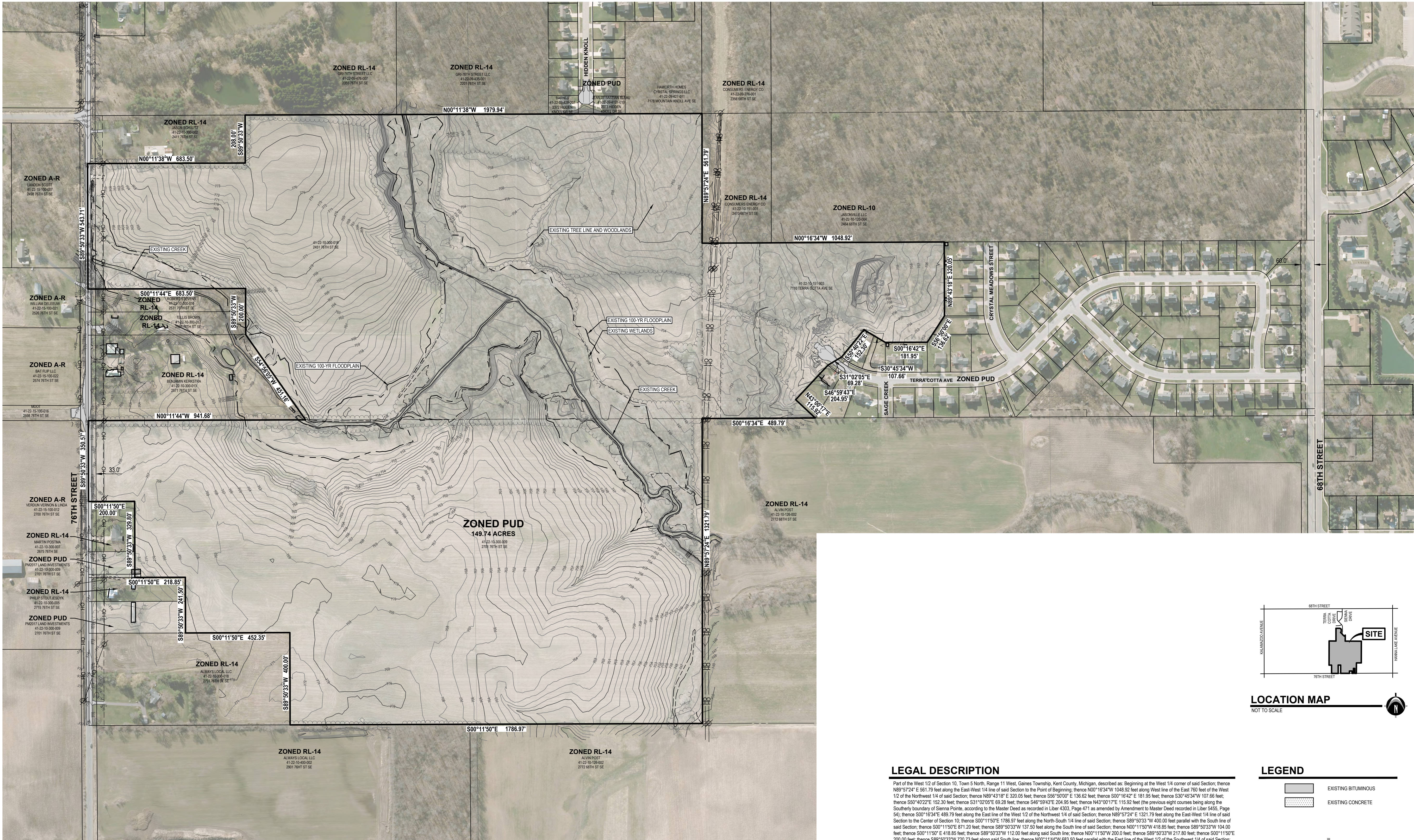
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
17400405

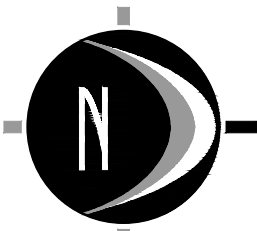
SHEET NO:
C-201



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE



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

LEGAL DESCRIPTION

Part of the West 1/2 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at the West 1/4 corner of said Section; thence N89°57'24" E 561.79 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N00°16'34" W 1048.92 feet along West line of the East 760 feet of the West 1/2 of the Northwest 1/4 of said Section; 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 115.52 feet (the previous eight courses being along the Southerly boundary of Siena Pointe, according to the Master Deed as recorded in Liber 4303, Page 471 as amended by Amendment to Master Deed recorded in Liber 5455, Page 54); thence S00°16'34" E 489.79 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section; thence N89°57'24" E 1321.79 feet along the East-West 1/4 line of said Section to the Center of Section 10; thence S00°11'50" E 1786.97 feet along the North-South 1/4 line of said Section; thence S89°50'33" W 400.00 feet parallel with the South line of said Section; thence S00°11'50" E 811.20 feet; thence S89°50'33" W 137.50 feet along the South line of said Section; 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 200.0 feet; thence S89°50'33" W 217.80 feet; thence S00°11'50" E 200.00 feet; thence S89°50'33" W 720.73 feet along said South line; thence N00°11'44" W 683.50 feet parallel with the East line of the West 1/2 of the Southwest 1/4 of said Section; thence S89°50'33" W 200.00 feet; thence S00°11'44" E 683.50 feet; thence S89°50'33" W 543.71 feet along the South line of said Section; thence N00°11'38" W 683.50 feet parallel with the West line of said Section; thence S89°50'33" W 226.00 feet; thence N00°11'38" W 1979.94 feet along said West line to the Point of Beginning. Contains 159.16 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof.



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.

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:

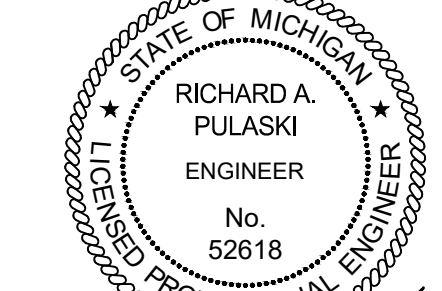
Title: Site Plan Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/SDC Checked: RP Date: 5/1/24

ALEXANDER TRAILS

Overall Site Layout Plan

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

STAMP:

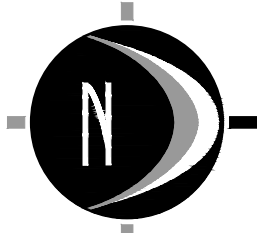


PROJECT NO:
17400405

SHEET NO:
C-205

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)



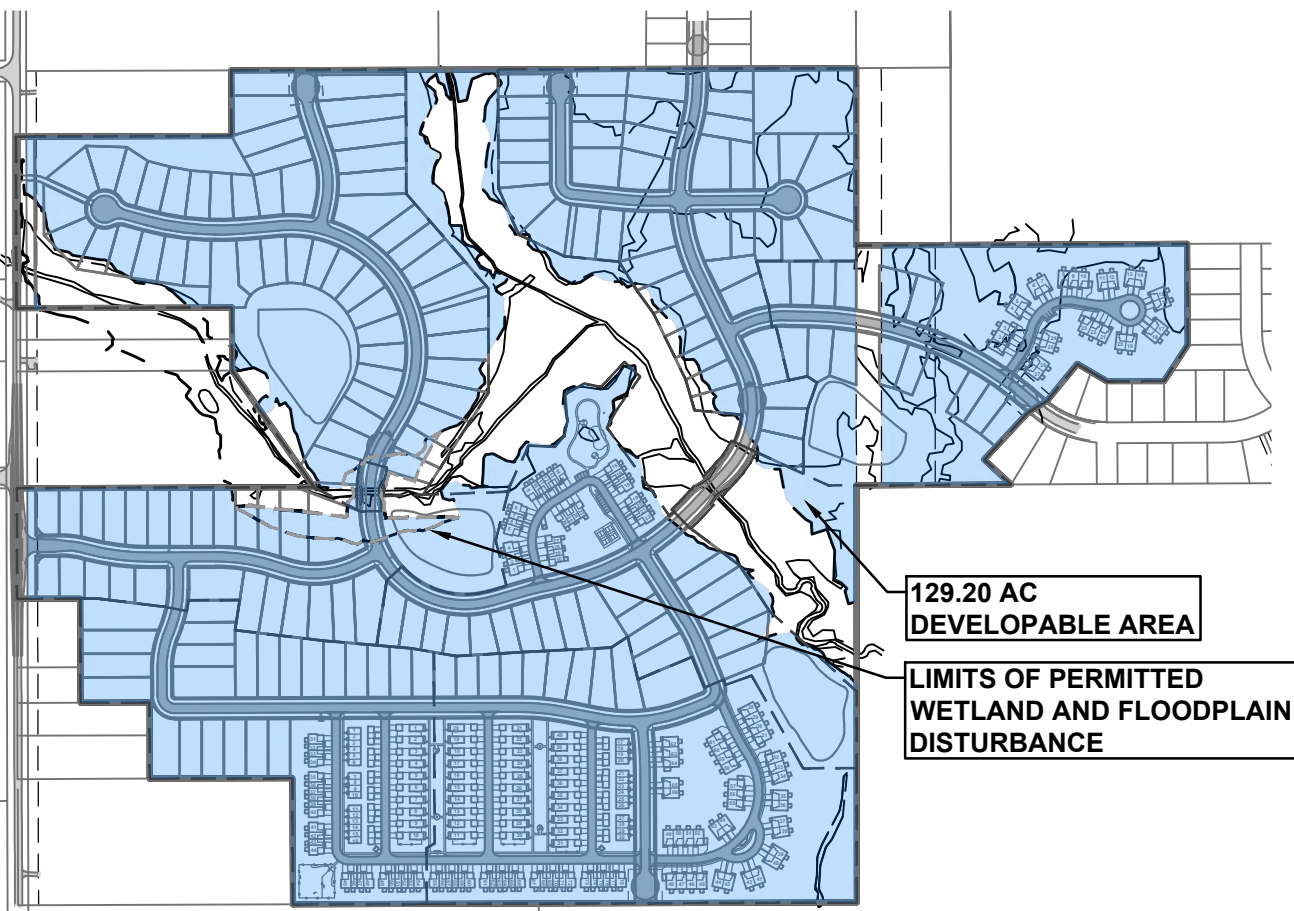
0' 100' 200' 400'
SCALE: 1" = 200'

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 (12 FT. MIN. BUILDING SEPARATION)
C) REAR YARD = 25 FT.
MINIMUM SETBACKS BY UNIT TYPE (ALL SETBACK DIMENSIONS MEASURED TO FOUNDATION)
TERRACE UNIT SETBACKS
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.
= 8 FT. BUILDING TO SIDEWALK
B) SIDE YARD = 10 FT. BUILDING SEPARATION
C) REAR YARD = 20 FT. GARAGE TO EDGE OF PRIVATE ROAD
TWO-STORY CONDOS (FRONT ENTRY GARAGE) SETBACKS
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.
= 26 FT. GARAGE TO EDGE OF PRIVATE ROAD
B) SIDE YARD = 14 FT. BUILDING SEPARATION
C) REAR YARD = 25 FT.
TWO-STORY CONDOS (REAR ENTRY GARAGE) SETBACKS
A) FRONT YARD = 10 FT. BUILDING TO PUBLIC ROAD R.O.W.
= 8 FT. BUILDING TO SIDEWALK
B) SIDE YARD = 14 FT. BUILDING SEPARATION
= 10 FT. GARAGE TO GARAGE SEPARATION
C) REAR YARD = 20 FT. GARAGE TO EDGE OF PRIVATE ROAD
RANCH CONDOMINIUM SETBACKS
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.
FRONT YARD = 26 FT. GARAGE TO EDGE OF PRIVATE ROAD
B) SIDE YARD = 14 FT. BUILDING SEPARATION
C) REAR YARD = 25 FT.
2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 149.74 ACRES (6,522,784 SQ. FT.) (EXCLUDING EX. 76TH ST. R.O.W.)
B) UNIT SUMMARY:
PLATTED SINGLE FAMILY LOTS = 190
4 UNIT TWO STORY CONDOS (REAR ENTRY) (3 BLDGS) = 12
6 UNIT TWO STORY CONDOS (REAR ENTRY) (3 BLDGS) = 18
4 UNIT TWO STORY CONDOS (FRONT ENTRY) (3 BLDGS) = 36
6 UNIT TWO STORY CONDOS (FRONT ENTRY) (7 BLDGS) = 42
2 UNIT RANCH CONDOS (16) = 32
3 UNIT RANCH CONDOS (8) = 18
4 UNIT RANCH CONDOS (4) = 16
TERRACE CONDOS = 40
UNIT TOTAL = 404
C) LENGTH OF ROADS = 16,723 LF TOTAL
11,727 LF PUBLIC
4,996 LF PRIVATE
D) OPEN SPACE = 49.90 ACRES (2,173,704 SQ. FT.)
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
3) DENSITY CALCULATIONS:
A) GROSS DENSITY = 2.70 DWELLINGS PER ACRE (404 / 149.74 ACRES SITE AREA EXCLUDING EX. 76TH ST. R.O.W.)
B) NET DENSITY: 3.12 DWELLINGS PER ACRE (404 / 129.20 AC)
TOTAL SITE ACREAGE = 150.41 AC
AREA OF EXISTING R.O.W. = 0.68 AC
AREA OF WETLANDS AND FLOODPLAIN TO REMAIN = 19.13 AC
AREA OF EXISTING UTILITY EASEMENTS = 1.40 AC
NET DEVELOPABLE AREA = 129.20 AC
4) PORTIONS OF THE SITE ARE WITHIN FLOODPLAIN BOUNDARIES.
5) 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.
6) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.

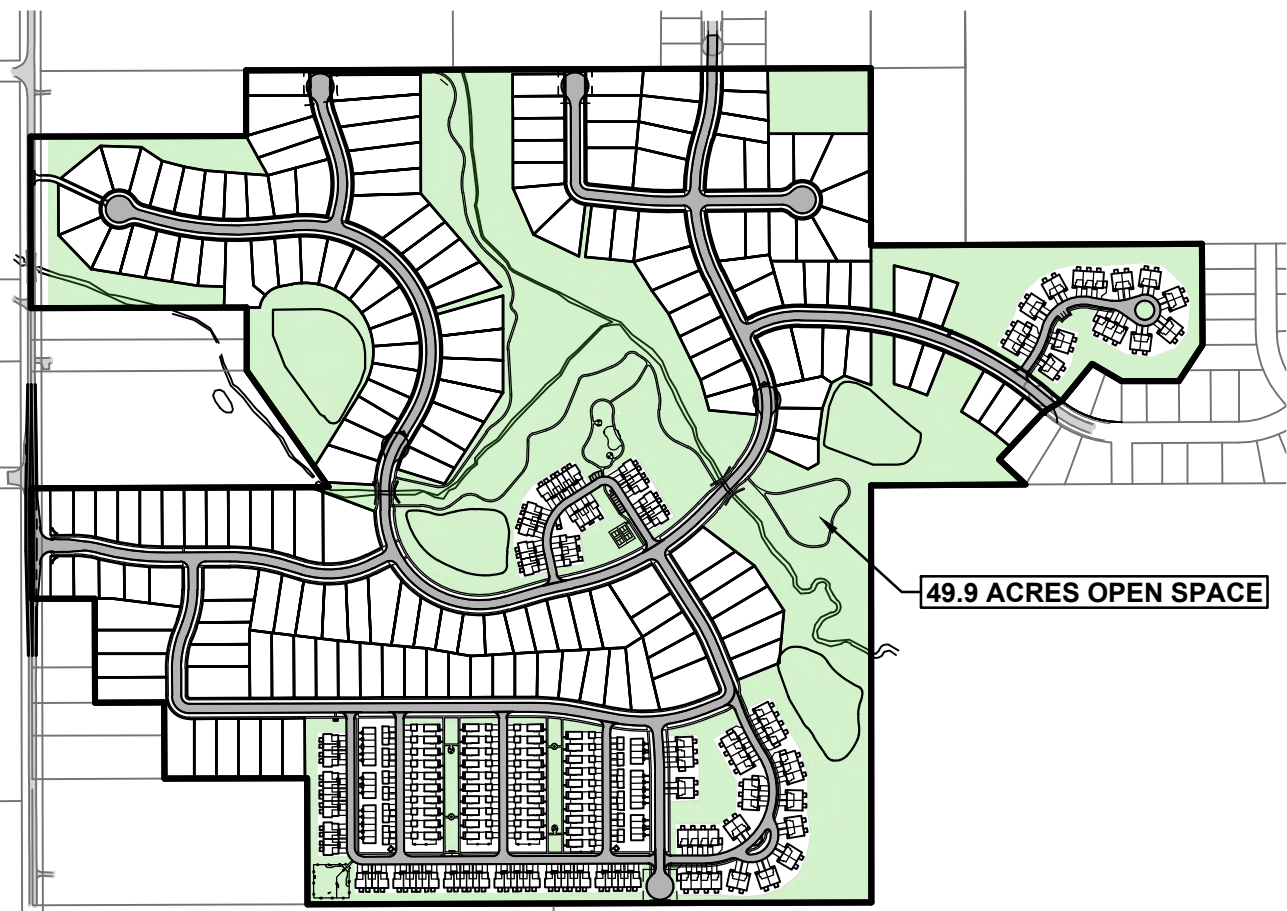
DEVELOPABLE AREA EXHIBIT

N.T.S.



OPEN SPACE EXHIBIT

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: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNY" 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.

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

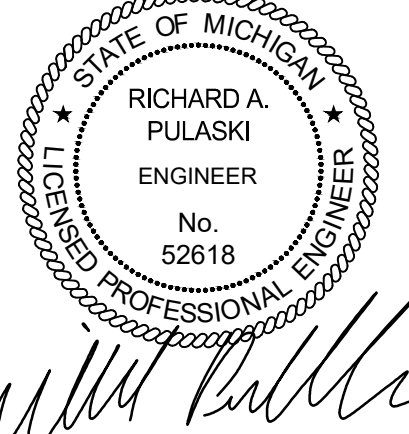
REVISIONS:
Title: Site Plan Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/SDC Checked: RP Date: 5/1/24

ALEXANDER TRAILS

South Site Layout Plan

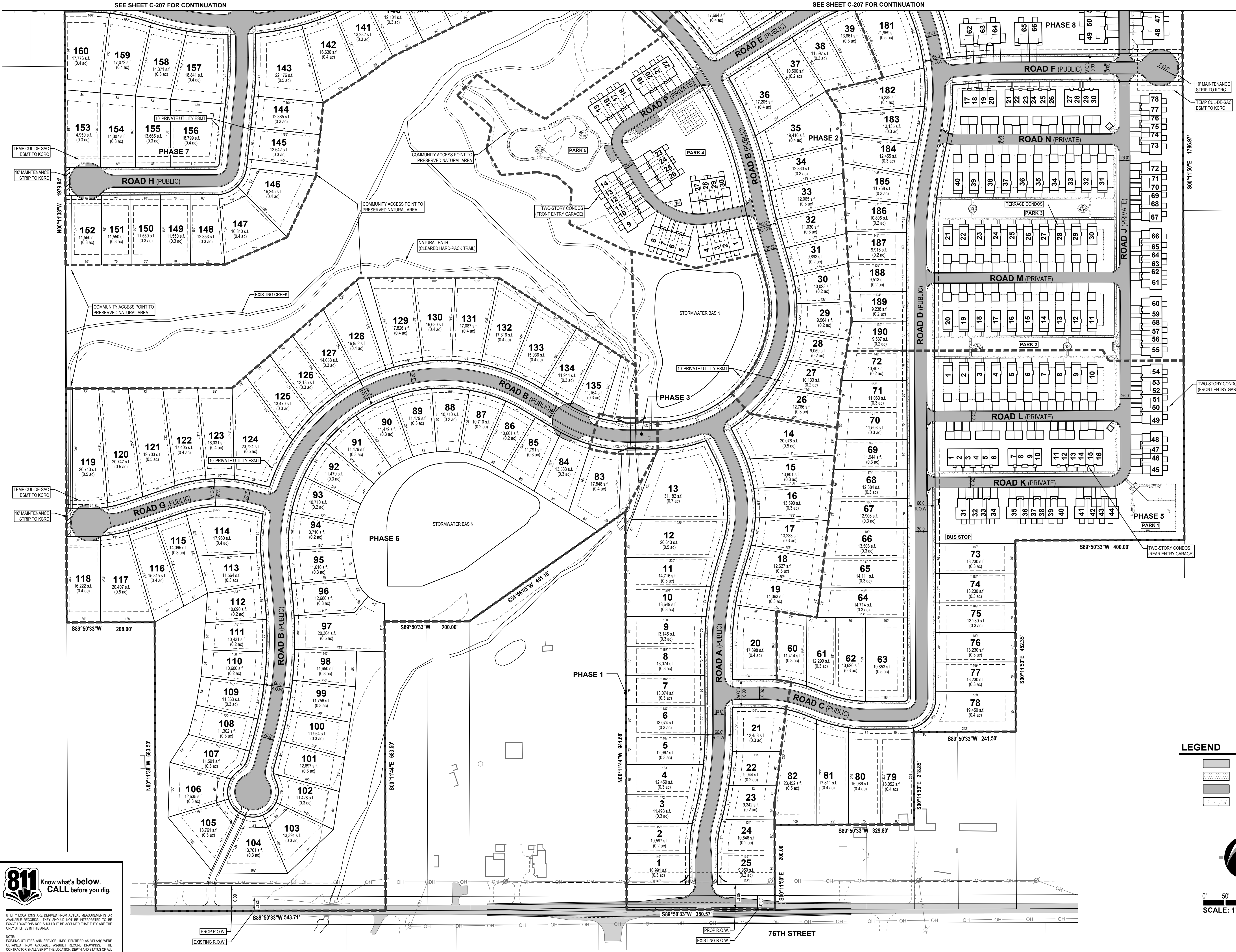
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
17400405

SHEET NO:
C-206



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 "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.

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

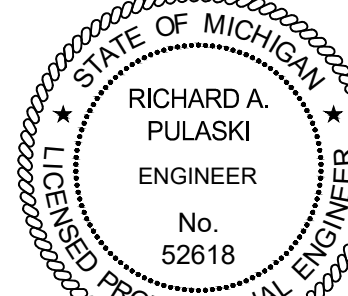
REVISIONS:
Title: Site Plan Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/S/D Checked: RP Date: 5/01/24

ALEXANDER TRAILS

North Site Layout Plan

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

STAMP:



PROJECT NO:
17400405

SHEET NO:
C-207



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

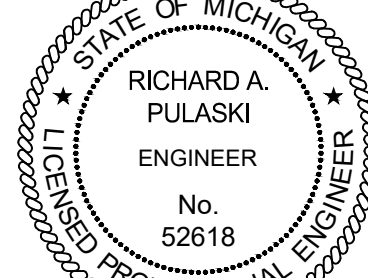
REVISIONS:
Title: Site Plan Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/DC Checked: RP Date: 5/01/24

ALEXANDER TRAILS

Grading & Utility Plan

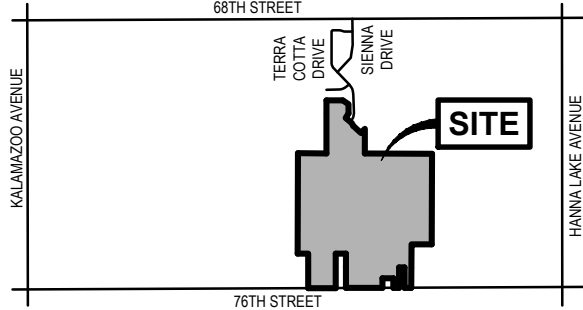
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

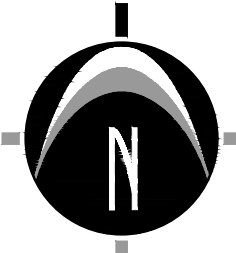


PROJECT NO:
17400405

SHEET NO:
C-300



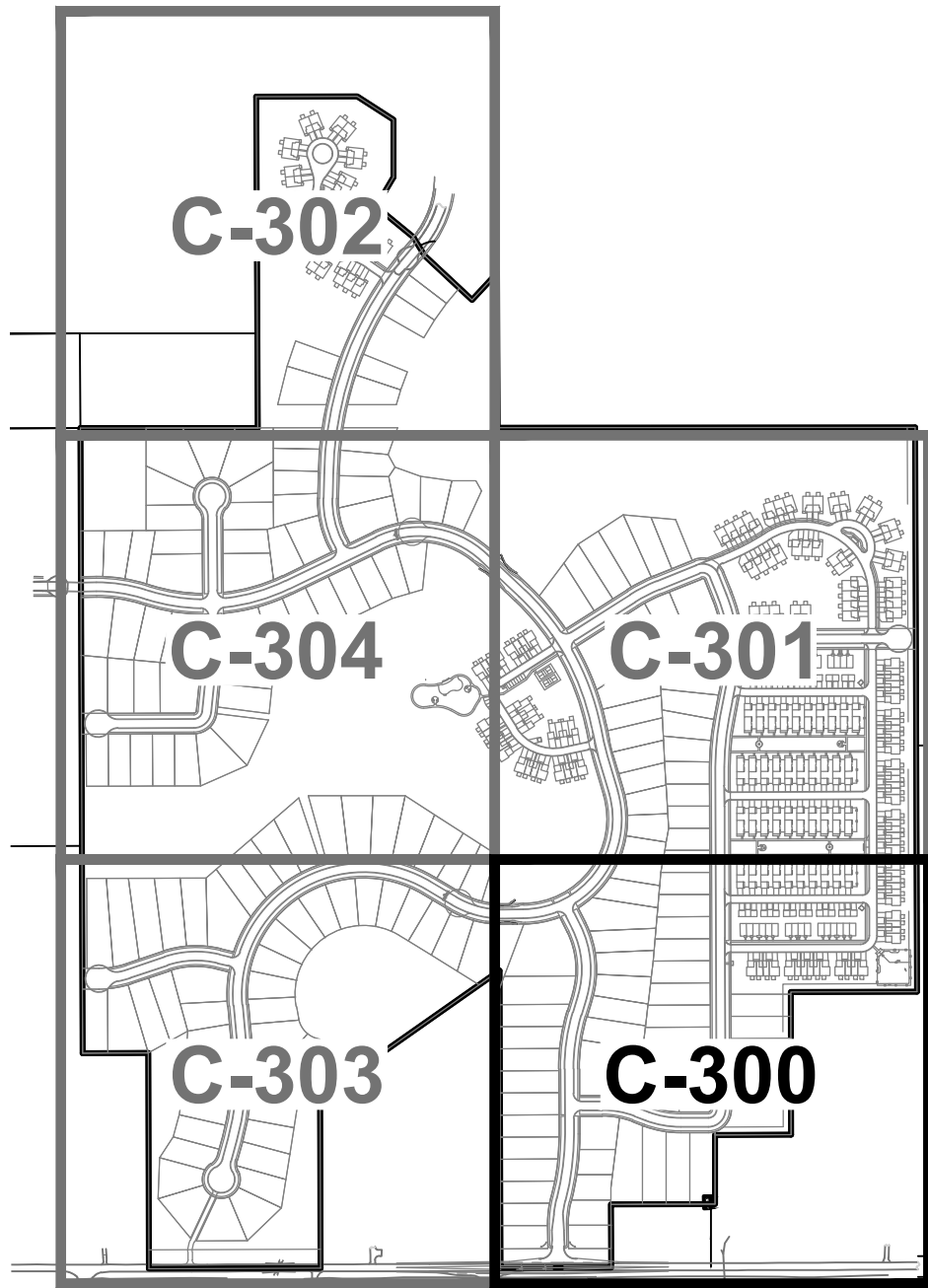
LOCATION MAP
NOT TO SCALE



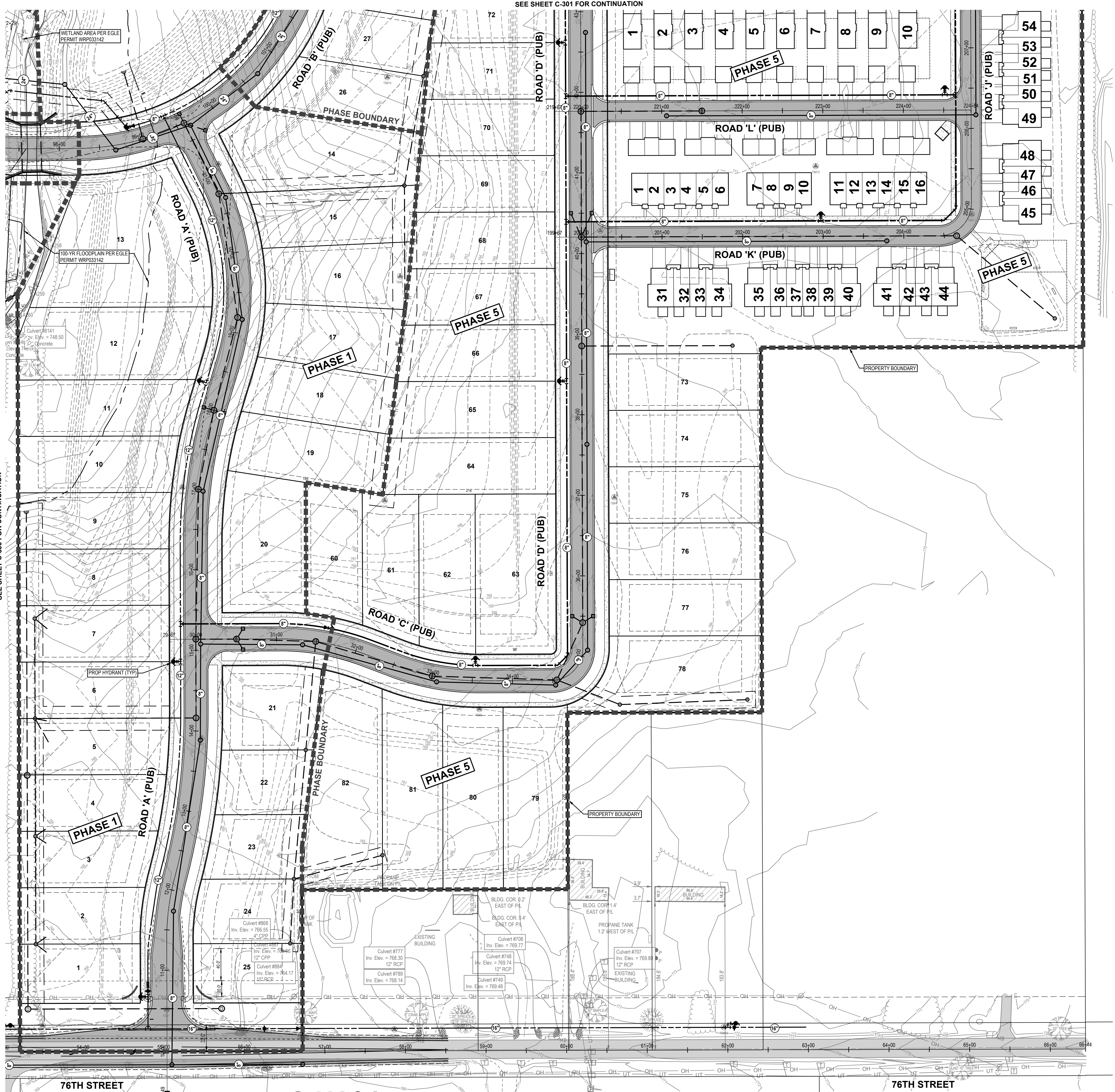
0' 25' 50' 100'
SCALE: 1" = 50'

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



KEY MAP
SCALE: 1"=60'



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: Site Plan Submittal		
Drawn: JM/WS	Checked: RP	Date: 2/29/24
Title: Revised Site Plan Submittal		
Drawn: JM/WS/DC	Checked: RP	Date: 5/01/24

LEGEND

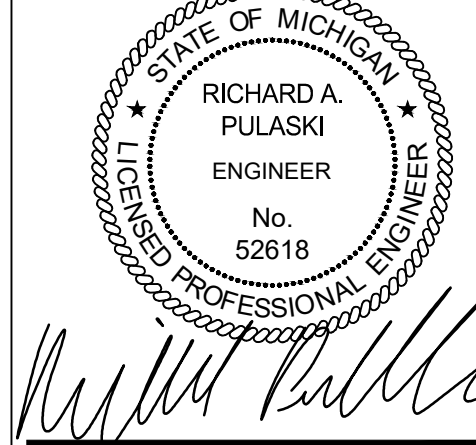
- | | |
|--|-------------------------------------|
| | EX. GRADE CONTOUR |
| | PROP. GRADE CONTOUR |
| | EX. BITUMINOUS |
| | EX. CONCRETE |
| | PROPOSED BITUMINOUS (STANDARD DUTY) |
| | PROPOSED CONCRETE (STANDARD DUTY) |
| | PROP. STORM SEWER |
| | PROP. SANITARY SEWER |
| | PROP. WATERMAIN |

ALEXANDER TRAILS

Grading & Utility Plan

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

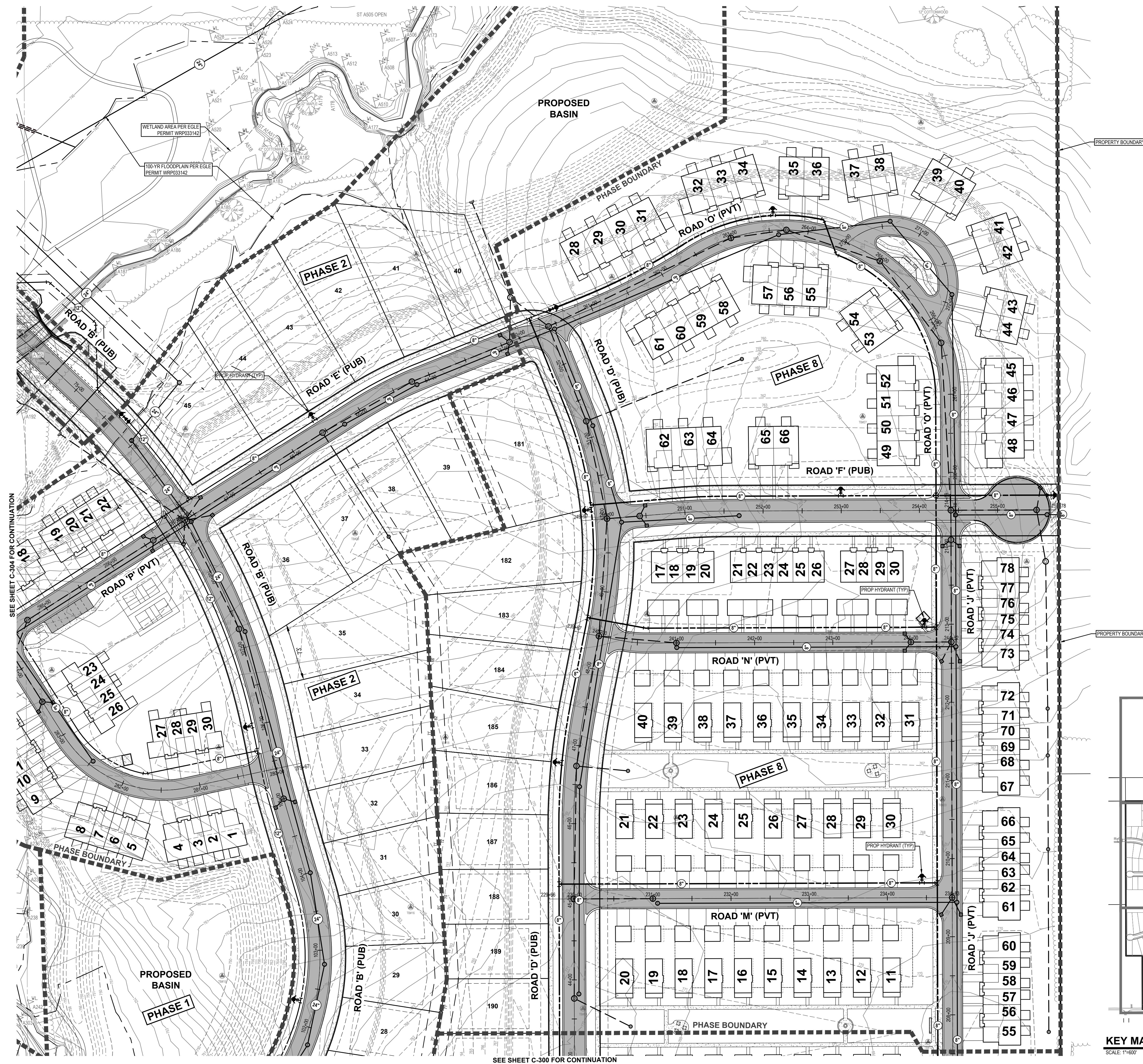
STAMP:



PROJECT NO:
17400405

SHEET NO:

C-301



REVISIONS:

Title: Site Plan Submittal	Drawn: JM/WS	Checked: RP	Date: 2/29/24
Title: Revised Site Plan Submittal	Drawn: JM/WS/DC	Checked: RP	Date: 5/01/24

[illegible]

ALEXANDER TRAILS

Grading & Utility Plan

PART OF SECTION 10, T5N, R10W,
CANINE TOWNSHIP, YENT COUNTY, MICHIGAN

SHEET NO:
C-302



ALEXANDER TRAILS

Grading & Utility Plan

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

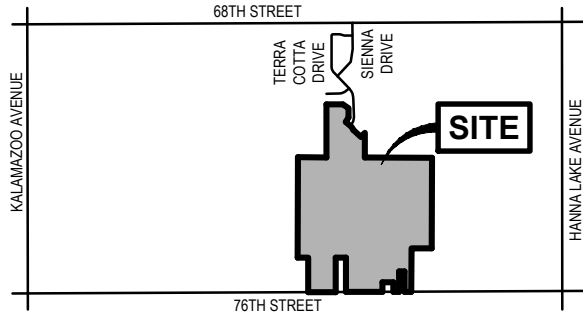
STAMP:

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

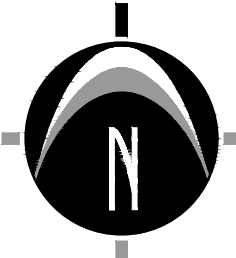
Richard A. Pulaski

PROJECT NO:
17400405

SHEET NO:
C-303



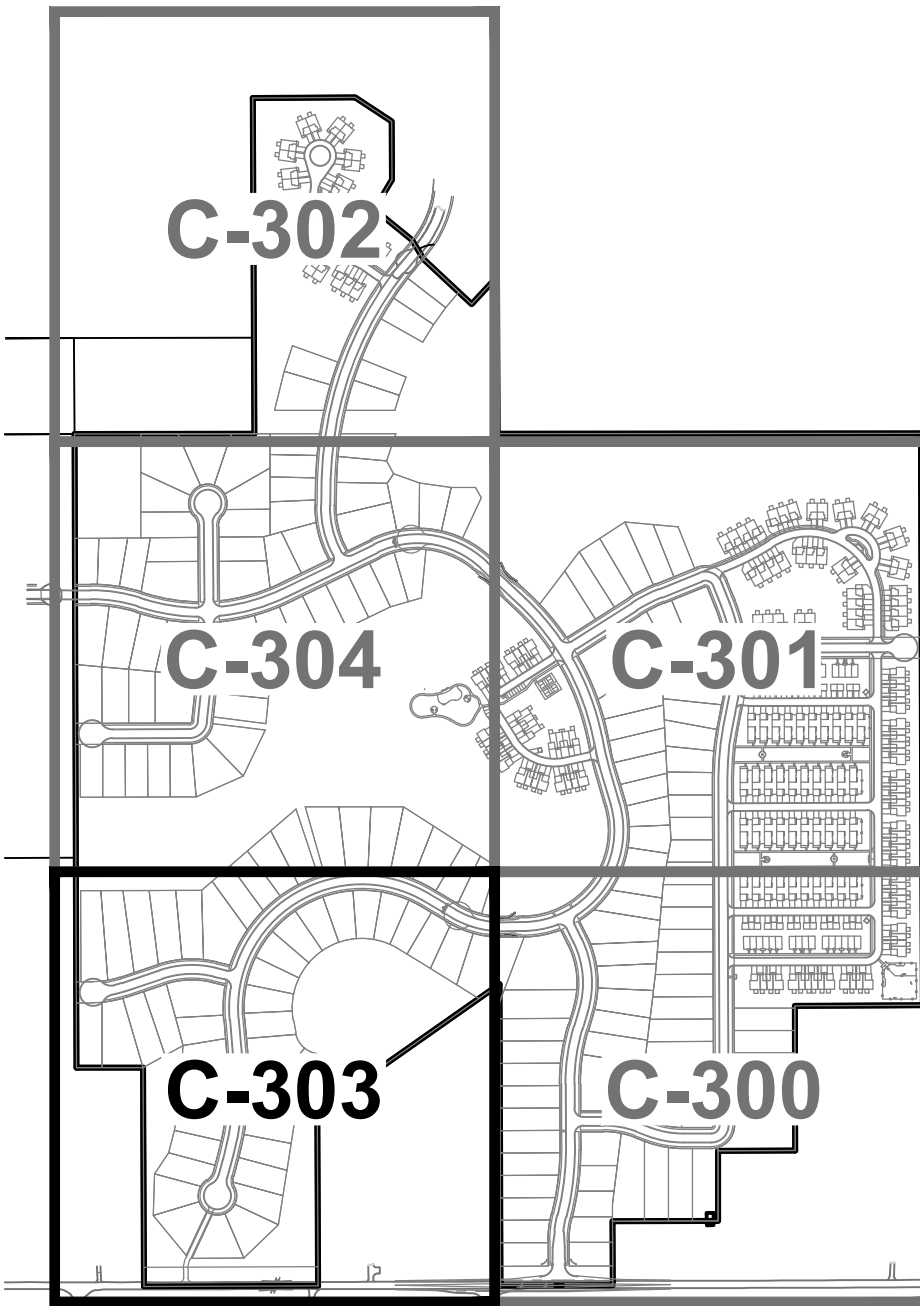
LOCATION MAP
NOT TO SCALE



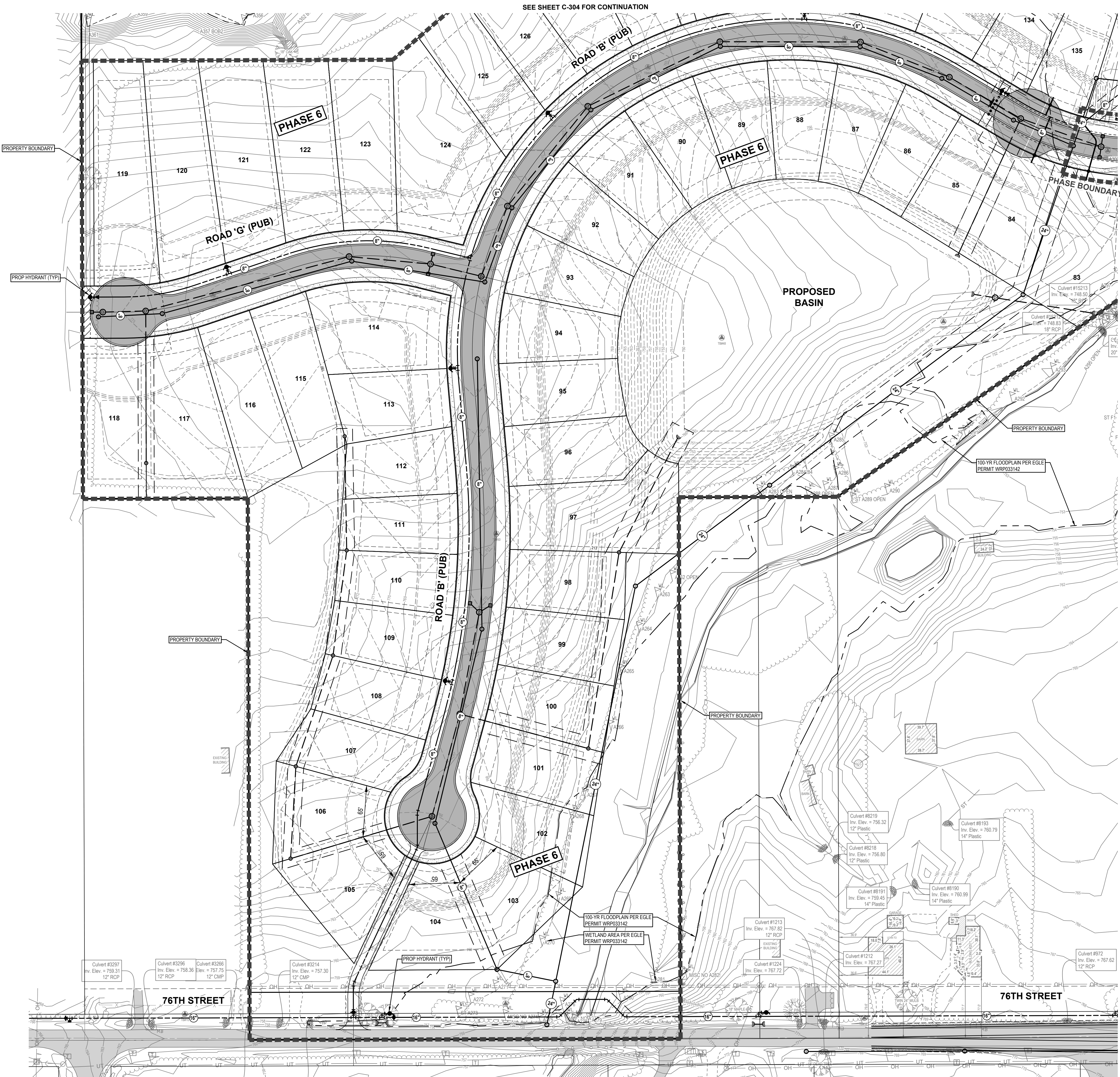
0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROP. STORM SEWER - 12" - XX"
- PROP. SANITARY SEWER - 8" & 24"
- PROP. WATERMAIN - 8" & 12"



KEY MAP
SCALE: 1"=600'





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:

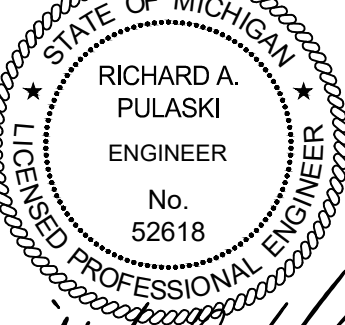
Title: Site Plan Submittal	Drawn: JMW/S	Checked: RP	Date: 2/29/24
Title: Revised Site Plan Submittal	Drawn: JMW/SDC	Checked: RP	Date: 5/01/24

ALEXANDER TRAILS

Grading & Utility Plan

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

STAMP:

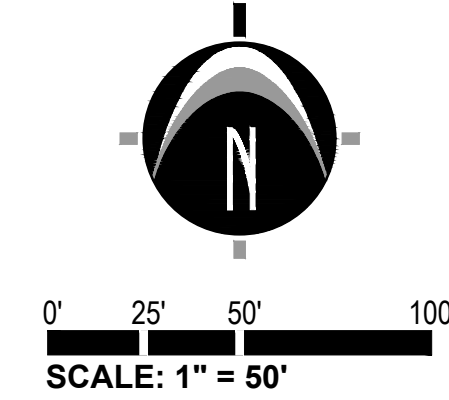
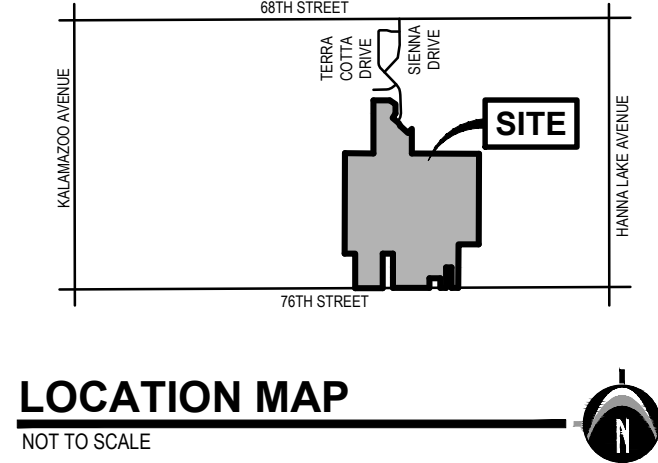
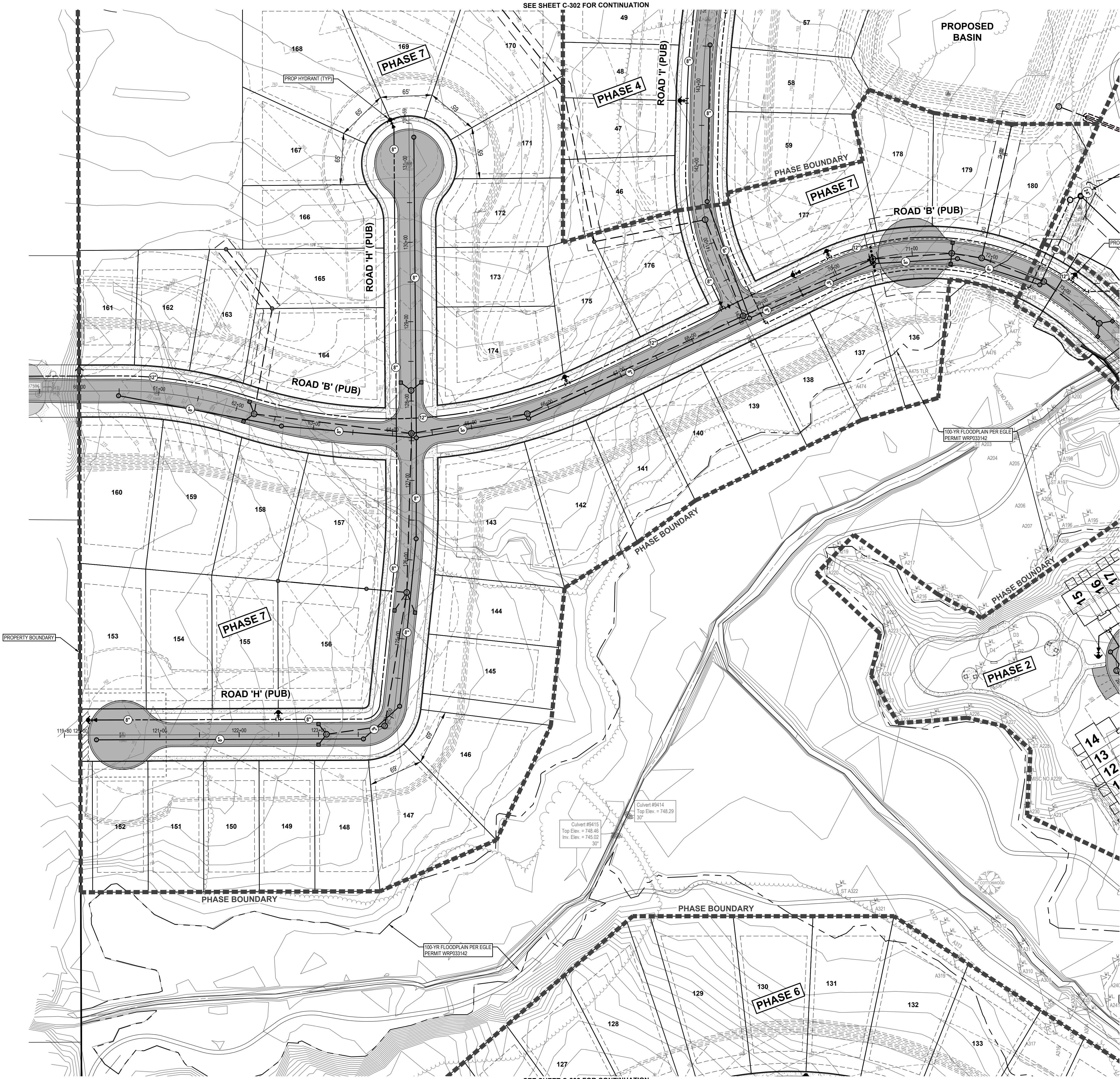


RICHARD A. PULASKI
ENGINEER
No. 52618
PROFESSIONAL ENGINEER

Richard A. Pulaski

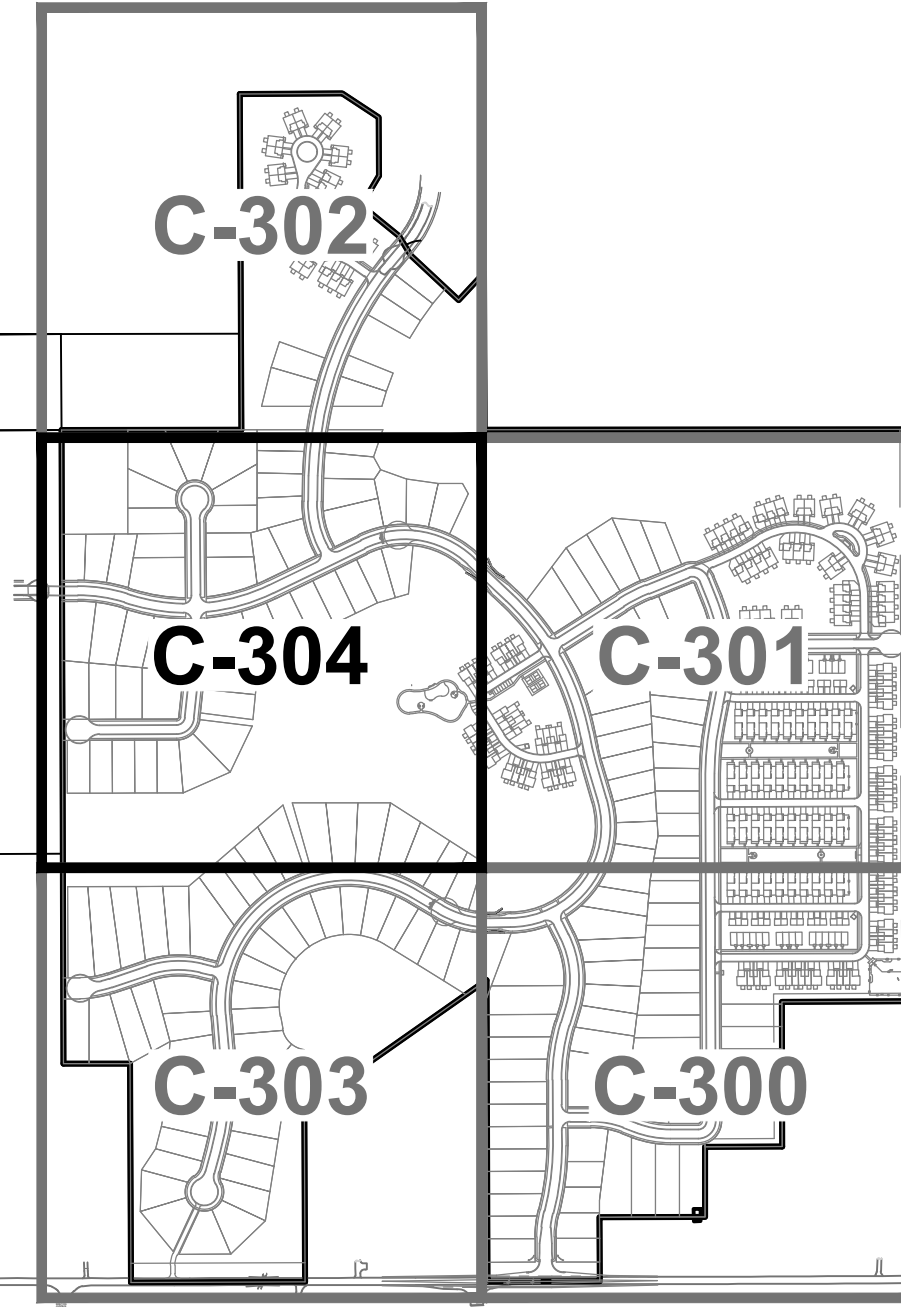
PROJECT NO:
17400405

SHEET NO:
C-304



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



KEY MAP
SCALE: 1"=60'

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: Site Plan Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Revised Site Plan Submittal
Drawn: JMW/SDC Checked: RP Date: 5/01/24

ALEXANDER TRAILS

South Site Landscape Plan

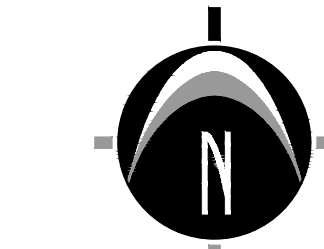
PART OF SECTION 10, T5N, R10W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
17400405

SHEET NO:
L-101



0' 50' 100' 200'
SCALE: 1" = 100'

LANDSCAPE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
AI		Acer rubrum 'Frankford'	Red Sunset® Maple	2" cal. min.	53
Gs		Gleditsia triacanthos 'Inermis' 'Skyline'	Skyline Honey Locust	2" cal. min.	44
Jb		Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	4" hgt. min.	27
Ov		Ostrya virginiana	American Hophornbeam	2" cal. min.	64
Pa		Picea abies	Norway Spruce	4" hgt. min.	21

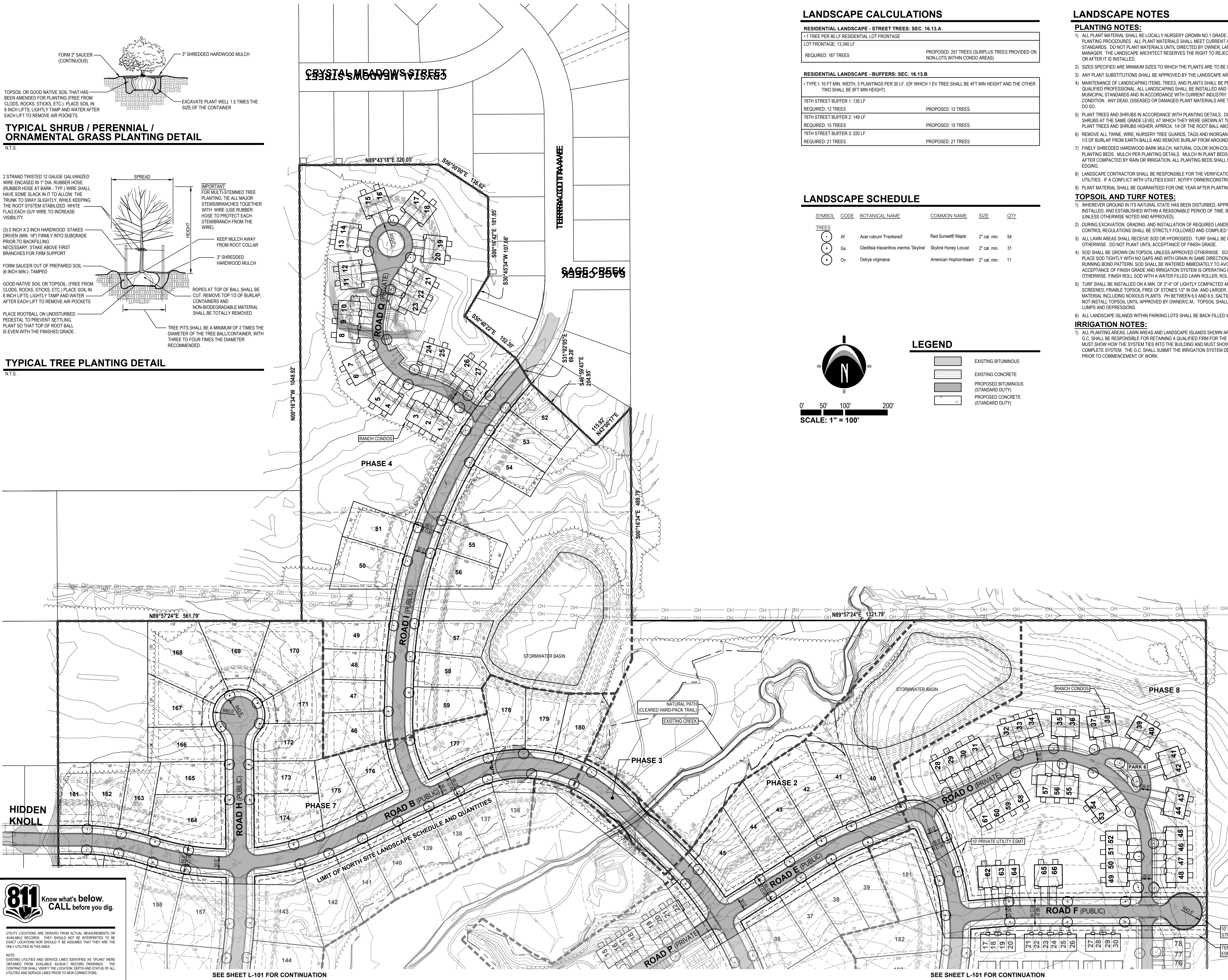
LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)

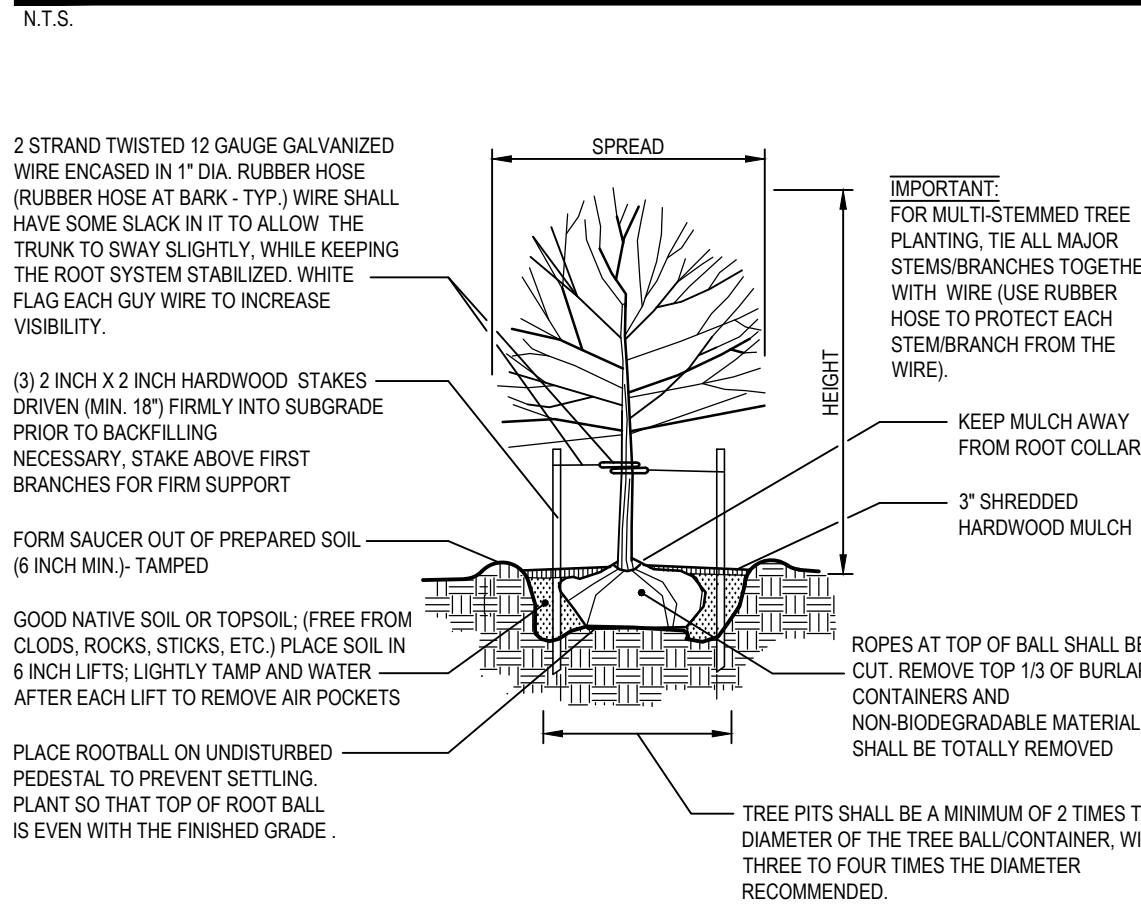


Know what's below.
CALL before you dig.

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 "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.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL

N.T.S.

HIDDEN KNOLL



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.

SEE SHEET L-101 FOR CONTINUATION

SEE SHEET L-101 FOR CONTINUATION

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: Site Plan Submittal	Drawn: JMW	Checked: RP	Date: 2/29/24
Title: Revised Site Plan Submittal <td></td> <td></td> <td></td>			
Drawn: JMW/SDC <td>Checked: RP<td><td>Date: 5/01/24</td></td></td>	Checked: RP <td><td>Date: 5/01/24</td></td>	<td>Date: 5/01/24</td>	Date: 5/01/24

ALEXANDER TRAILS

North Site Landscape Plan

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

STAMP:

STATE OF MICHIGAN
JOSHUA H. MOLNAR
LANDSCAPE ARCHITECT
No. 3901001745

PROJECT NO:
17400405

SHEET NO:
L-102

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

ORDINANCE NO. 2024-_____

The following Ordinance was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on _____, 2024, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following ordinance was offered for adoption by Member _____ and supported by Member _____ to document the findings and approval of the Gaines Charter Township Board of Trustees regarding a request made by Michael McGraw of Eastbrook Development, to approve a major PUD amendment for modifications to the Alexander Trails PUD, including changes to the site layout and setbacks.

**AN ORDINANCE TO APPROVE A MAJOR PUD AMENDMENT FOR
ALEXANDER TRAILS PUD FOR SITE LAYOUT AND SETBACKS CHANGES**

THE CHARTER TOWNSHIP OF GAINES (the "Township") ORDAINS:

Section 1. Final PUD Plan and PUD Rezoning. The Gaines Charter Township Board of Trustees approves the major PUD amendment for modifications to Alexander Trails PUD, including changes to the site layout and modification of the setbacks.

Section 2. Findings. For the relevant findings of fact, details, and conditions of approval, please see Resolution No. PC 24-06-27.

Section 3. Effective Date. This Ordinance shall become effective seven (7) days after a summary is published in a newspaper of general circulation within the Township.

Township Board Ordinance No. 24-_____
Alexander Trails Major PUD Amendment
_____, 2024

The vote in favor of this Ordinance was as follows:

YEAS: _____

NAYS: _____
ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by the Township Board for Gaines Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____

Michael Brew

Gaines Charter Township Clerk

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

**RESOLUTION NO. 2024- _____
ALEXANDER TRAILS PUD AMENDMENT**

The following Resolution was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on _____, 2024 at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present: _____

Member Absent: _____

The following Resolution was offered for adoption by Board Member _____ and supported by Board Member _____ to document the findings and the approval by the Gaines Charter Township Board of Trustees ("Township Board") regarding a request made by Eastbrook Homes to amend a previously approved Alexander Trails PUD.

STATEMENT OF FINDINGS

Section I General Background:

1. The Township Board is authorized to review, approve, and amend Planned Unit Development (PUD) site plans and associated private streets.
2. Eastbrook Development Inc. has requested modifications to the Alexander Trails PUD previously approved by the Township Board August 10th, 2020 under Resolution 2020-16.
3. Resolution 2020-16 is hereby declared rescinded.
2. The PUD is legally described as:

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, Sienna 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

Township Board Resolution No. 2024- _____
Alexander Trails PUD Amendment
_____, 2024

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 1786.97 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 137.50 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°56'05"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.

3. The development will include 190 platted detached homes, condominium detached homes with detached garages (AKA "terrace" homes), 66 condominium attached single-story "ranch" homes, 108 condominium two-story attached home (townhomes) units on a ca. 149-acre total project area.
4. Private streets within the amended PUD meet dimensional requirements under the Zoning Ordinance.
5. The PUD will be developed according to the Final Amended PUD Plan dated May 1st, 2024.
6. The Planning Commission held a public hearing on the PUD amendment on May 23rd, 2024.
7. On June 27th, 2024, the Planning Commission approved Resolution No. PC 24-06-27, which approved the site plan and recommended approval of the PUD amendment to the Township Board of Trustees.

SECTION II FINDINGS:

Based on the material and plans submitted, a review of the relevant portions of the Gaines Charter Township Zoning Ordinance ("the Zoning Ordinance"), the applicant's presentations at the public hearing, and Township Staff's recommendation, and other factors, the Planning Commission and the Township Board of Trustees hereby adopts the following findings:

Section 11.1 Planned Unit Development General Review Standards

A. Consistency with Master Plan and Zoning Ordinance: meets standard. The parcel is currently zoned Planned Unit Development. The current site plan is similar to the plan approved in 2020 with some changes to road layout, housing types and setbacks.

The Future Land Use Plan designates 1451 and 2701 76th Street as Suburban Residential, and 7110 Terra Cotta as Village Residential. The layout of the PUD meets these land use goals with single family detached home use across all parcels. Overall net density is 3.12 but varies across the development with neighborhoods of specific housing types, so the plan provides a diversity of housing types and home sizes. The deviations from the Suburban Residential designation include the cluster of townhouses near the center of the development and the three blocks of “Terrace” homes along the eastern edge, which have a higher density if taken in isolation.

B. Aesthetics: meets standards. The applicant has submitted a pattern book that indicates a variety of homes will be available to customers. In general Eastbrook homes are aesthetically pleasing with good quality exterior materials and architectural detailing. Most of the single-family detached home types are front-loaded with two bay garages, the Township encourages home plans that recess garages and feature front porches to encourage community interaction.

Landscaping meets standards. Landscaping plans show street trees planted at ca. 70 to 140-foot intervals along the streets. Landscaping requirements under Section 16.13 Residential Landscaping require one canopy tree for every 80 feet of lot frontage; overall the number of trees meets the ordinance standard. The landscaping plans show four species to be utilized.

C. Compatibility with Adjacent Uses: meets standard. The surrounding uses are predominantly residential to the north and west. The Future Land Use Plan for the surrounding area is for transition to Suburban or Village Residential housing over the course of time.

D. Density: meets standard. The project consists of 404 units on 149.2 acres, which is a gross residential density of approximately 2.7 units per acre. Once rights-of-way, wetlands and floodplain, and utility easements are subtracted, the net residential density is ca. 3.14 dwelling units per acre. Net residential density guidelines in Suburban Residential areas under the Master Plan are for 1-4 units per acre.

E. Traffic: meets standard. The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:

1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
3. All points of ingress and egress to the project shall be located and designed to maximize safety.

The increase in residential use on the parcel will certainly increase traffic, primarily to 76th Street, but Hidden Knoll to the west and Terra Cotta/Sienna Drive to the north will also likely see increases when the neighborhoods north of Plaster Creek are built. Within the development, the road network provides for efficient circulation and connection to 76th Street. Sidewalks are indicated on both sides of the roads throughout the development except locations the Planning Commission found them unnecessary. The main entrance onto 76th Street will be designed based on Kent County Road Commission standards.

F. Protection of the Natural Environment: meets standard. The Plaster Creek corridor and adjacent wetlands cut through the middle of the site. The site plan avoids these corridors by maintaining 160-300

foot buffers and preserving the existing trees within them. A bridge crossing will be necessary connect to Terra Cotta/Sienna Drive to the north.

G. Schools Impact: meets standard. The project area is split by the boundary between the Kentwood and Caledonia School Districts. There will certainly be an impact on schools; it is anticipated that Gaines Charter Township will continue to grow with an increase in family households with school-age children. The streets are adequately sized to safely pick up and drop off school age children and sidewalks are placed along roadways for kids to use to get to bus stops.

H. Public Facilities: The Planning Commission shall consider the impact a project will have on:

1. Public safety and protection services.
2. Water and sewer facilities.
3. The costs for such services.

Meets standards. The project is located approximately two miles from the Dutton Fire Department and Sheriff's Department, so response times are anticipated to be adequate. The Township Engineer and Fire Inspector have reviewed the site plan and access will be adequate.

I. Water, Sewer, and Drainage Systems: meet standards, conditions recommended. Water utilities will be extended by the developer from a stub in 76th Street near the Crystal Springs entrance, and sewer will require that a lift station be installed to push waste to sewer lines between Hidden Knoll and Terra Cotta. The applicant shall be required to comply with all the requirements of the Township Engineer during the final site plan review.

J. Open Space: meets Standard. The development includes a relatively high percentage of open space in gross terms at 49.9 acres, about a third of the overall development. The most sensitive wetland areas along Plaster Creek will not be impacted by development. Specific pathways through the Plaster Creek corridor are indicated as "natural" paths implying an unimproved trail.

Developed open space includes community gathering areas, play equipment, a dog park, open lawn areas, and a trail system.

K. Non-Motorized Transportation Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.

Meets standard. Pathways along the Plaster Creek corridor are demarcated and described as "cleared hard-pack trail".

Section 25.6 Site Plan Review Standards

A. Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

Meets Standard, conditions recommended. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Building: The proposed architectural designs of the homes and building materials to be used are compatible with the surrounding area.

Dumpster Enclosure: Trash will be picked up at individual residences.

Lot Dimension modifications:

Minimum lot area is 8,500 square feet.

Minimum lot width is 65 feet.

1. Setbacks are as follows:

a) Single Family Detached Homes (Platted)

- i) Front Yard = 25 feet
- ii) Side Yard = 5 feet/12-foot minimum building separation
- iii) Rear Yard = 25 feet

b) Terrace Home Condos

- i) Front Yard = 20 feet Building to Public Road R.O.W./ 8 feet Building to Sidewalk
- ii) Side Yard = 10 feet Building Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

c) Two-Story Condos (Front Entry Garage) Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W / 26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

d) Two-Story Condos (Rear Entry Garage) Setbacks

- i) Front Yard = 10 feet Building to Public Road R.O.W / 8 feet Building to Sidewalk
- ii) Side Yard = 14 feet Building Separation / 10 feet Garage to Garage Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

e) Ranch Condominium Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W /26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

Parking: The parking requirements are met at one parking space per residential unit. Eleven spaces are indicated in the Park 4 and Park 5 areas.

Signage: Two (2) matching community identification signs are indicated on the site plan at the main entrance on 76th Street, but no details on requested size are indicated. Signs will be administratively reviewed and meet zoning ordinance regulations for Subdivision Identification signs.

Lighting: A lighting plan has been submitted in accordance with Section 18.5. Streetlights are proposed at intersection corners, and light levels in these areas are anticipated to be a maximum of 1.4 footcandle. The light poles are compliant with the height requirements at 14 feet tall. The light can be adjusted between 2,700K and 5,000K; the Township encourages lights to be set at the warmer white Kelvin range at 3,500K maximum.

It is not clear whether the poles meet the requirement to be set 10 feet from property lines as the photometric plan is not to scale, nor is it clear if this model of streetlight is a full cutoff fixture. Conditions to clarify these items are recommended.

Landscaping: A landscaping plan has been submitted in accordance with Section 16.3, see comments above for trees along private roads.

Regarding 16.3.B Residential Buffers, landscape buffers are indicated along 76th Street where residential yards are adjacent to the road right-of-way. It is not clear if those buffers lie within the overhead utility easements (which may not allow landscaping beneath), nor are the species noted.

Street Names: Remain undetermined, but will meet KCRC requirements.

B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.

Meets standard. Please Review Standard 11.1 (A) above.

C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the master plan. If the Planning Commission determines that the standards of review for Sections 11.1 and 25.6 are met, compliance with the ordinance will be achieved.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. The proposed final PUD has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Meets standard. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. An extensive area along Plaster Creek will be preserved, as will woods at the northwest corner, and on the Terra Cotta parcel. Overall, there is ca. 19 acres of wetlands and floodplain conserved that can be used for passive recreation, and ca. 49.9 acres of open space.

F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.

Meets standard. The surrounding properties are predominantly undeveloped except along 76th Street and at the connection to Terra Cotta. One area of potential nuisance for residents is the light generated by Revolution Farms to the east which will likely spill into the eastern portions of the development.

G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.

Meets standard, condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector. The Fire Inspector has brought it to the attention of the developer that after 30 house units, a secondary road connection will be required to be made.

H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.

Meets standard. Traffic within the development will be served by both public and private streets. Four access points are planned, one at each cardinal direction and connecting to 76th Street, Hidden Knoll, Terra Cotta, two potential future connections via currently vacant land to the west, and one to the east. Within the development itself, the street plan has been designed to adequately move traffic internally. All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

It is likely that traffic will increase along Terra Cotta/Sienna when the road is connected and as the project gets developed since that is a natural corridor to access 68th Street.

I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.

Meets standard. The site plan has been designed to promote pedestrian circulation throughout the development. All public roads are served by sidewalks.

J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Meets standard, condition recommended. Stormwater and utility plans are subject to review and approval by the Township Engineer.

K. Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.

Meets standard, condition recommended. The Kent County Road Commission may require a traffic study during its review of access to the development. A focus on improvements to 76th Street would be welcome by Township residents.

L. Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.

Not applicable.

M. Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Meets standard. The site plan has been designed to promote the goals and intent of the zoning ordinance and master plan. The development proposes a mix of housing types in a suburban single family home setting. The proposed development intends to preserve wetlands and reduce the limits of disturbance along the Plaster Creek corridor.

Section III Conditions

The PUD amendment approval is subject to the following conditions:

1. Final plat, site condominium or condominium approval by the Planning Commission and Township Board of Trustees shall be required for each phase of the PUD.
2. The photometric plan shall be revised:
 - a) Show the setback distances of the proposed light poles to the property lines. To be reviewed and approved administratively.
 - b) Any fixture or luminaire with a lamp shall be a full cut-off fixture.
3. Two (2) matching community identification signs allowed at the main entrance on 76th Street, dimensions will be per Township sign ordinance for residential developments.
4. Secure all Township department and outside agency approvals:
 - a) Township Engineer/BGUA
 - b) Fire Department
 - c) Kent County Road Commission
 - d) Kent County Drain Commission
 - e) Department of Environment Great Lakes and Energy

2. TOWNSHIP BOARD ACTION

The Gaines Charter Township Board of Trustees has determined that the preceding findings and conditions are reasonable considerations for approval of the PUD amendment request. Based on the above findings and conclusions, the Township Board approves Ordinance 2024-_____, granting approval of a request made by Eastbrook Homes to amend the Alexander Trails Planned Unit Development.

The vote on the Motion to Adopt this Resolution was as follows:

YES: _____

NO: _____

RESOLUTION DECLARED ADOPTED

Township Board Resolution No. 2024-_____
Alexander Trails PUD Amendment
_____, 2024

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on _____, 2024.

Respectfully submitted,

Rob DeWard, Supervisor
Charter Township of Gaines

Michael Brew, Clerk
Charter Township of Gaines

Dated: _____, 2024

Township Board Resolution No. 2024-_____
Alexander Trails PUD Amendment
_____, 2024



MEMO

Staff Communication-Action Required

DATE: July 2, 2024
TO: Gaines Charter Township
FROM: Rod Weersing, Township Manager
RE: High Performing Teams Training Request

SUMMARY OF TOPIC:

One of the recommendations that the Board provided for my six-month review was to conduct a Birkman Assessment in 2024. There was a follow-up recommendation on my one-year review to consider conducting a Birkman Assessment for all Department Heads.

I have completed the Birkman Assessment along with the review and discussion of it with Cultivate Renewal. I would now like to recommend that the Board approve the next step of providing the Birkman Assessment to all Department Heads. The cost for the next step would include the customized workbooks (\$275 per person, based on nine participants) at \$2,475, facilitation and delivery of the information at \$5,000, and a travel fee of \$400 to have the presenter work with the group in person. The total cost of the request to take this next step is \$7,875. There are two other options listed on the attached document for further training if desired down the road.

I found the information from the assessment to be very thought provoking. I believe that having Township Department Heads take part in this training will help all to understand how to better interact with their colleagues.

BUDGET ACTION REQUIRED:

None at this time.

STAFF RECOMMENDATION:

Staff recommends that the Board approve this request for employee training and development.



CULTIVATE RENEWAL

GAINES TOWNSHIP HIGH PERFORMING TEAMS

VALID UNTIL 06/05/2024 | CREATED ON 07/15/2024

Rod Weersing

rod.weersing@gainestownship.org

WWW.GAINESTOWNSHIP.ORG

ABOUT US

RENEWING LEADERS, TEAMS AND ORGANIZATION

Leaders in middle management occupy key positions in the organization that drive productivity and help develop a thriving culture. These valuable leaders have historically been underserved. They rank highest in turnover and lowest in engagement, and job.

Observing the challenges facing organizations and leaders in middle management, we started asking the question: What if investing in this leadership level could be a mission driven approach that shapes the organizational culture and improves productivity?

A thriving culture of renewed leaders and teams is developed:

- Improving performance.
- Increased talent retention and recruitment.
- Greater job satisfaction and engagement of leaders.

An organizational initiative of leadership and team renewal:

- High Performing Team Workshop
- Leadership Development
- Ongoing action plan evaluation

THE ENGAGEMENT

HIGH PERFORMING TEAMS PROGRAM

Leaders in middle management occupy key positions in the organization that drive productivity and help develop a thriving culture. These valuable leaders have historically been underserved. They rank highest in turnover and lowest in engagement, and job.

This is an investment to Empower, Equip and Commit to “*Your most precious resource: Middle managers...[who] can lead their teams to higher organizational performance*” (McKinsey & Company)

High Performing Teams workshops build a strong foundation of Purpose, Clarity and Psychological Safety;

Leadership Development provides in depth assessments with actionable insight into motivations, behaviors, strengths and blind spots in the leader and team.

Team Development and Engagement with quarterly check and annual reevaluation of action plan, incorporating any team changes

BUDGET

FOR SIX TEAM LEADS (IN PERSON,VIRTUAL IS OPTIONAL)

Facilitation and Delivery	\$5,000.00
Customized Workbooks (\$275 Per Person * 9)	\$2,475.00
Team Leader Individualized Leadership Assessment, Materials, Review, and Development Plan	\$2,000.00
Continuing High Team Performance Action Plan checkin and annual re-evaluation	\$2,000.00
Travel	\$400.00
TOTAL	\$11,875.00



8555 Kalamazoo Ave., SE
Caledonia, MI 49316

RESOLUTION No.: _____-2024

**BOARD RESOLUTION ESTABLISHING THE GAINES CHARTER TOWNSHIP FIRE
DEPARTMENT**

At a regular meeting of the Board of Trustees of the Charter Township of Gaines, held in the Township Hall in said Township, 8555 Kalamazoo Ave., SE, Caledonia, MI 49316, on July 8, 2024, there were:

PRESENT: _____

ABSENT: _____

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

WHEREAS, in accordance with the terms of the Intergovernmental Agreement between Byron Township and the Charter Township of Gaines (amended in May 2020), pertaining to the ownership and operation of the Cutlerville Fire Department (ARTICLE XIX TERMINATION), Byron Township submitted a one-year notice (dated July 26, 2023) stating their intent to dissolve the joint ownership of the Cutlerville Fire Department effective one-year from the date of said notice.

WHEREAS, effective January 1, 2025, Gaines Charter Township shall formally establish The Gaines Charter Township Fire Department. Said department shall consist of two individual stations. The station located at 11-68th Street SW, Grand Rapids, MI 49548, shall be Station I, commonly known as the Cutlerville Fire Station and the station located at 3471-68th Street SE, Caledonia, MI 49316 shall be Station II, commonly known as the Dutton Fire Station.

Date