

**GRAND RAPIDS CHARTER TOWNSHIP
REGULAR TOWNSHIP MEETING
1836 EAST BELTLINE N.E.**

**July 3, 2018
7:00 p.m.**

AGENDA

1. Pledge of Allegiance.
2. Brief Public Comment. (Brief 2-3 minutes per person relating to agenda items).
- *3. Approve minutes of the regular Township Board meeting of June 19, 2018.
- *4. Consider cash disbursements.
- *5. Consider bills to be paid.
- *6. Consider approval of the resolution to defer tax payments.
- *7. 1st reading of Ordinance No. 521 & 522, to rezone 50 Crahen Ave & 4445 Fulton St to O-PUD.
- *8. Consider resolution to approve Final Preliminary Site Condominium for Blackhawk Phase II.
- *9. Consider bid award of trail repair.
10. Board Comments.
11. Public Comments. (Please limit comments to less than 5 minutes and state your name and address for the recording secretary)
12. Adjournment.

**GRAND RAPIDS CHARTER TOWNSHIP
REGULAR TOWNSHIP BOARD MEETING
June 19, 2018**

A meeting of the Grand Rapids Charter Township Board was called to order at 7:00 pm by Supervisor Michael DeVries. The meeting was held in the Township Hall. The following were present: Supervisor Michael DeVries, Clerk Edward Robinette, Treasurer David Van Dyke, and Trustees Vas Christopoulos, David Pierangeli, Lee Van Popering, and Philip Yeiter. There was no one in the audience.

1. PLEDGE OF ALLEGIANCE.

2. BRIEF PUBLIC COMMENT. There were none.

CONSIDER A REQUEST TO AMEND THE AGENDA.

Supervisor DeVries requested the addition of the resignation of a paid-on-call fire fighter to the agenda. Lee Van Popering, seconded by Vas Christopoulos, moved to amend the agenda as requested. The motion passed unanimously.

3. APPROVE MINUTES OF THE REGULAR TOWNSHIP BOARD MEETING OF JUNE 5, 2018.

Lee Van Popering, seconded by David Pierangeli, moved approval of the minutes as presented. The motion passed unanimously.

4. CONSIDER BILLS TO BE PAID.

Lee Van Popering, seconded by Philip Yeiter, moved approval of the bills as presented. The motion passed unanimously.

5. CONSIDER APPROVAL OF 2018 GRAND RAPIDS TOWNSHIP BUDGET AMENDMENT.

Lee Van Popering, seconded by Philip Yeiter, moved approval of the budget amendment as presented. The motion passed unanimously.

6. CONSIDER APPOINTMENT OF DAVID PIERANGELI TO THE ZONING BOARD OF APPEALS.

Lee Van Popering, seconded by Vas Christopoulos, moved approval of the appointment as presented. The motion passed unanimously.

7. CONSIDER APPROVAL OF AN EXTENSION TO THE METRO ACT PERMIT FOR AT&T.

Lee Van Popering, seconded by David Pierangeli, moved approval of the extension as presented. The motion passed unanimously.

8. CONSIDER ACCEPTING THE RESIGNATION OF PAID-ON-CALL FIREFIGHTER KYLE JAMES FORREST.

Lee Van Popering, seconded by Vas Christopoulos, moved to accept, with regret, the resignation of Mr. Forrest. The motion passed unanimously.

9. **BOARD COMMENTS.** There were none.
10. **PUBLIC COMMENTS.** There were none.
11. **ADJOURNMENT.** The meeting was adjourned at 7:19 pm.

Edward J. Robinette, Clerk
GRAND RAPIDS CHARTER TOWNSHIP

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Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN GENERAL CHECKING					
06/01/2018	GEN	10596	HSBC MENAR	CAPITAL ONE COMMERCIAL	191.71
06/01/2018	GEN	10597	CONSUMERS	CONSUMERS ENERGY	403.02
06/04/2018	GEN	10598	POSTMASTER	POSTMASTER	884.73
06/08/2018	GEN	10604	AQUATIC DO	AQUATIC DOCTORS LAKE MGMT	795.00
06/08/2018	GEN	10605	CADY S	CADY, SUE	10.90
06/08/2018	GEN	10606	CARPENT RE	CARPENTER, REBECCA	100.00
06/08/2018	GEN	10607	CONS LIFE	CONSUMERS LIFE INSURANCE COMPANY	300.57
06/08/2018	GEN	10608	COVERALL	COVERALL OF WEST MICHIGAN	253.00
06/08/2018	GEN	10609	DEVEREAUX	DEVEREAUX, ROBERT	172.80
06/08/2018	GEN	10610	DEVRIES LA	DEVRIES LANDSCAPE MANAGEMENT	125.00
06/08/2018	GEN	10611	DREW WIRE	DREW WIRELESS, LLC	305.00
06/08/2018	GEN	10612	EVERGREEN	EVERGREEN UNDERGROUND	350.90
06/08/2018	GEN	10613	EVERKEPT	EVERKEPT	190.00
06/08/2018	GEN	10614	KC ROAD CO	KENT COUNTY ROAD COMMISSION	367.63
06/08/2018	GEN	10615	KC TREASUR	KENT COUNTY TREASURER	33.37
06/08/2018	GEN	10616	KCT LAW	KENT COUNTY TREASURER	134,876.50
06/08/2018	GEN	10617	K C TREAS	KENT COUNTY TREASURER'S OFFICE	630.00
06/08/2018	GEN	10618	LUSCIOUS L	LUSCIOUS LANDSCAPES	9,765.82
06/08/2018	GEN	10619	MARSHALL &	MARSHALL & SWIFT	359.95
06/08/2018	GEN	10620	MIKA MEYER	MIKA MEYERS	12,260.50
06/08/2018	GEN	10621	MTA	MTA (MICHIGAN TWP ASSOCIATION)	5,961.64
06/08/2018	GEN	10622	NETWORKFLT	NETWORKFLEET, INC	125.57
06/08/2018	GEN	10623	NYE UNIFOR	NYE UNIFORM COMPANY	405.97
06/08/2018	GEN	10624	OFFICE DEP	OFFICE DEPOT	180.53
06/08/2018	GEN	10625	PROFESSION	PLM LAKE & LAND MGMT CORP	1,325.00
06/08/2018	GEN	10626	RACQUET SP	RACQUET SPORTS INC.	24,905.00
06/08/2018	GEN	10627	VERSLUYS R	VERSLUYS, ROBERT	188.27
06/12/2018	GEN	10628	COMCAST	COMCAST	10.66
06/12/2018	GEN	10629	CONSUMERS	CONSUMERS ENERGY	8,574.69
06/12/2018	GEN	10630	DTE	DTE ENERGY	246.12
06/12/2018	GEN	10631	FLEET	FLEET SERVICES - WEX BANK	441.72
06/12/2018	GEN	10632	MARATHON F	MARATHON FLEET - WEX BANK	574.58
06/12/2018	GEN	10633	TDS METROC	TDS METROCOM	372.83
06/21/2018	GEN	10667	METRO FLAG	METRO FLAG CO	192.96
06/22/2018	GEN	10639	ABSOPURE	ABSOPURE WATER CO	87.50
06/22/2018	GEN	10640	ADVANCE	ADVANCE NEWSPAPERS	151.96
06/22/2018	GEN	10641	ALLEGRA	ALLEGRA	1,488.81
06/22/2018	GEN	10642	APEX	APEX SOFTWARE	705.00
06/22/2018	GEN	10643	APPLIED IM	APPLIED IMAGING	242.08
06/22/2018	GEN	10644	AQUATIC DO	AQUATIC DOCTORS LAKE MGMT	235.00
06/22/2018	GEN	10645	BESCO	BESCO WATER TREATMENT INC	144.98
06/22/2018	GEN	10646	CADY S	CADY, SUE	10.90
06/22/2018	GEN	10647	GENUINE	GENUINE PARTS CO-GRAND RA	49.92
06/22/2018	GEN	10648	GR S&W	GRAND RAPIDS CITY-WTR SYS	235.94
06/22/2018	GEN	10649	K INVEST	K INVESTIGATIONS LLC	695.00
06/22/2018	GEN	10650	KCI	KCI	301.93
06/22/2018	GEN	10651	KC HEALTH	KENT COUNTY HEALTH DEPT	36.00
06/22/2018	GEN	10652	K C TREAS	KENT COUNTY TREASURER'S OFFICE	90.00
06/22/2018	GEN	10653	KENT RECOR	KENT RECORD MANAGEMENT INC	223.62
06/22/2018	GEN	10654	LOWES	LOWE'S	465.93
06/22/2018	GEN	10655	LUSCIOUS L	LUSCIOUS LANDSCAPES	2,080.00
06/22/2018	GEN	10656	MARCO GR	MARCO OF GRAND RAPIDS, LLC	250.00
06/22/2018	GEN	10657	MOORE & BR	MOORE & BRUGGINK INC	24,736.44
06/22/2018	GEN	10658	NETWORKFLT	NETWORKFLEET, INC	56.85
06/22/2018	GEN	10659	NYE UNIFOR	NYE UNIFORM COMPANY	670.48
06/22/2018	GEN	10660	OFFICE DEP	OFFICE DEPOT	26.99
06/22/2018	GEN	10661	ORKIN	ORKIN INC	83.54
06/22/2018	GEN	10662	PLEUNE	PLEUNE SERVICE COMPANY	33,815.00
06/22/2018	GEN	10663	PROFESSION	PLM LAKE & LAND MGMT CORP	1,180.00
06/22/2018	GEN	10664	SHELDON	SHELDON CLEANERS	33.00
06/22/2018	GEN	10665	RIGHT PLAC	THE RIGHT PLACE	5,000.00
06/22/2018	GEN	10666	WAM	WESTERN AMERICAN MAILERS	3,000.00
06/25/2018	GEN	10668	BCN	BLUE CARE NETWORK OF MICHIGAN	5,551.99
06/25/2018	GEN	10669	COMCAST	COMCAST	184.85
06/25/2018	GEN	10670	CONSUMERS	CONSUMERS ENERGY	1,160.04

GEN TOTALS:

Total of 65 Checks:	288,875.69
Less 0 Void Checks:	0.00
Total of 65 Disbursements:	<u>288,875.69</u>

EOM

BD

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. BLUE CARE NETWORK OF MICHIGAN	5,551.99		
2. COMCAST	184.85		
3. CONSUMERS ENERGY	1,160.04		
TOTAL ALL CLAIMS	6,896.88		

BD

BOTH OPEN AND PAID

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. APPLIED IMAGING	146.26		
2. CARDMEMBER SERVICE	447.02		
3. CONSUMERS LIFE INSURANCE COMPANY	308.31		
4. COVERALL OF WEST MICHIGAN	253.00		
5. EVERKEPT	95.00		
6. FORREST, KYLE	75.00		
7. GRAND RAPIDS CHARTER TWP	12,336.92		
8. GRAND RAPIDS CITY-WTR SYS	445.79		
9. INTEGRATED BUSINESS TECHNOLOGY	115.00		
10. KEMPSKI, JOHN B	8.09		
11. KENT COUNTY DRAIN COMMISS	1,629.93		
12. KENT COUNTY ROAD COMMISSION	9,723.06		
13. KENT COUNTY TREASURER	33,276.70		
14. LUSCIOUS LANDSCAPES	6,961.32		
15. MICHIGAN TAX TRIBUNAL	25.00		
16. MIKA MEYERS	17,036.50		
17. MOORE & BRUGGINK INC	5,474.50		
18. NYE UNIFORM COMPANY	601.94		
19. OFFICE DEPOT	142.81		
20. PLM LAKE & LAND MGMT CORP	2,855.00		
21. STAPLES CREDIT PLAN	51.98		
TOTAL ALL CLAIMS	92,009.13		

MICHAEL J. DEVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

BEVERLY S. WALL
TRUSTEE

PHILIP D. YEITER
TRUSTEE

Item # 6

July 3, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Susan M. Cady
Deputy Treasurer / Office Manager

RE: Deferment of Taxes

RECOMMENDATION

Consider approval of Resolution to defer tax payments without interest/penalty for qualified taxpayers.

BACKGROUND

This is an annual Resolution request.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

PHILIP D. YEITER
TRUSTEE

VASILIKI CHRISTOPOULOS
TRUSTEE

**RESOLUTION
GRAND RAPIDS CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

WHEREAS, Public Act 108 of 1976 as amended by PA 97 of 1992 provides a deferment from summer taxes without interest/penalty for certain taxpayers, and

WHEREAS, said Public Act requires local approval, and

WHEREAS, qualifying taxpayers must file an application with the local treasurer certifying that they meet the requirement of the act, and

WHEREAS, certain other taxpayers with properties involved in splits, MTT decisions and 2018 July and 2018 December Board of Review pending decisions should also be deferred without interest/penalty for a 30 day period.

BE IT THEREFORE RESOLVED that the Grand Rapids Charter Township Board hereby agrees to defer without interest/penalty tax payments to the above named qualifying taxpayers.

The following Board Member offered the foregoing Resolution:

And was supported by Board Member:

And the vote being as follows:

YEAS:

NAYS:

ABSENT:

Resolution declared adopted July 3, 2018.

Ed Robinette, Clerk
Grand Rapids Charter Township

CERTIFICATION

I hereby certify the foregoing to be a true copy of a Resolution adopted at a regular meeting of the Grand Rapids Charter Township Board held on July 3, 2018.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE
DAVID M. PIERANGELI
TRUSTEE
BEVERLY S. WALL
TRUSTEE
PHILIP D. YEITER
TRUSTEE

Item # 7

July 3, 2018

TO: Grand Rapids Charter Township Board of Trustees
FROM: Michael J. DeVries
Township Supervisor
RE: 1st Reading of Ordinance No. 521 & 522

RECOMMENDATION

No action required. 1st reading only.

BACKGROUND

The item moves to July 17, 2018 for adoption consideration to rezone 50 Crahen Ave NE and 4445 Fulton St NE from C-2 (Suburban Office) to O-PUD (Office PUD) zoning designation.

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held in the Township Hall, 1836 East Beltline Avenue, N.E., Grand Rapids, Michigan, on the ____ day of _____, 2018, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following ordinance was offered by Member _____ and supported by Member _____.

ORDINANCE NO. 521

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CHARTER TOWNSHIP OF GRAND RAPIDS**

[BDR, Inc. – 50 Crahen Ave.]

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

Section 1. Planned Unit Development. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 3.3 thereof, the zoning map, so as to rezone the following described lands from the C-2 Suburban Office District to the O-PUD Office Planned Unit Development District, in accordance with the Final Development Plan for 50 Crahen Ave. submitted by BDR, Inc., subject to all of the terms and conditions of this Ordinance:

Part of the Northeast one-quarter and part of the Southeast one-quarter of Section 25, Town 7 North, Range 11 West, Grand Rapids Township, Kent County, Michigan, described as: Commencing at the center one-quarter Corner of said Section 25; thence North 00°34'59" East 426.61 feet along the North-South One-quarter line of said Section; thence South 64°47'54" East 55.00 feet along the Southerly line of the Grand Rapids Eastern Railroad right-of-way line to the place of beginning; thence South 64°47'54" East 907.51 feet along said railroad right-of-way line; thence South 71°45'29" West 189.82 feet along the Northerly right-

of-way line of Highway M-21 (Fulton Street, a public right-of-way); thence North 87°12'27" West 169.70 feet; thence Northwesterly 164.00 feet on a 528.59 foot radius curve to the left, the chord of which bears North 64°59'00" West 163.34 feet; thence North 73°52'18" West 135.94 feet; thence Northwesterly 298.08 feet on a 277.45 foot radius curve to the right, the chord of which bears North 43°05'35" West 283.95 feet; thence North 00°34'59" East 123.39 feet along the East right-of-way line of Crahen Avenue (a 100.00 foot wide public right-of-way) to the place of beginning.

In the case of conflicts or discrepancies between any part of the Development Plan and the terms of this Ordinance, this Ordinance shall control.

Section 2. Conditions on the Planned Unit Development. The rezoning of the above-described lands to the OR-PUD District, in accordance with the Development Plan for the Planned Unit Development at 50 Crahen Avenue (the "Development"), is expressly subject to all of the following terms and conditions:

(a) Development Plan. The Development shall comply in all respects with the Development Plan (the "Plan") with a last revision date of March 2, 2018, except where the Plan has been changed, revised or modified by this Ordinance or pursuant to Section 13.16 of the Zoning Ordinance. The provisions of this Ordinance shall control, except as to matters modified by subsequent review of the Township, in which case such modification shall control.

(b) Land Uses. Except as stated in (c) of this Section 2, the Development shall be constructed and used only for those uses permitted in the O-PUD District, according to Section 18.2 of the Township Zoning Ordinance, or those permitted with special authorization if such authorization is subsequently obtained, together with off-street parking areas, driveways, landscaping, signage, open space and other associated uses, as shown on the Plan, but subject to the requirements of this Ordinance.

(c) The Development shall not include a medical or dental office building or medical or dental clinic building, nor shall any part of a building be used for such purposes, unless prior thereto the applicant or other party in interest applies to the Planning Commission

for approval of such use and, further, unless the Planning Commission then approves such use including, if approved, any terms and conditions of such approval. Any such application shall be considered at a public meeting of the Planning Commission; a public hearing need not be held unless the Commission elects to do so. In determining whether to approve such use, the Planning Commission shall consider and apply the standards for planned unit development (PUD) recommendation stated in Section 13.13 of the zoning ordinance.

(d) Buildings.

(1) The Development may consist of two buildings for permitted uses (but the use of such buildings shall be limited as stated in Section 2(c) above), and having approximately 16,128 square feet of gross floor area each.

(2) The buildings shall not exceed a height of 35 feet and shall have the setbacks from the property lines as shown on the Plan.

(e) Site Access and Off-Street Parking.

(1) Access to the building shall be from Crahen Avenue, as shown on the Plan, subject to the approval of the Kent County Road Commission.

(2) The off-street parking areas, including all maneuvering lanes, shall be located as shown on the Plan and shall be constructed with materials equal to or better than the standards established by the Kent County Road Commission for commercial driveways.

(3) The off-street parking areas and internal access drives shall be maintained in good condition, free from dust, trash and debris.

(4) The number of off-street parking spaces provided, being 73 spaces for the southeasterly building and 92 spaces for the northwesterly building, for a total of 165 off-street parking spaces for both buildings, shall be as shown on the Plan.

(5) The width and length of the parking spaces, the width of the maneuvering aisle and the total width of the maneuvering aisle and the parking spaces on either side shall be as indicated on the Plan.

(6) All other aspects of the off-street parking area shall comply with Chapter 28 of the Zoning Ordinance.

(7) The minimum 25-foot setback between the off-street parking lot and the Crahen Avenue right-of-way shall be landscaped in the manner and to the extent shown on the landscape plan submitted, subject to final approval by the Site Plan Review Committee.

(8) Landscaping shall be provided within the off-street parking lot by means of landscaping within corners of the parking lot, as shown on the landscape plan, subject to final approval by the Site Plan Review Committee.

(f) Drive-up Window.

(1) The building located in the southeasterly part of the property may include a drive-up window for a financial institution, upon verification by the Site Plan Review Committee that the drive-up window or automatic teller is physically integrated with the building. Free-standing automatic teller machines are not permitted.

(2) Not less than four onsite waiting spaces shall be provided for each drive-up window or automatic teller and a bypass lane shall be provided as shown on the Plan, subject to the final approval of the Site Plan Review Committee.

(g) Sidewalks/Bicycle Path. A five-foot-wide paved sidewalk or paved bicycle path shall be installed along the entire Crahen Avenue frontage of the property, within the Crahen Avenue right-of-way, if such location is permitted by the County Road Commission. The sidewalk/bicycle path shall be public, and shall be constructed with specifications consistent with those of sidewalks/bicycle paths elsewhere in the Township; the Site Plan Review

Committee shall determine whether a sidewalk or, alternatively, a bicycle path, shall be installed. If the installation of a sidewalk/bicycle path within the Crahen Avenue right-of-way is not permitted by the County Road Commission, then the sidewalk/bicycle path shall be installed within the described lands, along the Crahen Avenue right-of-way line; in such a case, the applicant and all other parties having an interest in that part of the subject property within which the sidewalk/bicycle path is to be located, including mortgagees and other lien holders, shall grant and convey to the Township an easement for sidewalk/bicycle path and utility purposes, as to all parts of the sidewalk/bicycle pathway located outside of the public right-of-way. Such easement shall be of such width as is consistent with other similar sidewalks/bicycle paths within the Township, and it shall otherwise comply with applicable Township specifications. Any such easement shall be submitted to the Township attorney, and shall be subject to the attorney's approval prior to being recorded with the Register of Deeds.

(h) Sanitary Sewer System and Water Supply.

(1) Prior to occupancy, the buildings in the Development shall be connected to the public water supply system and the public sanitary sewer system.

(2) All necessary sanitary sewer mains shall be installed, and water and sewer and connections made, according to Township and City of Grand Rapids specifications, at the expense of the applicant, and those located within public rights-of-way shall be dedicated to the public upon completion. All aspects of the sanitary sewer system and water supply system shall be subject to the approval of the Township's and/or City's engineers and shall comply with applicable ordinances and regulations.

(3) The applicant shall obtain Township approval of the connection of the building in the Development to the public sanitary sewer system and the public water supply system, in accordance with Township ordinances.

(i) Storm Water Drainage.

(1) The applicant shall prepare and submit a storm water drainage plan. The storm water drainage plan and the design, construction and operation of the storm water drainage system shall comply in all respects with the Township Storm Water Ordinance. The drainage plan and the storm water drainage system for the Development shall be reviewed by the Township engineer and shall be subject to the engineer's approval, under the terms of the Storm Water Ordinance. A Township storm water permit shall be required.

(2) The use of the surface water drainage system in the Development and the discharge of waters from the storm sewer system, and other elements of the surface water drainage system, shall be accomplished so as to have no significant adverse effect upon the Development lands, or upon adjacent or nearby lands or surface waters, by reason of flooding, erosion, pollution or otherwise.

(j) Utilities. Natural gas service, electrical service, telephone and similar services to the Development shall be by means of underground facilities.

(k) Soil Erosion and Sedimentation Control. In the construction and use of the Development, the applicant shall comply in all respects with any required soil erosion and sedimentation control permit. A copy thereof shall be submitted to the Township.

(l) Landscaping and Screening.

(1) Landscaping shall be provided and maintained in accordance with the landscape plan submitted by the applicant, subject to final approval of the Site Plan Review Committee, under Chapter 29 of the Zoning Ordinance.

(2) The refuse dumpster shall be located as shown on the Plan approved by the Site Plan Review Committee, and shall be screened as required by this

ordinance; in addition, any exterior mechanical equipment shall be reasonably screened from view.

(m) Outdoor Lighting.

(1) Unless waived by the Site Plan Review Committee, the applicant shall submit a lighting and photometric plan to verify whether the outdoor lighting requirements of the Zoning Ordinance will be satisfied by the outdoor lighting as installed and placed in operation. Lighting shall be subject to final approval by the Site Plan Review Committee in accordance with the Ordinance and sound site planning principles.

(2) Outdoor lighting on the site shall have automatic timing devices whereby such lighting shall be turned off entirely at generally the close of business for the occupants of the permitted buildings. Nighttime lighting shall not be permitted, except that reasonable security lighting may be maintained during nighttime hours. The characteristics and extent of such security lighting shall be subject to the approval of the Site Plan Review Committee.

(3) The Site Plan Review Committee shall consider whether street lighting along the adjacent portion of Crahen Avenue is necessary for public safety, in view of the anticipated extent of motor vehicle traffic during nighttime hours and in consideration of other factors pertaining to public safety.

(n) Signage.

(1) One ground sign, up to 60 square feet in area, or, alternatively, two ground signs of up to 60 square feet each, may be located at the frontage of the Development as shown on the Plan; such sign or signs shall be subject to the maximum sign-area limitation stated below in this subparagraph. Each building may have wall signs of the maximum size permitted by Chapter 30 of the Zoning Ordinance; provided, however, that there shall be a maximum sign

area of 180 square feet in total for all of the ground signs and all of the wall signs within the Development. All signage shall otherwise comply with the sign requirements for land uses in the O-PUD District.

(2) The applicant shall submit an accurate drawing of the proposed signage, which shall be subject to the approval of the Site Plan Review Committee, consistent with Township ordinance requirements. Signs shall have no changeable copy, nor shall signs include any digital or electronic messages or features. If signs are to be illuminated, the Site Plan Review Committee shall determine the permitted type and extent of illumination, whether internal illumination or narrowly focused external illumination.

(o) Fire Protection. The design, layout and construction of the Development shall be reviewed by the Township Fire Chief as to matters of public safety, emergency access and sufficiency of the fire protection water supply. The recommendations of the Fire Chief on these matters shall be complied with by the applicant, including but not limited to the requirements specified by the Fire Chief for emergency vehicle circulation on the site and for access to the site.

(p) Phasing.

(1) The two buildings shown on the plan may be constructed at different times, at the option of the Developer.

(2) The Developer shall present a phasing plan for review and approval by the Site Plan Review Committee. The plan shall demonstrate that, for the first building to be constructed, all necessary features required to support that building will be provided, including but not limited to sufficient parking, access, public water and sewer, pedestrian access, landscaping and lighting.

(3) When the second building is proposed to be constructed, it shall be subject to site plan review by the Site Plan Review Committee to determine compliance with this Ordinance and other provisions of the Township Zoning Ordinance.

(q) Motor Vehicle Traffic. The zoning administrator shall obtain from the traffic safety director of the County Road Commission the traffic generation study or similar traffic study or analysis prepared by the Road Commission or on its behalf with respect to the realignment of Crahen Avenue at the location of the described lands. Any such studies and/or analyses shall be submitted to the Site Plan Review Committee for its review. In evaluating the likely traffic generation occurring as a result of the permitted uses in the Development, the Committee shall give strong consideration to safe traffic conditions along that part of Crahen Avenue adjacent to and near the Development, in view of nearby residential land uses and other related land use factors likely to affect traffic safety along the described portion of Crahen Avenue.

(r) Other Matters.

(1) The Development shall comply in all respects with the provisions of Chapter 18, covering the O-PUD District, except as to such provisions which are modified or waived by the terms of this Ordinance.

(2) The applicant shall comply with the requirements of the Township engineer as stated in the engineer's letter of April 26, 2018 with respect to the Development, consistent with the terms of this Ordinance and other applicable Township ordinances with respect to sanitary sewer service, public water supply, storm water management and disposal, site access and grading and other matters addressed by the Township engineer in such correspondence or other reports.

Section 3. Township Board Findings. The Township Board determines that this rezoning satisfies the purposes of the O-PUD District, as stated in Section 18.1 of the Zoning Ordinance, including but not limited to the following:

(a) Development of these lands under the O-PUD regulations will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such a benefit would otherwise be unfeasible or unlikely to be achieved.

(b) Development of these lands under the O-PUD regulations will not result in a material increase in the need for public services, facilities and utilities or place a material burden upon the subject or surrounding land or the natural environment.

(c) Development of these lands under the O-PUD regulations would be generally compatible with the Township Comprehensive Land Use Plan and would be consistent with Chapter 13 of the Zoning Ordinance, pertaining to planned unit developments.

(d) Development of these lands under the O-PUD regulations will not result in significant adverse effects upon nearby or adjacent lands, and will not change the essential character of the surrounding area.

(e) Development of these lands under the O-PUD regulations will be designed and laid out to preserve natural resources and natural features to the fullest extent possible, in accordance with the requirements of this ordinance and final approval by the Site Plan Review Committee.

Section 4. Enforcement.

(a) The Township may enforce the provisions of this ordinance and applicable provisions of the Zoning Ordinance, building code and other ordinances, laws and regulations to the extent and in any manner provided by law. In the event that the applicant shall fail to carry out, either at all or on a timely basis, any provision or requirement of this ordinance or other

applicable law, ordinance or regulation, the Township may through its building inspector or other Township agency issue and post a stop work order at the site of any improper or non-complying part of the Development, directing that all further construction of such part of the Development be ceased forthwith, pending compliance with any applicable provisions of this ordinance or of Township ordinances, regulations or state laws.

(b) Upon the issuance of any stop work order, the applicant shall comply fully therewith without delay. Upon the correction of any matters as to which the stop work order was issued, the Township shall promptly rescind and remove the stop work order, whereupon the applicant may again proceed with construction or other permissible activity as to the Development. The issuance and posting of any stop work order shall not be an exclusive remedy, but may be undertaken by the Township in addition to all other lawful means of enforcement.

Section 5. Publication/Effective Date. This Ordinance shall become effective seven days after its publication or seven days after the publication of a summary of its provisions in a local newspaper of general circulation.

AYES: _____

NAYS: _____

ORDINANCE DECLARED ADOPTED.

Michael J. DeVries, Supervisor
Charter Township of Grand Rapids

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

First Reading: _____

Second Reading: _____

Ordinance Becomes Effective: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

CHARTER TOWNSHIP OF GRAND RAPIDS

COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Grand Rapids, held in the Township Hall, 1836 East Beltline Avenue, N.E., Grand Rapids, Michigan, on the ____ day of _____, 2018, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

The following ordinance was offered by Member _____ and supported by Member _____.

ORDINANCE NO. 522

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF GRAND RAPIDS

[4445 Fulton St. O-PUD]

THE CHARTER TOWNSHIP OF GRAND RAPIDS ORDAINS:

Section 1. Planned Unit Development. The Zoning Ordinance of the Charter Township of Grand Rapids is hereby amended by the amendment of Section 3.3 thereof, the zoning map, so as to rezone the following described lands from the C-2 Suburban Office District to the O-PUD Office Planned Unit Development District, in accordance with all of the terms and conditions of this Ordinance:

Part of E 1/2 of Sec com 89.90 ft S 0d 34m 55s W along N&S 1/4 line from cen of Sec th Ely 210.0 along a 230 ft rad curve to Lt /long chord bears N 61d 55m 04s E 203.40 ft/ th SEly 47.25 ft along a 383.45 ft rad curve to Lt /long chord bears S 70d 08m 50s E 47.22 ft/ th S 73d 52m 18s E 135.94 ft th SEly 56.33 ft along a 442.59 ft rad curve to Rt /long chord bears S 70d 13m 31s E 56.29 ft/ th S 30d 28m 51s W 101.85 ft to Nly line of Fulton St th S 71d 45m 29s W along sd Nly line 429.37 ft th N 0d 34m 55s E 199.68 ft th S 89d 17m 39s E 39.79 ft th Ely 10.22 ft along a 230 ft rad curve to Lt /long chord bears N 89d 25m 59s E 10.22 ft/ to beg

Section 2. Conditions on the Planned Unit Development. The rezoning of the above-described lands to the OR-PUD District is expressly subject to all of the following terms and conditions:

(a) Land Uses. The lands herein rezoned may be used for the purposes permitted in the O-PUD District, including those permitted with special authorization if such authorization is subsequently obtained, under the terms of Chapter 18 of the Township Zoning Ordinance, together with off-street parking areas, driveways, landscaping, signage, open space and other associated uses.

(b) Future Development – Site Plan Review. If any building, structure or use is hereafter constructed on the lands herein rezoned, the building and associated improvements shall be subject to site plan review by the Planning Commission in accordance with this ordinance and the applicable provisions of the Township zoning ordinance.

(c) Sanitary Sewer and Water.

(1) Each new building on the lands herein rezoned shall be connected to public water and public sewer, prior to occupancy.

(2) Any necessary sanitary sewer or water main shall be installed, and water and sewer connections made, according to Township or City of Grand Rapids specifications, as applicable, at the expense of the applicant, and any connections located in the public rights-of-way shall be dedicated to the public upon completion. All aspects of the sanitary sewer system and water supply system shall be subject to the approval of the Township's and/or City's engineers, and shall comply with applicable ordinances and regulations.

(d) Site Access and Off-Street Parking.

(1) Motor vehicle access to the site shall be from Crahen Avenue, at a location approved by the Planning Commission.

(2) In considering the permitted motor vehicle access to the site, the Planning Commission shall also consider whether a no-through-traffic sign shall be posted and maintained at the intersection of Crahen Avenue and Aspen Trails, to prevent or reduce through traffic from the site to and through Aspen Trails, in view of the detached residential buildings served by Aspen Trails. If the Commission determines that such signage should be posted, it shall request that the Road Commission approve and install the sign.

(3) The number of parking spaces and parking lot layout shall be as provided in Chapter 28 of the zoning ordinance with respect to off-street parking and loading. All provisions for parking lot setbacks, landscaping and buffering shall be as required by the provisions of this zoning ordinance.

(e) Buildings. All buildings shall comply with setback requirements determined by the Planning Commission, which is hereby delegated authority to determine setbacks based on the application of site planning criteria to achieve integration of the project with the characteristics of the area based on the factors set forth in Section 18.4 of the Ordinance. Building height shall not exceed 35 feet.

(f) Sidewalks.

(1) The Planning Commission may require that a five-foot-wide paved public sidewalk shall be installed across some or all of the frontage of the site as it is developed.

(2) Any public sidewalk shall be constructed with specifications consistent with those of sidewalks elsewhere in the Township, or as the Planning Commission may otherwise permit. The applicant and all other parties having an interest in the lands within which the sidewalk is to be located, including mortgagees and other lien holders, shall grant and convey to the Township an easement for sidewalk and utility purposes, as to all parts of the sidewalk, if any, located outside

of the existing public right-of-way. Any easement shall be submitted to the Township attorney and shall be subject to the attorney's approval prior to being recorded with the Register of Deeds.

(g) Storm Water Drainage.

(1) The storm water drainage plan and the design, construction and operation of the storm water drainage system shall comply in all respects with the Township Storm Water Ordinance. The drainage plan and the storm water drainage system for the Development shall be reviewed by the Township engineer and shall be subject to the approval of the Planning Commission, upon the engineer's recommendation, under the terms of the Storm Water Ordinance. A Township storm water permit shall be required.

(2) The use of the surface water drainage system in the Development and the discharge of waters from the storm sewer system, and other elements of the surface water drainage system, shall be accomplished so as to have no significant adverse effect upon the Development lands, or upon adjacent or nearby lands or surface waters, by reason of flooding, erosion, pollution or otherwise.

(h) Utilities. Natural gas service, electrical service, telephone and similar services to the Development shall be by means of underground facilities.

(i) Soil Erosion and Sedimentation Control. In the construction and use of the Development, the applicant shall comply in all respects with any required soil erosion and sedimentation control permit. A copy thereof shall be submitted to the Township.

(j) Landscaping and Screening.

(1) Landscaping shall be provided and maintained in accordance with a landscape plan submitted as the site is developed. The landscape plan shall comply with Chapter 29 of the Zoning Ordinance, and shall be subject to the approval of the Planning Commission.

(2) Any refuse dumpster shall be located and screened as required by the Zoning Ordinance, in accordance with the approval of the Planning Commission, and any exterior mechanical equipment shall be reasonably screened from view.

(k) Outdoor Lighting. Unless waived by the Planning Commission, the applicant shall submit a lighting or photometric plan to verify whether the outdoor lighting requirements of the Zoning Ordinance have been satisfied by the outdoor lighting as installed and placed in operation. Lighting shall be subject to final approval by the Planning Commission in accordance with this Ordinance and sound site planning principles.

(l) Signage. All signage shall comply with the sign requirements for land uses in the O-PUD District as stated in Chapter 30.

(m) Fire Protection. The design, layout and construction of a proposed site shall be reviewed by the Township Fire Chief as to matters of public safety, emergency access and sufficiency of the fire protection water supply. The recommendations of the Fire Chief on these matters shall be complied with, including but not limited to the requirements specified by the Fire Chief.

(n) Other Matters. The site shall comply in all respects with the provisions of Chapter 18, covering the O-PUD District, except as to such provisions in those chapters which are modified or waived by the terms of this Ordinance.

(o) Verification of Compliance. The Planning Commission may, following review, delegate final verification of compliance with this ordinance to the zoning administrator, or it may delegate the same to the Site Plan Review Committee. The Planning Commission may refer other site plan matters to the Site Plan Review Committee as well.

(p) Planning Commission Review of Site Plan(s).

(1) Upon submission of a complete site plan for the development of the described lands, whether in whole or in part, the site plan shall be forwarded to the Planning Commission for its review in accordance with this ordinance. Such review shall take place at a public meeting, but publication of notice of the meeting shall not be required, unless the Planning Commission elects to publish such notice in a local newspaper circulating in the Township; provided, however, that in any event, notice of the date, time, place and purpose of the Planning Commission meeting regarding such site plan review shall be given by ordinary U.S. mail, at least 15 days prior to the Planning Commission meeting, to the owners of all lands within 300 feet of the described lands, as the names and addresses of such owners are shown in the then current Township tax assessment roll.

(2) Following its review of the site plan, whether for the entire site or part thereof, the Planning Commission shall approve the site plan, reject the plan or approve the plan with conditions.

Section 3. Township Board Findings. The Township Board determines that this rezoning satisfies the purposes of the O-PUD District, as stated in Section 18.1 of the Zoning Ordinance, and the standards for approval of all PUDs, including but not limited to the following:

(a) Development of these lands under the O-PUD regulations will result in a recognizable and substantial benefit to the ultimate users of the project and to the community where such a benefit would otherwise be unfeasible or unlikely to be achieved.

(b) Development of these lands under the O-PUD regulations will not result in a material increase in the need for public services, facilities and utilities or place a material burden upon the subject or surrounding land or the natural environment.

(c) Development of these lands under the O-PUD regulations would be compatible with the Township Comprehensive Land Use Plan and would be consistent with Chapter 13 of the Zoning Ordinance, pertaining to planned unit developments.

(d) Development of these lands under the O-PUD regulations will not result in significant adverse effects upon nearby or adjacent lands, and will not change the essential character of the surrounding area.

(e) Development of these lands under the O-PUD regulations will be designed and laid out to preserve natural resources and natural features to the fullest extent possible, in accordance with the requirements of this ordinance and approval of subsequent development by the Planning Commission.

Section 4. Enforcement.

(a) The Township may enforce the provisions of this ordinance and applicable provisions of the Zoning Ordinance, building code and other ordinances, laws and regulations to the extent and in any manner provided by law. In the event that the applicant shall fail to carry out, either at all or on a timely basis, any provision or requirement of this ordinance or other applicable law, ordinance or regulation, the Township may through its building inspector or other Township agency issue and post a stop work order at the site of any improper or non-complying part of the Development, directing that all further construction of such part of the Development be ceased forthwith, pending compliance with any applicable provisions of this ordinance or of Township ordinances, regulations or state laws.

(b) Upon the issuance of any stop work order, the applicant shall comply fully therewith without delay. Upon the correction of any matters as to which the stop work order was issued, the Township shall promptly rescind and remove the stop work order, whereupon the applicant may again proceed with construction or other permissible activity as to the Development.

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AYES: _____

NAYS: _____

ORDINANCE DECLARED ADOPTED.

Michael J. DeVries, Supervisor
Charter Township of Grand Rapids

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

First Reading: _____

Second Reading: _____

Ordinance Becomes Effective: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

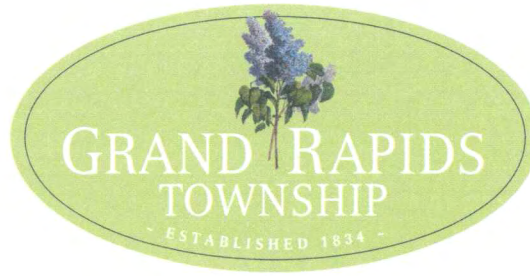
I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Grand Rapids at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Edward J. Robinette, Clerk
Charter Township of Grand Rapids

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

BEVERLY S. WALL
TRUSTEE

PHILIP D. YEITER
TRUSTEE

Item # 8

July 3, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Blackhawk Phase II Final Preliminary Site Condominium approval

RECOMMENDATION

Consider approval of the Final Preliminary Site Condominium approval for Blackhawk Phase II.

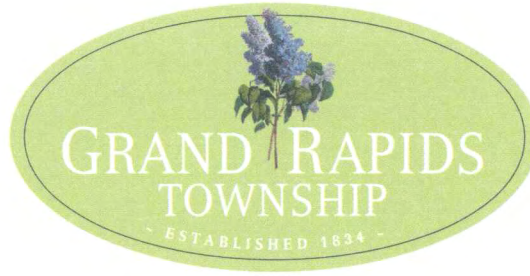
BACKGROUND

Documents to be provided at the meeting.

MICHAEL J. DEVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
TRUSTEE

BEVERLY S. WALL
TRUSTEE

PHILIP D. YEITER
TRUSTEE

Item # 9

July 3, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Bid award for trail repairs

RECOMMENDATION

Consider award of Bid to _____ in the amount of
\$_____.

BACKGROUND

The Leffingwell and East Beltline trails are to be replaced as part of the trail maintenance plan. Bid tab and award documents will be available at the meeting as the bid opening will take place on June 29, 2018.