

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

**March 20, 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 March 6, 2018.
- *4. Consider bills to be paid.
- *5. Consider authorization to expend \$233,441 for the purchase of a firetruck (remaining balance).
- *6. Conduct Public Hearing re: MDNR park grant application.
- *7. Consider authorization to apply for MDNR grant for Crahen Valley Park.
- *8. Consider authorization to replace the Township Hall air conditioning units in the amount of \$33,816 (least expensive proposal).
- *9. Consider amendment to allow for GVMC membership of Village of Caledonia.
- *10. 1st reading of Ordinance No. 519; OR-PUD rezoning of East Beltline Ave properties.
11. Board Comments.
12. Public Comments. (Please limit comments to less than 5 minutes and state your name and address for the recording secretary)
13. Adjournment.

**GRAND RAPIDS CHARTER TOWNSHIP
REGULAR TOWNSHIP BOARD MEETING
March 6, 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, and Lee Van Popering. Trustee Philip Yeiter was absent. There was one person in the audience.

1. PLEDGE OF ALLEGIANCE.

2. BRIEF PUBLIC COMMENT. There were none.

3. APPROVE MINUTES OF THE REGULAR TOWNSHIP BOARD MEETING OF FEBRUARY 20, 2018.

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

4. CONSIDER CASH DISBURSEMENTS.

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

5. CONSIDER BILLS TO BE PAID.

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

6. RECEIVE AND FILE THE WOODCLIFF PARK ASSOCIATION ANNUAL REPORT.

The annual report of the Woodcliff Park Association was received and filed.

7. CONSIDER APPROVAL OF THE REQUEST TO AUTHORIZE THE 2018 FREDERIK MEIJER GARDENS SUMMER CONCERT SERIES.

Lee Van Popering, seconded by Vas Christopoulos, moved approval of the request for 30 outdoor concerts for the Summer Concert Series as presented. The motion passed unanimously.

8. CONSIDER PROPOSALS FOR GRANT APPLICATION SERVICES.

Lee Van Popering, seconded by David Van Dyke, moved to accept the bid from Moore & Bruggink, Inc. for Grant Application Services. The motion passed unanimously.

9. BOARD COMMENTS. There were none.

10. PUBLIC COMMENTS. There were none.

11. ADJOURNMENT. The meeting was adjourned at 7:09 pm.

BD

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. CONSUMERS ENERGY	4,413.84		
TOTAL ALL CLAIMS	4,413.84		

BD

BOTH OPEN AND PAID

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. COMCAST	10.66		
2. CONSUMERS ENERGY	7,930.16		
3. DTE ENERGY	1,063.10		
4. FLEET SERVICES - WEX BANK	163.58		
5. MARATHON FLEET - WEX BANK	459.35		
6. TDS METROCOM	370.04		
TOTAL ALL CLAIMS	9,996.89		

BO

BOTH OPEN AND PAID

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ABSOPURE WATER CO	67.00		
2. ADVANCE NEWSPAPERS	466.80		
3. ALLEGRA	219.13		
4. CANNONSBURG WOOD PRODUCTS	4,580.00		
5. CONSUMERS LIFE INSURANCE COMPANY	612.06		
6. COVERALL OF WEST MICHIGAN	253.00		
7. ESO SOLUTIONS INC.	1,125.00		
8. EVERGREEN UNDERGROUND	700.47		
9. FIT TESTING SERVICES INC	769.50		
10. FOREST VIEW HOSPITAL	7,295.10		
11. GENUINE PARTS CO-GRAND RA	44.96		
12. GRAND RAPIDS CITY-WTR SYS	245.93		
13. HOLST, JANICE	400.00		
14. HYDRO-TURF IRRIGATION	3,060.00		
15. KCI	893.55		
16. KENT COUNTY DRAIN COMMISS	6,606.18		
17. KENT RECORD MANAGEMENT INC	284.67		
18. LOWE'S	212.33		
19. LUSCIOUS LANDSCAPES	9,047.00		
20. MIKA MEYERS	14,831.00		
21. MOORE & BRUGGINK INC	8,486.31		
22. NETWORKFLEET, INC	56.85		
23. OFFICE DEPOT	63.83		
24. PLEUNE SERVICE COMPANY	618.00		
25. PLM LAKE & LAND MGMT CORP	200.00		
26. SHELDON CLEANERS	13.50		
27. SIEGFRIED CRANDALL PC	10,000.00		
28. SPECTRUM HEALTH OCCU SVCS	372.00		
29. STATE OF MICHIGAN	552.00		
30. TECH MASTERS	967.50		
31. TENDER LAWN CARE	2,670.00		
32. WEST MICHIGAN DOOR CO.	145.00		
TOTAL ALL CLAIMS	75,858.67		

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE

DAVID M. PIERANGELI
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BEVERLY S. WALL
TRUSTEE

PHILIP D. YEITER
TRUSTEE

Item # 5

March 20, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Authorization of final payment for firetruck

RECOMMENDATION

Consider the approval of to authorize the expenditure of \$233,441 for the final payment for the replacement firetruck.

BACKGROUND

See attached invoice.

Spencer Manufacturing, Inc.

165 Veterans Blvd.
 South Haven, MI
 49090

INVOICE

DATE	INVOICE #
3/5/2018	12071

BILL TO
Grand Rapids Township 1836 E. Beltline NE Grand Rapids, MI 49525

MODEL	JOB NO.	TERMS	REFERENCE
TM-1000	1427	Net 30	Final
QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Original Contract Price	481,926.00	481,926.00
	Less Prepayment per check # 010144 dated 12/8/17 from GR Charter Twp FD	-250,000.00	-250,000.00
1	Change order #1 dated 1/25/17	-202.00	-202.00
1	Change order #2 dated 3/22/17	178.00	178.00
1	Change order #3 dated 6/29/17	0.00	0.00
1	Change order #4 dated 12/20/17	-300.00	-300.00
1	Change order #5 dated 1/31/18	784.00	784.00
1	Change order #6 dated 1/31/18	1,055.00	1,055.00
	6% Michigan Sales Tax	6.00%	0.00
Phone #		Web Site	
2696378721		www.spencerfiretrucks.com	
BALANCE DUE			\$233,441.00

All parts are new unless otherwise specified.
 Repair Facility: F132663

The above signature confirms the work was done properly.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

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Item # 6 & 7

March 20, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Public Hearing & approval of MDNR grant application

RECOMMENDATION

Conduct the Public Hearing and consider approval of the MDNR grant application resolution.

BACKGROUND

See attached project estimates, the resolution and draft plan will be distributed at the meeting.

Michigan Natural Resources Trust Fund Application 2018
Organization: Grand Rapids Charter Township
Section B: Project Funding and Explanation of Match Sources

TF18-0154

SOURCES OF MATCHING FUNDS

PROJECT COST AMOUNTS

*Grant amount requested (round to the nearest hundred dollars)	\$300,000.00
Total Match	\$825,000.00
Total Project Cost	\$1,125,000.00
Percentage of match commitment (Must be at least 25% of total project cost)	73%
a) General Funds or Local Restricted Funds (Applicant's own cash)	\$825,000.00
b) Force Account Labor/Materials (Applicant's own paid labor or materials)	
c) Federal or State Funds	

You have entered a value for item c). Please provide the information below for each federal or state program from which matching funds will be provided. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND RECREATIONAL TRAILS PROGRAM (RTP) ARE THE ONLY FEDERAL FUNDS THAT CAN BE USED AS MATCH:

*(1) Program Name	*Administering Agency	
*Contact Name for Administering Agency	*Telephone	*Amount

*Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

*Is documentation containing the scope of work and budget for the other grant funds included with application?

Yes No

*Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

Michigan Natural Resources Trust Fund Application 2018
Organization: Grand Rapids Charter Township
Section B: Project Funding and Explanation of Match Sources

TF18-0154

(2) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?

Yes No

Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

(3) Program Name	Administering Agency	
Contact Name for Administering Agency	Telephone	Amount

Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

Is documentation containing the scope of work and budget for the other grant funds included with application?

Yes No

Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

d) Cash Donations

Michigan Natural Resources Trust Fund Application 2018
Organization: Grand Rapids Charter Township
Section B: Project Funding and Explanation of Match Sources

TF18-0154

You have entered a value for item d). **Please list the individual sources and the amounts to be donated below.**

SOURCE	AMOUNT
*	
<i>Total</i>	\$0

*Is a letter of intent from each donor included with the application?
 Yes No

e) Donated Labor and/or Materials

You have entered a value for item e). **Please include each item to be donated, the source, dollar value, and how the dollar value was determined.**

ITEM	SOURCE	DOLLAR VALUE	VALUATION METHOD
*			
	<i>Total</i>	\$0	

*Is a letter of intent from each donor included with application?
 Yes No

f) Donated Land Value (acquisition applications only)

You have entered a value for item f). **Please describe how the value of the land donation was determined.**

*

*Is a letter from the landowner committing to the donation of a portion of fair market value and any conditions placed upon their commitment included with application?
 Yes No

Michigan Natural Resources Trust Fund Application 2018
Organization: Grand Rapids Charter Township
Section C2: Project Details

TF18-0154

Development Applications ONLY

***Applicant's current control of the site:**

- ✓ Fee Simple
- Lease
- Easement
- Other (describe)

***Age of Park** 8 Years

***Acres** 202.32

Project Cost Estimate Table

<u>SCOPE ITEM</u>	<u>DNR ONLY</u> <u>Accessibility Guidelines</u>	<u>QUANTITY</u>	<u>TOTAL ESTIMATED</u> <u>COST</u>
Trail 6' wide or more		5000 feet	\$450,000.00
Entrance Drive		650 feet	\$110,000.00
Paved Parking Lot		30 spaces	\$190,000.00
Bench		5	\$5,000.00
Bike Rack		1	\$1,500.00
Drinking Fountain		1	\$6,000.00
Lighting		2	\$20,000.00
Landscaping		1	\$25,000.00
Recycle Bin(s)		1	\$2,500.00
Trash Bin(s)		1	\$2,500.00
Restroom Building		1	\$165,000.00

(New rows will appear as rows are completed and Saved)

Other: Information Station		1	\$10,000.00
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Do not list the aspects of project execution, such as labor, construction equipment, contingency or raw materials. *(New rows will appear as rows are completed and Saved)*

Permit Fees	
MNRTF Sign	\$2,500.00
Subtotal	\$990,000.00
Engineering (These fees may not exceed 15% of subtotal)	\$135,000.00

Michigan Natural Resources Trust Fund Application 2018

Organization: Grand Rapids Charter Township

TF18-0154

Section C2: Project Details

Total Estimated Cost (*Must equal Total Project Cost amount on
Section B page.*)

\$1,125,000.00

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



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Item # 8

March 20, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Authorization to replace air conditioning units

RECOMMENDATION

Consider the approval to authorize the expenditure of \$33,816 for the replacement of the Township Hall air conditioning units.

BACKGROUND

See attached.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

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March 6, 2018

To: Mike DeVries

From: Bob Versluys
Fire Chief/ Facilities Manager

Re: AC unit replacement

Recommendation

It is my recommendation that we go with Pleune Services to replace our AC units at a cost of \$33,816.00

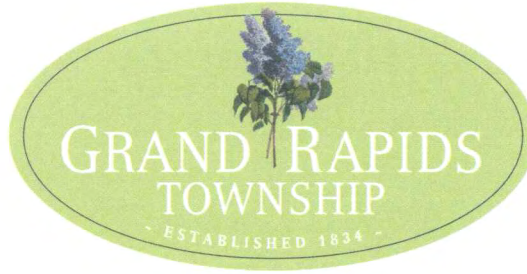
Background

Our AC units are original to the building which makes them 28 years old they use the old R22 Freon which is expensive to replace, one of the units is leaking and the cost to find the leak and replace the Freon is expensive. If we replace all the units at the same time we can save \$13,641.00 and we will have more efficient units that will save us money in the long run.

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

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Item # 9

March 20, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: GVMC Membership Amendment

RECOMMENDATION

Consider approval of the request by the Village of Caledonia to become a member of the Grand Valley Metro Council by an amendment to the Articles of Incorporation of Metro Council.

BACKGROUND

See attached GVMC memo.



GRAND VALLEY METROPOLITAN COUNCIL

ADA TOWNSHIP • ALGOMA TOWNSHIP • ALLENDALE TOWNSHIP • ALPINE TOWNSHIP • BELDING • BYRON TOWNSHIP • CALEDONIA TOWNSHIP • CANNON TOWNSHIP • CASCADE TOWNSHIP • CEDAR SPRINGS
COOPERSVILLE • COURTLAND TOWNSHIP • EAST GRAND RAPIDS • GAINES TOWNSHIP • GEORGETOWN TOWNSHIP • GRAND RAPIDS • GRAND RAPIDS TOWNSHIP • GRANDVILLE • GREENVILLE • HASTINGS
HUDSONVILLE • IONIA • JAMESTOWN TOWNSHIP • KENT COUNTY • KENTWOOD • LOWELL • LOWELL TOWNSHIP • MIDDLEVILLE • NELSON TOWNSHIP • OTTAWA COUNTY • PLAINFIELD TOWNSHIP • ROCKFORD • SAND
LAKE • SPARTA • TALLMADGE TOWNSHIP • WALKER • WAYLAND • WYOMING

March 14, 2018

To: Clerks of all Local
Governmental Members of
Grand Valley Metropolitan Council

As you may know, on March 1, 2018, the Grand Valley Metropolitan Council approved a motion to add the Village of Caledonia as a member community. Amendment No. 40 to the Articles of Incorporation is required to officially add the Village of Caledonia as a GVMC member.

After the public notice is printed in a paper of general circulation (the Advance – All Areas on March 18th), the Amendment must be approved by **all** of the local governmental units that have representatives on Metro Council. **Please submit this amendment to the members of your legislative body for their vote of approval after March 18th.**

Enclosed for your convenience is a descriptive narrative of Amendment No. 40 for your Board / Council to review and a sample resolution to adopt.

Upon approval of the amendment by your legislative body, please arrange for the resolution to be signed and returned to me showing the date of adoption.

If I can assist you in any way, please let me know.

Thank you.

Yours Truly,

Gayle L. McCrath
Director of Administration
And Human Resources
Grand Valley Metropolitan Council

**RESOLUTION TO APPROVE AMENDMENT NO. 40 IN
THE ARTICLES OF INCORPORATION OF THE
GRAND VALLEY METROPOLITAN COUNCIL**

WHEREAS, the members of Grand Valley Metropolitan Council ("Metro Council") have by majority vote approved Amendment No. 40 (Addition of the Village of Caledonia) in the Articles of Incorporation of Grand Valley Metropolitan Council; and

WHEREAS, the amendments have now been submitted for approval by the legislative bodies of the local governmental units that belong to Metro Council; and

WHEREAS, the _____ of the _____ of _____ has considered Amendment No. 40 in the Articles of Incorporation of Metro Council.

NOW, THEREFORE, RESOLVED:

1. Amendment No. 40 in the Articles of Incorporation of Grand Valley Metropolitan Council is hereby APPROVED.

ADOPTED this _____ day of _____, by the _____ of the _____ of _____, by a vote of _____ members voting in favor thereof and _____ members voting against.

AMENDMENT NO. 40

To Add the Village of Caledonia as a Member

1. The first paragraph of the Articles of Incorporation is hereby amended to read in its entirety as follows:

ARTICLES OF INCORPORATION GRAND VALLEY METROPOLITAN COUNCIL

These Articles of Incorporation are adopted and executed by the incorporating units ("Units"), the City of Grand Rapids, the City of Kentwood, the City of East Grand Rapids, the City of Grandville, the City of Rockford, the City of Hudsonville, the City of Cedar Springs, Byron Township, Plainfield Township, Alpine Township, Gaines Township, Kent County, Grand Rapids Township, Algoma Township, City of Coopersville, City of Greenville, City of Ionia, City of Walker, Courtland Township, City of Wayland, City of Hastings, Village of Middleville, Tallmadge Township, Georgetown Township, Ottawa County, Caledonia Township, Cannon Township, Allendale Township, Cascade Township, Jamestown Township, the City of Wyoming, the City of Lowell, the City of Belding, Ada Township, the Village of Sand Lake, Lowell Township, Nelson Township, the Village of Sparta, and the Village of Caledonia for the purpose of constituting a Metropolitan Council pursuant to the provisions of Act No. 292 of the Michigan Public Acts of 1989 (the "Act").

MICHAEL J. DEVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



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Item # 10

March 20, 2018

TO: Grand Rapids Charter Township Board of Trustees

FROM: Michael J. DeVries
Township Supervisor

RE: Ordinance No. 519, re: East Beltline Ave Rezoning

RECOMMENDATION

First reading only, no action required. Item then moves to the April 3, 2018 Township Board Meeting for consideration.

BACKGROUND

See attached ordinance.

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. 519

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

[East Beltline/Three Mile Road Area OR-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 R-1 Single-Family Residential District to the OR-PUD Office Residential Planned Unit Development District, in accordance with all of the terms and conditions of this Ordinance:

2743 East Beltline

S 115 FT OF N 365 FT OF E 1/8 NE 1/4 EX E 50 FT

2715 East Beltline

S 155 FT OF N 675 FT OF E 1/8 NE 1/4 EX THAT PART LYING E OF A LINE 70.0 FT W FROM /MEAS PERP TO/ & PAR WITH FOL DESC LINE - COM 12.0 FT E ALONG N SEC LINE FROM NW COR OF SEC 11 TH S TO A PT 12.34 FT E FROM W 1/4 COR OF SEC 11

2665 East Beltline

S 155 FT OF N 830 FT OF E 1/8 NE 1/4 EX E 50 FT

2571 East Beltline

S 310 FT OF N 1605 FT OF E 1/8 NE 1/4 EX E 50 FT

2455 East Beltline

THAT PART OF S 250 FT OF N 2364 FT OF E 1/8 NE 1/4 LYING W OF W LINE OF HWY M-44 /EAST BELT LINE/ RELOCATED

2425 East Beltline

S 125 FT OF N 2489 FT OF E 1/8 NE 1/4 EX E 75 FT

2415 East Beltline

THAT PART OF E 1/8 NE 1/4 LYING W OF W LINE OF HWY M-44 /EAST BELT LINE/ RELOCATED EX N 2489 FT

The lands so rezoned, along with the lands located at 2625 and 2643 East Beltline which have been rezoned according to the Development Plan for a professional office, are for purposes of this ordinance referred to as the “East Beltline/Three Mile Road Area OR-PUD.”

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) Development Plan – 2571 East Beltline Avenue. The Township has previously approved operation of a child care center at 2571 East Beltline Avenue as a special land use permitted in the R-1 District. In accordance with Section 17.3 of the zoning ordinance, the Township Board hereby specifically authorizes continued use of this property as a child care center in the District. All conditions of approval of the special land use and site plan for this property are hereby incorporated by reference as the Development Plan for this property.

(b) Land Uses. The lands in the East Beltline/Three Mile Road Area OR-PUD may be used for the purposes permitted in the OR-PUD District, including those permitted with

special authorization if such authorization is obtained, under the terms of Chapter 17 of the Township Zoning Ordinance, together with off-street parking areas, driveways, landscaping, signage, open space and other associated uses.

(c) Final Development Plan/Site Plan Review. The Township Board hereby determines that the East Beltline/Three Mile Road Area OR-PUD is unique in that it consists of existing lots with future commercial development potential, which all have existing access to the East Beltline. Existing ownership configuration, and the relatively small width and depth of the lots is such that it is expected that this area will be individually developed, or a few lots developed at a time, for commercial use as permitted in the OR-PUD District. As such, the development plan for the East Beltline/Three Mile Road Area OR-PUD District is deemed to consist of the lots and buildings as currently existing, and in such form final development plan approval is hereby given.

(d) Future Development – Site Plan Review. If any building, structure or use is hereafter constructed or changed within the East Beltline/Three Mile Road Area OR-PUD (except for single family dwellings which shall be subject to review as provided in the zoning ordinance), the building and associated improvements shall be subject to site plan review by the Site Plan Review Committee in accordance with this ordinance and the applicable provisions of the Township zoning ordinance, subject to the following:

(1) The open space requirements of Section 17.6 of the zoning ordinance shall be satisfied with respect to each site proposed for development. The area shall be protected from development, but shall not be required to be set aside for the use of any persons other than the occupants of that site.

(2) In consideration of the nature and purpose of the East Beltline/Three Mile Road Area OR-PUD, to provide for and facilitate future commercial redevelopment, while allowing the continuation of existing residential uses, and in consideration of the provisions of

Section 17.7.1 of the zoning ordinance, the limitation of 50% of the total buildable site area being devoted to office uses is hereby waived and shall not apply to the sites within the East Beltline/Three Mile Road Area OR-PUD.

(e) Sanitary Sewer and Water.

(1) Each new commercial building within the East Beltline/Three Mile Road Area OR-PUD 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.

(f) Site Access and Off-Street Parking.

(1) Access to sites shall be from East Beltline Avenue, utilizing shared access to the extent available and practicable, in accordance with the provisions of Chapter 23 of the zoning ordinance for the North East Beltline Overlay District.

(2) 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 Chapter 23 of the zoning ordinance, and the other provisions of this zoning ordinance as to the matters not provided for in Chapter 23.

(g) Buildings. All buildings on sites which are developed or redeveloped shall satisfy the setback and other requirements of Chapter 23 for the North East Beltline Overlay District, subject to modification as provided therein, and other applicable provisions of the zoning ordinance.

(h) Sidewalks; Bicycle Parking.

(1) A five-foot-wide paved sidewalk shall be installed across the entire East Beltline Avenue frontage of each site as it is developed or redeveloped.

(2) The East Beltline Avenue sidewalk shall be a public sidewalk and shall be constructed with specifications consistent with those of sidewalks elsewhere along East Beltline Avenue or as the Township 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 East Beltline Avenue right-of-way. The 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.

(3) Bicycle parking shall be provided in accordance with the provisions of Chapter 23 of the zoning ordinance for the North East Beltline Overlay District.

(i) 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 Site Plan Review Committee, 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.

(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 a landscape plan submitted as each site is developed or redeveloped. The landscape plan shall be subject to the approval of the Site Plan Review Committee, under Chapter 29 of the Zoning Ordinance and the landscape provisions of Chapter 23, pertaining to the Overlay District.

(2) Such landscaping and screening shall be subject to the approval of the Township Site Plan Review Committee, consistent with this Ordinance. A landscape plan shall be submitted to the Committee and the Committee shall make a decision thereon prior to the issuance of any Township permits for the Development. The Site Plan Review Committee shall give particular attention to achieving sufficient and reasonable screening of the Development from view from the residential properties to the west. The decision by the Site Plan Review Committee on these matters shall be final and it shall not be necessary to refer the decision to the Planning Commission unless the Site Plan Review Committee determines to do so.

(3) Any refuse dumpster shall be located and screened as required by this ordinance, in accordance with the approval of the Site Plan Review Committee, and any exterior mechanical equipment shall be reasonably screened from view.

(m) Outdoor Lighting.

(1) Outdoor lighting shall be installed in compliance with Section 23.6 of the Zoning Ordinance, covering the North East Beltline Overlay District. Due to the proximity of the abutting residential district, the outdoor light poles and fixtures shall not exceed 20 feet in height. The light fixtures shall be in the shoe-box style, fully cut-off so as to direct illumination only downward.

(2) Unless waived by the Site Plan Review Committee, 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.

(n) Signage. All signage shall comply with the sign requirements for land uses in the OR-PUD District as stated in Section 23.7.4, covering the Overlay District.

(o) Fire Protection. The design, layout and construction of each site developed or redeveloped 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 in the Fire Chief's recent correspondence with respect to appropriate areas and locations for emergency vehicle circulation on the site and for access to the site.

(p) Other Matters. The sites in the East Beltline/Three Mile Road Area OR-PUD shall comply in all respects with the provisions of Chapter 17, covering the OR-PUD District and Chapter 23, covering the North East Beltline Avenue Overlay District, except as to such provisions in those chapters which are modified or waived by the terms of this Ordinance.

(q) Referral of Review and Approval. The Site Plan Review Committee may refer all or aspects of a proposed development plan to the full Planning Commission and, following review, may delegate final verification of compliance to the Zoning Administrator.

Section 3. Township Board Findings. The Township Board determines that the rezoning of the East Beltline/Three Mile Road Area OR-PUD satisfies the purposes of the OR-PUD District, as stated in Section 17.1 of the Zoning Ordinance, the purposes of the North East Beltline Overlay District as stated in Section 23.1 and the standards for approval of all PUDs, including but not limited to the following:

(a) Development in accordance with this ordinance 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 in accordance with this ordinance 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 in accordance with this ordinance 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 in accordance with this ordinance 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 in accordance with this ordinance will be designed and laid out to preserve natural resources and natural features to the fullest extent possible.

(f) Each site would be under single ownership or control, so as to adequately provide responsibility for completion in compliance with Zoning Ordinance requirements.

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